



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

Tuesday, April 21, 2026

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, April 21, 2026, 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: March 2026

| Permits | Quantity | Permit Fee | Valuation |
|----------------|-----------|---------------------|------------------------|
| NEW CONST. | 2 | \$ 4,348.20 | \$ 532,942.40 |
| REMODEL/ADDIT. | 10 | \$ 1,466.99 | \$ 310,032.78 |
| ACCESSORY | 14 | \$ 381.38 | \$ 38,083.80 |
| RELOCATE | 5 | \$ 707.00 | \$ 201,553.61 |
| ELECTRIC | | | |
| PLUMBING | 4 | \$ 485.00 | |
| MECHANICAL | 6 | \$ 595.00 | |
| SEWER TAP | 2 | \$ 500.00 | |
| TEMP. WATER | 1 | \$ 120.00 | |
| WATER TAP | 2 | \$ 1,676.00 | |
| TEMP. ELEC. | 1 | \$ 50.00 | |
| ELECTRIC SER. | 2 | \$ 400.00 | |
| TOTALS | 49 | \$ 10,729.57 | \$ 1,082,612.59 |

LAST YEAR: March 2025

| Permits | Quantity | Permit Fee | Valuation |
|----------------|-----------|---------------------|------------------------|
| NEW CONST. | 5 | \$ 8,602.45 | \$ 1,472,726.51 |
| REMODEL/ADDIT. | 10 | \$ 645.55 | \$ 69,625.00 |
| ACCESSORY | 6 | \$ 126.44 | \$ 20,307.19 |
| RELOCATE | 8 | \$ 350.00 | \$ 66,696.35 |
| ELECTRIC | | \$ - | \$ - |
| PLUMBING | 7 | \$ 555.00 | \$ - |
| MECHANICAL | 2 | \$ 100.00 | \$ - |
| SEWER TAP | 5 | \$ 1,250.00 | \$ - |
| TEMP. WATER | 5 | \$ 600.00 | \$ - |
| WATER TAP | 5 | \$ 4,190.00 | \$ - |
| TEMP. ELEC. | 5 | \$ 250.00 | \$ - |
| ELECTRIC SER. | 5 | \$ 1,000.00 | \$ - |
| TOTALS | 63 | \$ 17,669.44 | \$ 1,629,355.05 |

YEAR TO DATE January to December 2026

| Permits | Quantity | Permit Fee | Valuation |
|----------------|------------|---------------------|------------------------|
| NEW CONST. | 7 | \$ 16,637.61 | \$ 2,629,394.58 |
| REMODEL/ADDIT. | 26 | \$ 3,276.34 | \$ 741,734.58 |
| ACCESSORY | 21 | \$ 1,213.38 | \$ 260,540.61 |
| RELOCATE | 9 | \$ 757.00 | \$ 222,333.66 |
| ELECTRIC | | \$ - | \$ - |
| PLUMBING | 21 | \$ 2,030.00 | \$ - |
| MECHANICAL | 17 | \$ 1,370.00 | \$ - |
| SEWER TAP | 7 | \$ 1,550.00 | \$ - |
| TEMP. WATER | 6 | \$ 720.00 | \$ - |
| WATER TAP | 7 | \$ 5,866.00 | \$ - |
| TEMP. ELEC. | 6 | \$ 300.00 | \$ - |
| ELECTRIC SER. | 7 | \$ 1,400.00 | \$ - |
| TOTALS | 134 | \$ 35,120.33 | \$ 3,854,003.43 |

YEAR TO DATE January to December 2025

| Permits | Quantity | Permit Fee | Valuation |
|----------------|------------|---------------------|------------------------|
| NEW CONST. | 10 | \$ 20,891.86 | \$ 3,569,178.69 |
| REMODEL/ADDIT. | 26 | \$ 2,454.90 | \$ 501,326.80 |
| ACCESSORY | 13 | \$ 958.44 | \$ 242,764.00 |
| RELOCATE | 12 | \$ 400.00 | \$ 87,476.40 |
| ELECTRIC | | \$ - | \$ - |
| PLUMBING | 24 | \$ 2,100.00 | \$ - |
| MECHANICAL | 13 | \$ 875.00 | \$ - |
| SEWER TAP | 10 | \$ 2,300.00 | \$ - |
| TEMP. WATER | 10 | \$ 1,200.00 | \$ - |
| WATER TAP | 10 | \$ 8,380.00 | \$ - |
| TEMP. ELEC. | 10 | \$ 500.00 | \$ - |
| ELECTRIC SER. | 10 | \$ 2,000.00 | \$ - |
| TOTALS | 148 | \$ 42,060.20 | \$ 4,400,745.89 |

OPEN Property Maintenance Code Violation Report

| | | | | | 4/17/2026 |
|----------------------|--------------------------------|-----------|--|----------------|--|
| Property Address | Violation Type | Deadline | Owner Information | Delivery Type | Status |
| 2026 | | | | | |
| 1669 Eastridge Ave | Nuisance and rodent issue | | Jane Allenback | In person | CSO Arena made contact. After review of the property Arena made contact with Aging Services and TASC for assistance in cleaning up the property. Arena is expecting a follow up report and progress time line for clean up no later than Friday 4/17 |
| 320 Lincoln St Apt 6 | Egress Window | 4/9/2026 | SVP Properties 6830 Marcus Rd Lincoln NE 68516 | Certified Mail | Tenant stated their bedroom window is no longer operable. 3-5-2026 Dworak and Officer Garcia met with the tenant to inspect the window. The window as not operable and was nailed shut. Letters are going out the week of 3-9-2026 to the SVP Properties (owner) and Arrow Capital (property management). |
| 709 S Columbia Ave | Storm damaged accessory garage | 4/6/2026 | Arnold Wied | In Person | The Family decided to no longer have Gary Rolf help with the removal. A letter was sent on Friday 3-6-2026 informing the current owner it needs to be fixed or removed. Gary Rolf with help from the family has organized a group of individuals to remove the building and clean the site.No permit has been issued and no date has been set for the demolition. |
| 430 N 2nd | Dead Tree | 1/26/2026 | Gerwick Trustee | Phone Call | Tree was removed by Witt 360. Property owner called and informed us Witt 360 will take the tree down the week of 1-26-2026. |

2. City Treasurer Report

| TREASURER'S REPORT | MONTH OF: March-26 | | | | | |
|----------------------------------|--------------------|---------------------|------------|---------------------|----------------------|-----------------------------|
| VARIANCE AT: 50% | | | | | | |
| DEPARTMENT | REVENUE BUDGET | CURRENT YTD REVENUE | VARIANCE | UNRECEIPTED BALANCE | PREVIOUS YTD REVENUE | DIFFERENCE B/W BUDGET YEARS |
| ELECTRIC | 15,942,270 | 7,249,990 | 45% | 8,692,279 | 6,218,843 | 1,031,148 |
| ELEC BOND PYMT | | | | | | |
| WATER | 7,839,800 | 1,120,785 | 14% | 6,719,015 | 1,096,154 | 24,631 |
| WATER BOND PYMTS | | | | | | |
| WATER SINKING FUND | 20,000 | - 0 - | 0% | 20,000 | - 0 - | - 0 - |
| WASTEWATER TREATMENT | 25,388,514 | 1,606,475 | 6% | 23,782,039 | 1,463,579 | 142,895 |
| WWTW BOND PYMT | | | | | | |
| WWTW SINKING FUND | - 0 - | - 0 - | #DIV/0! | - 0 - | - 0 - | - 0 - |
| TOTAL BUSINESS-TYPE FUNDS | 49,190,583 | 9,977,250 | 20% | 39,213,333 | 8,778,576 | 1,198,674 |
| GENERAL REVENUES | 5,509,483 | 2,224,968 | 40% | 3,284,515 | 1,695,512 | 529,456 |
| POLICE | 6,800 | 2,123 | 31% | 4,677 | 1,725 | 399 |
| E911 | - 0 - | - 0 - | #DIV/0! | - 0 - | - 0 - | - 0 - |
| POLICE EQUITABLE SHARING | - 0 - | - 0 - | #DIV/0! | - 0 - | - 0 - | - 0 - |
| STREET | 4,967,561 | 721,045 | 15% | 4,246,516 | 838,784 | (117,739) |
| STREET STP FUNDS | 197,407 | 197,405 | 100% | 2 | 190,432 | 6,973 |
| DEBT SERVICE | 595,900 | 590,721 | 99% | 5,179 | 597,425 | (6,704) |
| RAIL CAMPUS | - 0 - | - 0 - | #DIV/0! | - 0 - | - 0 - | - 0 - |
| CDBG DOWNTOWN REVITAL GRANT | 30,000 | 2,732 | 9% | 27,268 | - 0 - | 2,732 |
| BLDGS & GRDS (CITY HALL) | 48,000 | 24,000 | 50% | 24,000 | 20,000 | 4,000 |
| LEVEE ACCREDITATION | - 0 - | 146,250 | #DIV/0! | (146,250) | - 0 - | 146,250 |
| CIVIC CENTER | 201,880 | 230,101 | 114% | (28,221) | 1,594,573 | (1,364,472) |
| LIBRARY | 42,000 | 32,375 | 77% | 9,625 | 15,292 | 17,083 |
| PUBLIC PROPERTIES | 32,100 | 10,410 | 32% | 21,690 | 9,138 | 1,273 |
| GUTHMAN TRUST/PERPETUAL CARE | 11,775 | 10,519 | 89% | 1,256 | 7,931 | 2,588 |
| CEMETERY | 68,000 | 41,591 | 61% | 26,409 | 35,669 | 5,922 |
| GOLF COURSE | 430,025 | 154,845 | 36% | 275,180 | 127,581 | 27,264 |
| BLDGS & GRDS (OTHER) | - 0 - | 98,848 | #DIV/0! | (98,848) | - 0 - | 98,848 |
| BLDG INSP/PLAN & ZONING | 108,100 | 53,897 | 50% | 54,203 | 41,830 | 12,067 |
| FIRE/EQUIP SINKING FUND | 473,000 | 169,672 | 36% | 303,328 | 274,084 | (104,412) |
| TREE BOARD | - 0 - | - 0 - | #DIV/0! | - 0 - | - 0 - | - 0 - |
| ENGINEER | 131,036 | - 0 - | 0% | - 0 - | - 0 - | - 0 - |
| DOWDING POOL /SWIM LESSONS | 97,000 | 279 | 0% | 96,721 | 140 | 140 |
| CONCESSION STAND | 900 | 900 | 100% | - 0 - | 900 | - 0 - |
| RECREATION/COMPLEX LIGHTS | 43,796 | 52,504 | 120% | (8,708) | 18,284 | 34,220 |
| SENIOR CENTER | 154,000 | 59,283 | 38% | 94,717 | 45,666 | 13,617 |
| SENIOR SHUTTLE | 4,600 | 974 | 21% | 3,626 | 2,107 | (1,133) |
| RECYCLING | 3,500 | 7,462 | 213% | (3,962) | 528 | 6,934 |
| WELLNESS CENTER | 908,500 | 395,387 | 44% | 513,113 | 32,006 | 363,382 |
| ECONOMIC DEVELOPMENT (LB840) | 328,269 | 250,772 | 76% | 77,497 | 149,846 | 100,926 |
| CAPITAL IMPROVEMENTS FUND | 761,100 | 368,333 | 48% | 392,767 | 4,280,649 | (3,912,316) |
| TAX INCREMENT FINANCING | 739,000 | 237,350 | 32% | 501,650 | 263,147 | (25,797) |
| TOTAL GOVERNMENTAL FUNDS | 15,893,732 | 6,084,748 | 38% | 9,677,948 | 10,243,248 | (4,158,500) |
| (UNAUDITED) | | | | | | |

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

Pledged Securities Detail
March 31, 2026

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Report Sequence: sgrp, CUSIP, Ticket

| SGrp | STyp | Loc/PI | CUSIP Description S&P | Moody | Rate | Ticket-P# | Call Type | Maturity Dt | Total Face Total Par | Pledged Face % of Total | Pledge Values | | Market Value | |
|------------------------------|------|--------|-----------------------|-------|-------|-------------|------------|-------------|----------------------|-------------------------|---------------|--------------|------------------|-----------|
| | | | | | | | | | | | Next Call Dt | Issue Dt | | Par Value |
| | | | | | | | Call Price | Intent | | | Book Value | Interest Rec | Collateral Value | |
| PLEDGEE: CITY OF SEWARD (02) | | | | | | | | | | | | | | |
| CMO | | | 3137AWU78 | | 1.250 | 185157011-1 | | 12/15/2027 | 1,500,000.00 | 1,500,000.00 | | 422.99 | 420.72 | 420.72 |
| FHR | | | FHR 4145 AC | | | | | 12/1/2012 | 422.99 | 100.00% | 422.94 | 0.44 | 421.16 | |
| D02/02 | | | | | | | | AFS | | | | | | |
| GNMA | | | 36176WZB6 | | 4.000 | 185168920-1 | | 12/15/2026 | 560,000.00 | 560,000.00 | 2,170.76 | 2,168.92 | 2,168.92 | |
| GNMA | | | GNMA POOL 778670 | | | | | 12/1/2011 | 2,170.76 | 100.00% | 2,180.13 | 7.24 | 2,176.16 | |
| D02/02 | | | | | | | | AFS | | | | | | |
| MBS | | | 3128CUV29 | | 2.500 | 177020851-1 | | 2/1/2033 | 1,000,000.00 | 1,000,000.00 | 112,734.39 | 108,140.61 | 108,140.61 | |
| FGLM | | | FHLMC POOL G30633 | | | | | 2/1/2013 | 112,734.39 | 100.00% | 116,454.34 | 234.86 | 108,375.47 | |
| D02/02 | | | | | | | | AFS | | | | | | |
| MBS | | | 3128MDW74 | | 3.500 | 177039340-1 | | 12/1/2028 | 1,450,000.00 | 1,450,000.00 | 59,343.85 | 58,933.55 | 58,933.55 | |
| FGLM | | | FHLMC POOL G14970 | | | | | 12/1/2013 | 59,343.85 | 100.00% | 60,589.27 | 173.09 | 59,106.64 | |
| D02/02 | | | | | | | | AFS | | | | | | |
| MBS | | | 3128Q0GL5 | | 4.000 | 185147609-1 | | 5/1/2027 | 425,000.00 | 425,000.00 | 2,847.56 | 2,839.44 | 2,839.44 | |
| FGLM | | | FHLMC POOL J19203 | | | | | 5/1/2012 | 2,847.56 | 100.00% | 2,869.45 | 9.49 | 2,848.93 | |
| D02/02 | | | | | | | | AFS | | | | | | |
| MBS | | | 31329KRS5 | | 3.000 | 177051131-1 | | 4/1/2033 | 1,000,000.00 | 1,000,000.00 | 114,108.17 | 108,748.80 | 108,748.80 | |
| FGLM | | | FHLMC POOL ZA2297 | | | | | 9/1/2018 | 114,108.17 | 100.00% | 110,286.18 | 285.27 | 109,094.07 | |
| D02/02 | | | | | | | | AFS | | | | | | |
| MBS | | | 3132A8S34 | | 2.500 | 177051143-1 | | 1/1/2031 | 860,000.00 | 860,000.00 | 93,018.28 | 90,036.95 | 90,036.95 | |
| FGLM | | | FHLMC POOL ZS7738 | | | | | 9/1/2018 | 93,018.28 | 100.00% | 90,284.57 | 193.79 | 90,230.74 | |
| D02/02 | | | | | | | | AFS | | | | | | |
| MBS | | | 3138AMK38 | | 4.500 | 185159473-1 | | 7/1/2026 | 500,000.00 | 500,000.00 | 996.63 | 994.84 | 994.84 | |
| FNMA | | | FNMA POOL AT7513 | | | | | 7/1/2011 | 996.63 | 100.00% | 998.26 | 3.74 | 998.58 | |
| D02/02 | | | | | | | | AFS | | | | | | |
| MBS | | | 3138EJL09 | | 4.000 | 185159924-1 | | 7/1/2027 | 443,000.00 | 443,000.00 | 3,140.98 | 3,116.41 | 3,116.41 | |
| FNMA | | | FNMA POOL AL2134 | | | | | 7/1/2012 | 3,140.98 | 100.00% | 3,164.74 | 10.47 | 3,126.88 | |
| D02/02 | | | | | | | | AFS | | | | | | |
| MBS | | | 3138EKR19 | | 3.500 | 185160071-1 | | 2/1/2028 | 500,000.00 | 500,000.00 | 4,793.16 | 4,740.94 | 4,740.94 | |
| FNMA | | | FNMA POOL AL3191 | | | | | 2/1/2013 | 4,793.16 | 100.00% | 4,840.03 | 13.98 | 4,754.92 | |
| D02/02 | | | | | | | | AFS | | | | | | |

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



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

**Pledged Securities Detail
March 31, 2026**

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Report Sequence: sgrp, CUSIP, Ticket

| SGrp STyp Loc/PI | CUSIP Description S&P | Moody | Rate | Ticket-# | Call Type Next Call Dt Call Price | Maturity Dt Issue Dt Intent | Total Face Total Par | Pledged Face % of Total | Pledge Values | | Carrying Value Interest Rec | Market Value Collateral Value |
|------------------------|-------------------------------|-------|-------------|----------|---|-----------------------------------|-------------------------|----------------------------|---------------|------------|--------------------------------|----------------------------------|
| | | | | | | | | | Book Value | Par Value | | |
| MBS | 3138EKXJ9 FNMA POOL AL3380 | 5.500 | 177039338-1 | | | 1/1/2034 | 2,000,000.00 | 2,000,000.00 | 121,972.44 | 124,159.31 | 124,159.31 | 124,159.31 |
| D02/02 | | | | | | 3/1/2013 | 121,972.44 | 100.00% | 131,426.41 | 559.04 | 124,718.35 | 124,718.35 |
| MBS | 3138ELYF4 FNMA POOL AL4309 | 4.000 | 185160221-1 | | | 10/1/2028 | 1,000,000.00 | 1,000,000.00 | 10,789.90 | 10,753.90 | 10,753.90 | 10,753.90 |
| D02/02 | | | | | | 10/1/2013 | 10,789.90 | 100.00% | 10,934.21 | 35.97 | 10,789.87 | 10,789.87 |
| MBS | 3138EMCY5 FNMA POOL AL4586 | 4.000 | 185160242-1 | | | 2/1/2027 | 575,000.00 | 575,000.00 | 397.43 | 396.23 | 396.23 | 396.23 |
| D02/02 | | | | | | 12/1/2013 | 397.43 | 100.00% | 399.70 | 1.32 | 397.55 | 397.55 |
| MBS | 3138EMPD7 FNMA POOL AL4919 | 3.500 | 184006560-1 | | | 3/1/2029 | 2,000,000.00 | 631,641.94 | 25,209.54 | 25,062.72 | 25,062.72 | 25,062.72 |
| D02/02 | | | | | | 2/1/2014 | 79,822.24 | 31.58% | 25,763.95 | 73.53 | 25,136.25 | 25,136.25 |
| MBS | 3138EQ5H1 FNMA POOL AL8047 | 3.500 | 176002956-1 | | | 1/1/2030 | 1,050,000.00 | 1,050,000.00 | 94,525.38 | 91,428.31 | 91,428.31 | 91,428.31 |
| D02/02 | | | | | | 1/1/2016 | 94,525.38 | 100.00% | 97,729.35 | 275.70 | 91,704.01 | 91,704.01 |
| MBS | 3138WDU82 FNMA POOL AS4206 | 3.000 | 178000698-1 | | | 1/1/2030 | 1,160,000.00 | 1,160,000.00 | 59,196.67 | 57,943.26 | 57,943.26 | 57,943.26 |
| D02/02 | | | | | | 12/1/2014 | 59,196.67 | 100.00% | 60,534.67 | 147.99 | 58,091.25 | 58,091.25 |
| MBS | 3140FBGJ3 FNMA POOL BD3800 | 2.000 | 177051139-1 | | | 7/1/2031 | 1,375,000.00 | 1,375,000.00 | 173,812.94 | 165,522.96 | 165,522.96 | 165,522.96 |
| D02/02 | | | | | | 7/1/2016 | 173,812.94 | 100.00% | 167,839.15 | 289.69 | 165,812.65 | 165,812.65 |
| MBS | 3140J5EA3 FNMA POOL BM1028 | 2.500 | 177099342-1 | | | 12/1/2029 | 1,750,000.00 | 1,750,000.00 | 103,498.24 | 100,677.80 | 100,677.80 | 100,677.80 |
| D02/02 | | | | | | 3/1/2017 | 103,498.24 | 100.00% | 104,809.33 | 215.62 | 100,893.42 | 100,893.42 |
| MBS | 3140J5EA3 FNMA POOL BM1028 | 2.500 | 185164038-1 | | | 12/1/2029 | 300,000.00 | 300,000.00 | 17,742.56 | 17,259.06 | 17,259.06 | 17,259.06 |
| D02/02 | | | | | | 3/1/2017 | 17,742.56 | 100.00% | 17,773.01 | 36.96 | 17,296.02 | 17,296.02 |
| MBS | 31418AAC2 FNMA POOL MA0902 | 3.000 | 185165786-1 | | | 11/1/2026 | 1,000,000.00 | 1,000,000.00 | 2,577.79 | 2,560.30 | 2,560.30 | 2,560.30 |
| D02/02 | | | | | | 10/1/2011 | 2,577.79 | 100.00% | 2,581.01 | 6.44 | 2,566.74 | 2,566.74 |
| MBS | 31418AKN7 FNMA POOL MA1200 | 3.000 | 177011537-1 | | | 10/1/2032 | 800,000.00 | 800,000.00 | 64,628.55 | 61,615.71 | 61,615.71 | 61,615.71 |
| D02/02 | | | | | | 9/1/2012 | 64,628.55 | 100.00% | 66,798.92 | 161.57 | 61,777.28 | 61,777.28 |

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

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

**Pledged Securities Detail
March 31, 2026**

H231
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Report Sequence: sgrp, CUSIP, Ticket

| SGrp STyp Loc/PI | CUSIP Description S&P | Moody | Rate | State | Ticket-P# | Call Type Next Call Dt Call Price | Maturity Dt Issue Dt Intent | Total Face Total Par | Pledge Values | | | Market Value Collateral Value |
|------------------------|--------------------------------|-------|-------|-------|-------------|---|-----------------------------------|-------------------------|----------------------------|-------------------------|--------------------------------|----------------------------------|
| | | | | | | | | | Pledged Face % of Total | Par Value Book Value | Carrying Value Interest Rec | |
| MBS | 31418AVK1 | | 3.000 | | 177039341-1 | | 7/1/2028 | 1,000,000.00 | 36,809.13 | 36,371.82 | 36,371.82 | 36,371.82 |
| FNMA | FNMA POOL MA1517 | | | | | | 6/1/2013 | 36,808.13 | 37,186.14 | 92.02 | 36,463.84 | 36,463.84 |
| D02/02 | | | | | | | AFS | 100.00% | | | | |
| MBS | 31418B5R3 | | 4.000 | | 177020853-1 | | 6/1/2036 | 410,000.00 | 64,979.20 | 62,502.84 | 62,502.84 | 62,502.84 |
| FNMA | FNMA POOL MA2655 | | | | | | 5/1/2016 | 64,979.20 | 68,405.18 | 216.60 | 62,719.44 | 62,719.44 |
| D02/02 | | | | | | | AFS | 100.00% | | | | |
| MBS | 31418DRM6 | | 2.000 | | 177046216-1 | | 8/1/2030 | 610,000.00 | 122,796.42 | 118,075.32 | 118,075.32 | 118,075.32 |
| FNMA | FNMA POOL MA4091 | | | | | | 7/1/2020 | 122,796.42 | 120,465.93 | 204.66 | 118,279.98 | 118,279.98 |
| D02/02 | | | | | | | AFS | 100.00% | | | | |
| MBS | 31418EA83 | | 1.500 | | 177048016-1 | | 2/1/2032 | 179,142.00 | 78,221.35 | 73,378.69 | 73,378.69 | 73,378.69 |
| FNMA | FNMA POOL MA4530 | | | | | | 1/1/2022 | 83,826.56 | 75,376.92 | 97.77 | 73,476.47 | 73,476.47 |
| D02/02 | | | | | | | AFS | 93.31% | | | | |
| MUNI | 25887CAZ1 | | 2.250 | NE | 177039943-1 | Cont | 1/1/2034 | 120,000.00 | 120,000.00 | 99,263.65 | 99,263.65 | 99,263.65 |
| GO | DOUGLAS CNTY NEB S&I #540 | | | | | 1/1/2027 | 1/5/2022 | 120,000.00 | 120,000.00 | 675.00 | 99,938.65 | 99,938.65 |
| D02/02 | | | | | | 100.000 | AFS | 100.00% | | | | |
| MUNI | 259290EB6 | | 3.100 | NE | 185142828-1 | Contin | 8/15/2030 | 150,000.00 | 150,000.00 | 142,515.79 | 142,515.79 | 142,515.79 |
| GO | DOUGLAS CNTY NE SAN & IMPT DIS | | | | | 4/1/2026 | 6/15/2016 | 150,000.00 | 150,000.00 | 594.17 | 143,109.96 | 143,109.96 |
| D02/02 | | | | | | 100.000 | AFS | 100.00% | | | | |
| MUNI | 259305DT4 | | 2.500 | NE | 178003867-1 | Cont | 3/1/2036 | 150,000.00 | 150,000.00 | 120,068.79 | 120,068.79 | 120,068.79 |
| GO | DOUGLAS CNTY NEB S&I #499 | | | | | 3/1/2027 | 3/1/2022 | 150,000.00 | 150,000.00 | 312.50 | 120,381.29 | 120,381.29 |
| D02/02 | | | | | | 100.000 | AFS | 100.00% | | | | |
| MUNI | 259307BJ6 | | 2.900 | NE | 184003054-1 | Cont | 11/15/2036 | 50,000.00 | 50,000.00 | 49,221.34 | 49,221.34 | 49,221.34 |
| GO | DOUGLAS CNTY NEB SANI & #421 | | | | | 4/1/2026 | 5/19/2020 | 50,000.00 | 50,000.00 | 547.78 | 49,769.12 | 49,769.12 |
| D02/02 | | | | | | 100.000 | AFS | 100.00% | | | | |
| MUNI | 25931BEG7 | | 2.750 | NE | 184010678-1 | Cont | 5/1/2035 | 175,000.00 | 175,000.00 | 144,457.04 | 144,457.04 | 144,457.04 |
| GO | DOUGLAS CNTY NEB SAN & IMPT DI | | | | | 5/1/2026 | 5/3/2021 | 175,000.00 | 175,000.00 | 2,005.21 | 146,462.25 | 146,462.25 |
| D02/02 | | | | | | 100.000 | AFS | 100.00% | | | | |
| MUNI | 25931LON2 | | 2.700 | NE | 185142862-1 | Contin | 11/15/2028 | 170,000.00 | 170,000.00 | 164,188.69 | 164,188.69 | 164,188.69 |
| GO | DOUGLAS CNTY NE SAN & IMPT | | | | | 4/1/2026 | 11/15/2016 | 170,000.00 | 170,000.00 | 1,734.00 | 165,922.69 | 165,922.69 |
| D02/02 | | | | | | 100.000 | AFS | 100.00% | | | | |
| MUNI | 25931VBN1 | | 3.500 | NE | 185142866-1 | Contin | 8/15/2032 | 50,000.00 | 50,000.00 | 46,943.06 | 46,943.06 | 46,943.06 |
| GO | DOUGLAS CNTY NE SAN & IMPT | | | | | 4/1/2026 | 7/27/2017 | 50,000.00 | 50,000.00 | 223.61 | 47,166.67 | 47,166.67 |
| D02/02 | | | | | | 100.000 | AFS | 100.00% | | | | |

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.

| SGrp STyp Loc/PI | CUSIP Description S&P | Moody | Rate | State | Ticket-P# | Call Type Next Call Dt Call Price | Maturity Dt Issue Dt Intent | Pledge Values | | | Market Value Collateral Value |
|------------------------|---|-------|-------|-------|-------------|---|-----------------------------------|--------------------------|----------------------------|-------------------------|----------------------------------|
| | | | | | | | | Total Face Total Par | Pledged Face % of Total | Par Value Book Value | |
| MUNI GO D02/02 | 25931VCF7 DOUGLAS CNTY NEB SAN #471 | | 2.350 | NE | 177020849-1 | Cont 4/1/2026 100,000 | 8/15/2035 2/19/2021 AFS | 100,000.00 100,000.00 | 100,000.00 100,000.00 | 86,584.83 300.28 | 86,584.83 86,885.11 |
| MUNI GO D02/02 | 25933BEB6 DOUGLAS CNTY NEB SAN & IMPT DI | | 3.000 | NE | 184003099-1 | Cont 4/1/2026 100,000 | 11/15/2035 5/19/2020 AFS | 150,000.00 150,000.00 | 150,000.00 150,000.00 | 142,681.94 1,700.00 | 142,681.94 144,381.94 |
| MUNI GO D02/02 | 25936RBY1 DOUGLAS CNTY NEB S&I #537 | | 2.400 | NE | 177039345-1 | Cont 1/15/2027 100,000 | 1/15/2039 1/21/2022 AFS | 150,000.00 150,000.00 | 150,000.00 150,000.00 | 106,845.36 760.00 | 106,845.36 107,605.36 |
| MUNI GO D02/02 | 25940TAX4 DOUGLAS CNTY NEB S&I #605 | | 4.800 | NE | 177081763-1 | Cont 12/15/2030 100,000 | 12/15/2041 12/18/2025 AFS | 305,000.00 305,000.00 | 305,000.00 305,000.00 | 301,017.95 4,188.67 | 301,017.95 305,206.62 |
| MUNI REV D02/02 | 373807CE4 GERING NEB COMBINED UTILS REV | | 1.850 | NE | 184010461-1 | Cont 4/29/2026 100,000 | 12/15/2035 4/29/2021 AFS | 100,000.00 100,000.00 | 100,000.00 100,000.00 | 74,863.56 544.72 | 74,863.56 75,408.28 |
| MUNI REV D02/02 | 57973FDD8 MCCOOK NE PUBLIC PWR DIST | | 3.150 | NE | 185181069-1 | Cont 4/1/2026 100,000 | 12/15/2030 8/9/2017 AFS | 100,000.00 100,000.00 | 100,000.00 100,000.00 | 94,612.87 927.50 | 94,612.87 95,540.37 |
| MUNI GO D02/02 | 80373YER3 SARPY CNTY NEB S&I #158 | | 2.800 | NE | 182012079-1 | Cont 4/15/2027 100,000 | 10/15/2035 4/19/2022 AFS | 150,000.00 150,000.00 | 150,000.00 150,000.00 | 125,711.49 1,936.67 | 125,711.49 127,648.16 |
| MUNI GO D02/02 | 80377BKT8 SARPY CNTY NEB S&I DIST #264 | | 2.350 | NE | 184010680-1 | Cont 5/3/2026 100,000 | 8/15/2034 5/3/2021 AFS | 180,000.00 180,000.00 | 180,000.00 180,000.00 | 146,990.69 540.50 | 146,990.69 147,531.19 |
| MUNI GO D02/02 | 80377TBE2 SARPY CNTY NE SAN & IMPT DIST | | 2.800 | NE | 185187220-1 | Cont 4/1/2026 100,000 | 11/15/2028 11/15/2016 AFS | 85,000.00 85,000.00 | 85,000.00 85,000.00 | 82,357.94 899.11 | 82,357.94 83,257.05 |
| MUNI GO D02/02 | 80377TBF9 SARPY CNTY NE SAN & IMPT DIST | | 2.900 | NE | 185187221-1 | Cont 4/1/2026 100,000 | 11/15/2029 11/15/2016 AFS | 85,000.00 85,000.00 | 85,000.00 85,000.00 | 81,201.36 931.22 | 81,201.36 82,132.58 |
| MUNI GO D02/02 | 80378TEW8 SARPY CNTY NE SAN & IMPT DIST | | 3.850 | NE | 185187230-1 | Cont 4/1/2026 100,000 | 10/15/2033 4/15/2018 AFS | 85,000.00 85,000.00 | 85,000.00 85,000.00 | 80,750.78 1,508.99 | 80,750.78 82,259.77 |

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

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

**Pledged Securities Detail
March 31, 2026**

H231
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Report Sequence: sgrp, CUSIP, Ticket

| SGrp | CUSIP | Description | Moody | Rate | State | Ticket-P# | Call Type | Maturity Dt | Total Face | Pledge Values | | | Market Value |
|-----------------------|-----------|--------------------------------|-------|-------|-------|-------------|-----------|-------------|---------------|---------------|--------------|--------------|--------------|
| | | | | | | | | | | STyp | Loc/PI | S&P | |
| MUNI | 80379KEN6 | | | 2.300 | NE | 177018881-1 | Cont | 12/15/2034 | 50,000.00 | 50,000.00 | 50,000.00 | 40,155.59 | 40,155.59 |
| GO | | SARPY CNTY NEB SAN & IMPT #272 | | | | | 4/1/2026 | 1/11/2021 | 50,000.00 | 50,000.00 | 50,000.00 | 338.61 | 40,494.20 |
| D02/02 | | | | | | | 100.000 | AFS | | | | | |
| MUNI | 818483FG9 | | | 2.450 | NE | 185187557-1 | Contin | 2/15/2028 | 150,000.00 | 150,000.00 | 150,000.00 | 145,390.61 | 145,390.61 |
| REV | | SEWARD NE ELEC REV | | | | | 4/1/2026 | 6/15/2016 | 150,000.00 | 150,000.00 | 150,000.00 | 469.58 | 145,860.19 |
| D02/02 | | | | | | | 100.000 | AFS | | | | | |
| MUNI | 886094CD1 | | | 2.500 | NE | 184003102-1 | Cont | 12/15/2035 | 200,000.00 | 200,000.00 | 200,000.00 | 160,320.79 | 160,320.79 |
| GO | | THURSTON CNTY NEB | | | | | 4/1/2026 | 5/28/2020 | 200,000.00 | 200,000.00 | 197,984.75 | 1,472.22 | 161,793.01 |
| D02/02 | | | | | | | 100.000 | AFS | | | | | |
| TAX | 534239FX1 | | | 3.000 | NE | 177045043-1 | | 7/15/2026 | 100,000.00 | 100,000.00 | 100,000.00 | 99,747.90 | 99,747.90 |
| TAXGO | | LINCOLN NEB | | | | | 8/20/2020 | | 100,000.00 | 100,000.00 | 99,951.28 | 633.33 | 100,381.23 |
| D02/02 | | AAA | | | | | | AFS | | | | | |
| CITY OF SEWARD | | | | | | | | | 24,921,805.29 | 4,225,734.30 | 3,863,741.44 | 3,863,741.44 | |
| | | | | | | | | | | 4,233,029.83 | 26,590.92 | 3,890,332.35 | |

CASH IN BANK \$3,711,473.21

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

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

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As Of 3/31/2026

| Receipt# Safekeeping Location | CUSIP | ASC 320 | Description Maturity | Prerefund | Pool/Type Coupon | Moody S&P | Original Face Pledged Percent | Pledged | | | |
|----------------------------------|-----------|---------|---|-----------|---------------------|--------------|----------------------------------|---------------|------------|------------|--------------|
| | | | | | | | | Original Face | Par | Book Value | Market Value |
| COMM: COMMERCE BANK | 148006EZ8 | AFS | CASS CO SD #1 NE 26 12/15/26 | | 2.35 | | 200,000.00 100.00% | 200,000.00 | 200,000.00 | 200,000.00 | 197,102.00 |
| 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 | 225,000.00 | 222,214.50 |
| 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 | 140,000.00 | 131,047.00 |
| 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 | 230,000.00 | 224,523.70 |
| 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 | 175,000.00 | 172,812.50 |
| 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 | 150,000.00 | 139,155.00 |
| 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 | 155,000.00 | 150,737.50 |
| 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 | 75,000.00 | 68,451.75 |
| COMM: COMMERCE BANK | 486890X92 | AFS | KEARNEY NE 30 10/15/30 | | 2.60 | A+ | 150,000.00 100.00% | 150,000.00 | 150,000.00 | 150,000.00 | 142,287.00 |
| 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 | 250,000.00 | 238,887.50 |
| COMM: COMMERCE BANK | 751265RA9 | AFS | RALSTON-VEHICLE NE 32 06/01/32 | | 3.70 | | 300,000.00 100.00% | 300,000.00 | 300,000.00 | 300,000.00 | 300,207.00 |
| 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 | 235,000.00 | 222,082.05 |
| 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 | 198,460.00 |

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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 | Description Maturity | Prerefund | Pool/Type Coupon | Moody S&P | Original Face Pledged Percent | Pledged | | Market Value |
|----------------------------------|-----------|---------|---|-----------|---------------------|--------------|----------------------------------|---------------|------------|--------------|
| | | | | | | | | Original Face | Par | |
| 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 | 242,115.00 |
| COMM: COMMERCE BANK | 698864HR9 | AFS | PAPILLION MUNI FACS NE 33 12/15/33 | | 3.00 | Aa1 | 175,000.00 100.00% | 175,000.00 | 175,000.00 | 171,144.75 |
| 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 | 377,792.00 |
| COMM: COMMERCE BANK | 943776KA1 | AFS | WAVERLY NE 34 06/01/34 | | 2.95 | | 335,000.00 100.00% | 335,000.00 | 335,000.00 | 297,215.35 |
| 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 | 184,676.00 |
| COMM: COMMERCE BANK | 25929PDW6 | AFS | DOUGLAS SID #491-REF NE 36 09/15/36 | | 2.60 | | 200,000.00 100.00% | 200,000.00 | 200,000.00 | 167,084.00 |
| 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 | 251,027.40 |
| COMM: COMMERCE BANK | 98676TCF8 | AFS | YORK NE-B-REF NE 36 10/01/36 | | 1.85 | | 200,000.00 100.00% | 200,000.00 | 199,057.15 | 149,870.00 |
| 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 | 209,675.00 |
| 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 | 157,740.00 |
| 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 | 200,130.00 | 163,806.00 |
| 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 | 291,990.40 |
| 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 | 197,089.05 |

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3/31/2026 8:48 AM - BLA / JNBT

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

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As Of 3/31/2026

| Receipt# Safekeeping Location | CUSIP | ASC 320 Description Maturity | Prerefund | Pool/Type Coupon | Moody S&P | Original Face Pledged Percent | Pledged | | Market Value |
|----------------------------------|-----------|---|-----------|---------------------|--------------|----------------------------------|---------------|------------|--------------|
| | | | | | | | Original Face | Par | |
| COMM: COMMERCE BANK | 25929RCY9 | AFS DOUGLAS CO SID #485 NE 38 05/15/38 | | 2.65 | | 200,000.00 100.00% | 200,000.00 | 200,000.00 | 154,216.00 |
| COMM: COMMERCE BANK | 25933VBY5 | AFS DOUGLAS CO SANTN 559 NE 38 06/15/38 | | 4.10 | | 165,000.00 100.00% | 165,000.00 | 165,000.00 | 157,512.30 |
| COMM: COMMERCE BANK | 25932EDK2 | AFS DOUGLAS CO SID #438 NE 38 08/15/38 | | 4.20 | | 250,000.00 100.00% | 250,000.00 | 250,000.00 | 250,247.50 |
| COMM: COMMERCE BANK | 80373RDR9 | AFS SARPY CO DT #220-REF NE 38 08/15/38 | | 4.05 | | 170,000.00 100.00% | 170,000.00 | 170,000.00 | 168,191.20 |
| 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 | 224,254.10 |
| 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 | 153,218.00 |
| COMM: COMMERCE BANK | 80379KDH0 | AFS SARPY CO SID #272-REF NE 38 12/15/38 | | 4.40 | | 215,000.00 100.00% | 215,000.00 | 215,000.00 | 210,222.70 |
| 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 | 194,230.00 |
| 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 | 174,807.00 |
| 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 | 194,383.65 |
| 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 | 169,411.50 |
| COMM: COMMERCE BANK | 80373XBC1 | AFS SARPY CO SAN & IMP NT NE 39 08/15/39 | | 2.60 | | 200,000.00 100.00% | 200,000.00 | 200,000.00 | 149,026.00 |
| COMM: COMMERCE BANK | 80373YDV5 | AFS SARPY CO SID#158-REF NE 39 08/15/39 | | 2.95 | | 190,000.00 100.00% | 190,000.00 | 190,000.00 | 182,177.70 |

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Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 3/31/2026

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| Receipt# Safekeeping Location | CUSIP | ASC 320 | Description Maturity | Prerefund | Pool/Type Coupon | Moody S&P | Original Face Pledged Percent | Pledged | | Market Value |
|----------------------------------|-----------|---------|---|-----------|---------------------|--------------|----------------------------------|---------------|------------|--------------|
| | | | | | | | | Original Face | Par | |
| COMM: COMMERCE BANK | 25931BEJ1 | AFS | DOUGLAS SID #507-REF NE 40 05/01/40 | | 3.15 | | 185,000.00 100.00% | 185,000.00 | 185,000.00 | 144,999.30 |
| 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 | 174,518.75 |
| 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 | 126,408.00 |
| 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 | 178,573.40 |
| COMM: COMMERCE BANK | 80388MBJ3 | AFS | SARPY CNTY SANITATION NE 4C 12/15/40 | | 4.00 | | 240,000.00 100.00% | 240,000.00 | 240,000.00 | 205,245.60 |
| COMM: COMMERCE BANK | 617775EV9 | AFS | MORRILL CO NE 41 06/15/41 | | 2.25 | | 240,000.00 100.00% | 240,000.00 | 240,000.00 | 165,612.00 |
| 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 | 198,351.75 |
| 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 | 135,692.00 |
| 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 | 145,638.00 |
| COMM: COMMERCE BANK | 80379QBT3 | AFS | SARPY CO NE SAN-REF NE 41 08/15/41 | | 2.75 | | 255,000.00 100.00% | 255,000.00 | 255,000.00 | 183,056.85 |
| COMM: COMMERCE BANK | 80387LAS7 | AFS | SARPY CO SAN & IMP DT NE 41 08/15/41 | | 2.90 | | 200,000.00 100.00% | 200,000.00 | 200,000.00 | 146,670.00 |
| 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 | 145,022.00 |
| COMM: COMMERCE BANK | 25933EFW3 | AFS | DOUGLAS CO NE SAN-B NE 41 09/15/41 | | 2.85 | | 235,000.00 100.00% | 235,000.00 | 235,000.00 | 170,868.50 |

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3/31/2026 8:48 AM - BLA / JNBT

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

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As Of 3/31/2026

| Receipt# Safekeeping Location | CUSIP | ASC 320 Maturity | Description Prerefund | Pool/Type Coupon | Moody S&P | Original Face Pledged Percent | Pledged | | | |
|--|-----------|---------------------|---|---------------------|--------------|----------------------------------|----------------------|----------------------|----------------------|----------------------|
| | | | | | | | Original Face | Par | Book Value | Market Value |
| COMM: COMMERCE BANK | 25939HCJ7 | 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 | 142,360.00 |
| 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 | 194,864.16 | 149,606.00 |
| 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 | 252,890.19 | 252,890.19 | 246,955.00 |
| 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 | 210,470.00 |
| 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 | 197,436.25 |
| 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 | 181,957.50 |
| 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 | 186,398.55 |
| COMM: COMMERCE BANK | 25932XE6 | AFS | DOUGLAS CO SID #524 NE 42 09/15/42 | 4.65 | | 250,000.00 100.00% | 250,000.00 | 250,000.00 | 250,000.00 | 239,352.50 |
| 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 | 198,645.00 |
| 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 | 303,334.75 | 297,924.00 |
| 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 | 187,772.00 |
| COMM: COMMERCE BANK | 3132DMPY5 | AFS | FRLMC 30YR 03/01/50 | SD0439 3.50 | | 1,000,000.00 100.00% | 1,000,000.00 | 487,081.80 | 529,794.78 | 448,811.78 |
| 64 Securities Pledged To: 1010 - CITY TREASURER | | | | | | | 14,725,000.00 | 14,212,081.80 | 14,255,071.03 | 12,459,434.83 |

CASH IN BANK \$8,417,295.69

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.
3/31/2026 8:48 AM - BLA / JNBT

3. Claims & Payables Reports

CLAIMS LIST

4/21/2026

COUNCIL MEETING

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

| | | |
|--------------------------------|--------|-----------|
| 8S Repair LLC | RE | 79.02 |
| ADE | RE | 20.00 |
| Aging Partners | SE | 675.00 |
| AKRS Equipment Inc | RE/SU | 124.04 |
| All Copy Products Inc | SE | 41.42 |
| Amazon Capital Services Inc | MAT/SU | 1,840.68 |
| Anderson Auto Group | SU | 278.62 |
| Aqua-Chem Inc | SU | 2,646.20 |
| Badger Meter | SE | 762.36 |
| Becky Baker | RI | 80.48 |
| Bizco Technologies | IT | 9,828.74 |
| Black Hills Energy | UT | 3,952.76 |
| Bound Tree Medical LLC | SU | 333.63 |
| Brian Peters | RI | 20.00 |
| Bridgestone Golf Inc | MH | 1,561.75 |
| BSN Sports LLC | EQ | 1,970.97 |
| Callaway Golf | MH | 5,321.25 |
| Capital Business Systems Inc | SE | 13.55 |
| Caselle Inc | IT | 3,077.00 |
| Cash-Wa Distributing Co | SU | 384.90 |
| Center Point Large Print | MAT | 240.00 |
| Charter Communications | UT | 451.43 |
| Cindy Voehl | RI | 18.13 |
| City Of Milford | EX | 250.00 |
| City Of Seward | UT | 23.05 |
| City Seward Buildings/Grounds | OP | 4,000.00 |
| City Seward Library Petty Cash | PF/SU | 255.62 |
| Codr Plumbing & Excavating | BU | 161.23 |
| Eakes Office Solution | SU | 349.71 |
| Eriksen Construction | CI | 27,516.15 |
| Exchange Bank | LS | 4,464.00 |

| | | |
|--------------------------------|-------|------------|
| Farmers Coop - Seward | GS/DF | 5,590.01 |
| Fastenal Company | BU | 628.54 |
| Galls LLC | UN | 473.08 |
| Garland Youth Sports | EX | 225.00 |
| Gerhold Concrete Co Inc | CI | 4,905.76 |
| Gillid Systems | SU | 485.00 |
| Great Plains Communications | UT | 604.72 |
| Great Plains Nursery | MC | 345.00 |
| Husker Electric Supply Co | SU | 5,222.90 |
| JEO Consulting Group Inc | CI | 33,586.25 |
| Jess Spotanski | CI | 997.90 |
| Jones Bank | LS | 6,871.15 |
| Judy Krave | MC | 43.50 |
| Lacy Samek | RI | 38.00 |
| Last Mile Network | IT | 62.00 |
| Lee's Refrigeration | BU | 401.87 |
| Lincoln Winwater Works Co | INV | 2,564.74 |
| MC Retail/Crouch's | SU/BU | 1,469.43 |
| McMaster-Carr Supply Co | RE | 47.52 |
| Menards North | BU | 292.77 |
| Michael Koci | SE | 400.00 |
| Midwest Auto Parts | RE | 146.31 |
| Midwest Automotive | RE | 1,096.85 |
| Midwest Laboratories Inc | TE | 3,242.91 |
| Midwest Turf & Irrigation | RE | 197.09 |
| Miller Seed & Supply Co | RE | 293.73 |
| Nebraska Dept Of Agriculture | MC | 19.52 |
| Nebraska Public Power | UT | 486,838.07 |
| Nebraska State Fire Marshal | BU | 120.00 |
| Nelson Contracting LLC | BU | 1,180.48 |
| Nippon Sanso Matheson Inc | SU | 62.74 |
| Olsson | CI | 6,373.82 |
| One Billing Solutions LLC | SE | 3,609.83 |
| One Call Concepts Inc | SE | 124.87 |
| One Source Background Check Co | SE | 22.00 |
| O'Reilly Automotive Inc | SU | 636.17 |
| Overhead Door Co Lincoln Ne | RE | 195.00 |
| Pac 'N' Save Discount Foods | SU | 23.56 |
| Paper Tiger Shredding | SE | 76.00 |
| Paul Siebert | MC | 100.00 |
| Pepsi-Cola Of Lincoln | SU | 240.02 |
| Pitney Bowes Inc | LS | 134.52 |
| Quality Brands Of Lincoln | SU | 355.52 |
| Quill Corp | SU | 252.69 |

| | | |
|------------------------------------|-------|------------|
| Railroad Management/BNSF | SE | 859.03 |
| Richard Mailand/Mailand's Clothing | UN | 48.00 |
| Riverside Portables LLC | GU | 282.00 |
| Sam's Club | SU | 309.50 |
| Schemmer Architects Engineers | CI | 66,698.95 |
| Security Equipment Inc | BU | 1,203.71 |
| Seward County Chamber & Dev | RI | 232.11 |
| Seward County Clerk/Reg Deeds | SE | 1.50 |
| Seward County EMA | SE | 51.00 |
| Seward County Independent | PU | 1,619.52 |
| Seward County Treasurer | SE | 23,802.00 |
| Seward Jr Jays Baseball Org Inc | EX | 4,000.00 |
| Seward Lumber & Home Center | SU/GU | 604.28 |
| Seward Public Schools | MC | 904.93 |
| Seward Wind LLC | UT | 54,353.80 |
| Short Elliott Hendrickson Inc | CI | 75,848.29 |
| Sports Express | SU | 1,820.70 |
| Thiele Geotech Inc | CI | 20,895.00 |
| Tim Hobson/Hobson Automotive | OI | 69.71 |
| Titan Machinery | RE | 386.10 |
| TK Elevator Corp | SE | 2,445.42 |
| Tractor Supply | SU | 229.98 |
| Transunion Risk & Alternative | SE | 100.00 |
| Truck Center Companies | RE | 1,323.57 |
| U S A Bluebook | BU | 1,862.63 |
| Uribe Refuse Services Inc | SE | 3,659.04 |
| Vaba | EX | 225.00 |
| Van Kirk Bros Contracting | CI | 397,091.44 |
| Verizon | UT | 594.68 |
| Visa - Pinnacle Bank | | 2,569.63 |
| Harlequin | MAT | 62.82 |
| Walmart | SU | 158.70 |
| Demco | SU | 616.18 |
| Sam's Club | MS/SU | 131.46 |
| TechSoup | IT | 10.00 |
| Wall Street Journal | MAT | 69.86 |
| NextLink | UT | 118.12 |
| Tonies | SU | 1,116.00 |
| Ebay | MAT | 29.04 |
| NLA | TR | 40.00 |
| Zoom | MC | 15.99 |
| Temu | SU | 105.54 |
| Lincoln Journal Star | MAT | 88.00 |
| OTC Brands | SU | 7.92 |

| | | |
|-------------------------|--------------|-----------------------|
| Wesco Distribution Inc | INV/SU | 9,701.89 |
| White Cap LP | SU | 1,250.69 |
| Windstream Nebraska Inc | UT | 589.20 |
| Woods & Aitken LLP | SE | 288.00 |
| York Equipment Inc | RE | 3,715.56 |
| | TOTAL | \$1,320,975.39 |

4. Police Department Report



City of Seward Police Department

Monthly Statistics March 2026

| | |
|-----------------|-----|
| Service Calls | 722 |
| Accidents | 5 |
| Arrests | 8 |
| Citations | 25 |
| Warnings | 126 |
| Parking Tickets | 31 |

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

5. Draft Minutes of April 7, 2026, City Council Meeting

April 7, 2026

The Seward City Council met at 7:00 p.m. on Tuesday, April 7, 2026, 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, Matt Stryson, Tatum Tonniges, Rich Wergin. Councilmembers absent: John Singleton. Other officials present: City Administrator Greg Butcher, City Attorney Kelly Hoffschneider, City Engineer Mike Oneby, Electric Superintendent Jared Hochstein, and Police Sergeant Jon Wiedemeyer.

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

CONSENT AGENDA CONSIDERATION ITEMS

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

1. Claims & Payables Reports (totaling \$779,665.06)
2. Draft Minutes of March 17, 2026, City Council Meeting

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

PUBLIC HEARINGS

1. CONSIDERATION OF A CLASS C LIQUOR LICENSE APPLICATION FOR POUR CHOICES PINTS AND PLATES LLC, DBA POUR CHOICES, 133 N 6TH STREET

City Clerk Bargmann noted no public comments for or against this liquor license were received prior to the council meeting. The public hearing was opened at 7:03 p.m. and was closed at 7:04 p.m. with the following comments heard:

- Jarrod Oborny – indicated the business would be a sports bar with food offerings.

A. CONSIDERATION OF A RESOLUTION RECOMMENDING APPROVAL OF A CLASS C LIQUOR LICENSE FOR POUR CHOICES PINTS AND PLATES, LLC

Councilmember Stryson introduced **Resolution No. 2026-10**, to recommend approval of a Class C Liquor License for Pour Choices Pints and Plates, LLC. Councilmember Francescato moved, seconded by Councilmember Wergin, to approve the resolution as presented.

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

B. CONSIDERATION OF A REQUEST TO RECOMMEND JARROD OBORNY AS MANAGER OF A CLASS C LIQUOR LICENSE FOR POUR CHOICES PINTS AND PLATES, LLC

Councilmember Francescato moved, seconded by Councilmember Tonniges, to approve the request to recommend Jarrod Oborny as manager of a Class C Liquor License for Pour Choices Pints and Plates, LLC.

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

ADMINISTRATIVE ITEMS

1. CONSIDERATION OF A SEWARD FOUNDATION APPLICATION:

A. SEWARD MEMORIAL LIBRARY – MAIN LEVEL MEETING ROOM MAKEOVER

Mr. Bargmann noted the application was for a refurbishment of the meeting room on the main level, which is used frequently for various community meetings. Items included vinyl walls, chair replacement, and replacement of automatic shutters. This will be the first renovation of the room since it was constructed 23 years ago.

Councilmember Stryson moved, seconded by Councilmember Wergin, to forward the application to the Seward Foundation for consideration of funding.

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

2. CONSIDERATION OF APPROVAL OF A CONSTRUCTION CONTRACT WITH JOLMA UTILITIES LLC IN THE AMOUNT OF \$2,878,989 FOR THE SEWARD INDUSTRIAL SUBSTATION EXPANSION PROJECT

Electric Superintendent Hochstein noted the recommendation to award had been approved at the March 17th meeting. City Administrator Butcher and City Attorney Hoffschneider have reviewed the contract and have confirmed all requirements have been met for signing.

April 7, 2026

Councilmember Francescato moved, seconded by Councilmember Tonniges, to approve a construction contract with Jolma Utilities LLC for the Seward Industrial Substation Expansion Project.

Aye: Francescato, Kahler, Kolterman, Miller, Stryson, Tonniges, Wergin.

Nay: None. Absent: Singleton. Motion carried.

3. PRESENTATION BY BLACK HILLS ENERGY AND CONSIDERATION OF APPROVAL ON PLAN TO RELOCATE TOWN BORDER STATION 1 (TBS1) THROUGH WILDERNESS PARK

City Engineer Oneby described the current site, which is located near the Columbia Ave-Hillcrest Drive intersection (to the northeast). Previously, the location was chosen due to its position on the outskirts of the city; however, as the city has grown, it is prudent to consider another site outside of city limits for the high-pressure lines (350-500 psi). The proposed concept route would divert east from the intersection of Columbia Ave – Bek Ave, through Wilderness Park, below Karol Kay Blvd, under Plum Creek, and then along Bluff Road to a site east of city limits. Should this be approved, the City will develop an easement across City-owned floodplain farmground. The life of the new border station would be approximately 50 years. Jeff Hohnholt from Black Hills Energy was also on hand for presentation of the concept plan.

Councilmember Stryson moved, seconded by Councilmember Kolterman, to approve the proposed concept plan of relocation of town border station 1 to a site east of city limits.

Aye: Francescato, Kahler, Kolterman, Miller, Stryson, Tonniges, Wergin.

Nay: None. Absent: Singleton. Motion carried.

CITY ADMINISTRATOR’S REPORT

Councilmember Wergin moved, seconded by Councilmember Tonniges, that the City Administrator’s report of April 7, 2026, be accepted.

Aye: Francescato, Kahler, Kolterman, Miller, Stryson, Tonniges, Wergin.

Nay: None. Absent: Singleton. Motion carried.

FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR ADMINISTRATIVE ACTION

Councilmember Kahler requested review of the City’s code/enforcement regarding electric scooters/bikes on roadways.

ANNOUNCEMENT OF UPCOMING EVENTS

Jonathan Jank, President and CEO of the Seward County Chamber & Development Partnership, noted his last day was on April 10th as he had accepted a job with NPPD in economic development. Mr. Jank served in the role for the past 14 years. Mayor Eickmeier and Council thanked Mr. Jank for his contributions to the area over his time in leadership.

Mr. Bargmann announced the City had launched a City flag and seal design contest, which is due May 1st and is expected to be finalized around July 4th.

MOTION TO ADJOURN

Councilmember Tonniges moved, seconded by Councilmember Kahler, that the April 7, 2026, City Council Meeting be adjourned.

Aye: Francescato, Kahler, Kolterman, Miller, Stryson, Tonniges, Wergin.

Nay: None. Absent: Singleton. Motion carried.

Adjourned approximately 7:40 p.m.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Derek Bargmann, City Clerk

6. Mayor Appointments to Boards and Commissions:
 - A. Re-Appoint Jon Burhoop, Randy Chapp, and Lacey Koch to the Parks & Recreation Board for a 3-Year Term
 - B. Re-Appoint Juanita Hill and Nancy Lamberty to the Library Board for a 4-Year Term

PUBLIC HEARINGS

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

ORDINANCE NO. 2026-3

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 SOUTH OF BLUFF ROAD AND WEST OF 252ND ROAD; 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:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22 TOWNSHIP 11 NORTH RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA. SAID TRACT SHALL BE DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22 TOWNSHIP 11 NORTH RANGE 3 EAST, AND THE POINT OF BEGINNING; THENCE NORTH 89°49'34" WEST, (A SEWARD COUNTY LDP BEARING AND BASIS FOR BEARING OF THIS SUBDIVISION) ON THE SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 685.00 FEET; THENCE NORTH 00°07'09" EAST AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 320.00 FEET; THENCE SOUTH 89°49'34" EAST, AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 247.00 FEET; THENCE NORTH 24°21'46" EAST, A DISTANCE OF 240.00 FEET; THENCE NORTH 74°40'50" EAST, A DISTANCE OF 352.16 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°07'09" WEST, ON THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 633.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 360,269.60 SQUARE FEET OR 7.35 ACRES. ALSO KNOWN AS HOFER HILLS.

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 _____, 2026.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann, City Clerk



PAID
3-13 CK

Request for Amendment to the Unified Land Development Ordinance

Date: 3/13/26 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: NA = Amount Due: \$300

Applicant: Hofer Family Trust Address: 1545 252nd, Seward, NE 68434

Phone: [REDACTED] Email: [REDACTED]

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

Legal Description: see attached

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

Change in zoning of the subject property from its present classification: AG
To the following proposed zoning classification: RR

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: [Handwritten Signature]



City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Rezone

FINAL ACTION?

DEVELOPER/OWNER

Diane and Greg Hofer

PC HEARING DATE

April 13, 2026

RELATED APPLICATIONS

Minor Plat

PROPERTY ADDRESS, ZONING DISTRICT/USE

PID 800039351, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, RR, Residential – Joel & Gina Germer, Paul & Joann Hoff

East, RR/AG, Residential – Ryon & Marla Baumbach, Jones Farms

South, RR, Residential – Greg & Diane Hofer

West, R-3, Residential – Bill & Jennifer Evans, Thomas & Kristi Rathje, Jon Backencamp, Doug & Abbie Oberhauser

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from AG (Agriculture) to RR (Rural Residential District) for purposes of creating a rural residential lot.



APPLICATION CONTACT

Diane Hofer, [REDACTED]

1545 252nd Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The plat complies with ULDO 410-38.3 requirements for a Minor plat and the Comprehensive Plan.

ANALYSIS

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

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

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

APPROXIMATE LAND AREA:

7.35 Acres or 360,269.60 Square Feet +/-

LEGAL DESCRIPTION:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22 TOWNSHIP 11 NORTH RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA. SAID TRACT SHALL BE DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22 TOWNSHIP 11 NORTH RANGE 3 EAST, AND THE POINT OF BEGINNING; THENCE NORTH 89°49'34" WEST, (A SEWARD COUNTY LDP BEARING AND BASIS FOR BEARING OF THIS SUBDIVISION) ON THE SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 685.00 FEET; THENCE NORTH 00°07'09" EAST AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 320.00 FEET; THENCE SOUTH 89°49'34" EAST, AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 247.00 FEET; THENCE NORTH 24°21'46" EAST, A DISTANCE OF 240.00 FEET; THENCE NORTH 74°40'50" EAST, A DISTANCE OF 352.16 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°07'09" WEST, ON THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 633.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 360,269.60 SQUARE FEET OR 7.35 ACRES. (PID 800039351)

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director

2. Public Hearing - 7:00 PM - Consideration of an Ordinance to Revise the City's Unified Land Development Ordinance (ULDO); Chapter 410-2.3 Terms Defined - Building/Zoning & Code Enf. Director Dworak

ORDINANCE NO. 2026-4

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF SEWARD, CHAPTER 410 ZONING AND SUBDIVISION, ARTICLE 2 DEFINITIONS; TO AMEND TERMS DEFINED; 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 §410-2.3 B be amended as follows:

§410-2.3 Terms Defined.

For the purposes of this Unified Land Development Ordinance, certain terms and words are hereby defined. Certain sections contain definitions that are additional to those listed here. Where terms are not specifically defined, their ordinarily accepted meaning or meanings implied by their context shall apply.

ABUTTING — Having lot lines or district boundaries in common. Used interchangeably with "adjacent."

ACCESSORY STRUCTURE — A structure that is incidental to and customarily associated with a specific principal use or building on the same site.

ACCESSORY USE — A use that is incidental to and customarily associated with a specific principal use on the same site.

ADDITION — Any construction that increases the size of a building or structure in terms of site coverage, height, length, width, or gross floor area.

ADT or AVERAGE DAILY TRAFFIC — The average number of motor vehicles per day that pass over a given point or segment of street.

AGENT OF OWNER — Any person showing written verification that he/she is acting for, and with the knowledge and consent of, a property owner.

ALLEY — A public right-of-way other than a street and 20 feet or less in width which is used as a secondary means of access to abutting property.

ALTERATION — Any construction or physical change in the internal arrangement of spaces, the supporting members, the positioning on a site, or the appearance of a building or structure.

APARTMENT — A housing unit within a building designed for and suitable for occupancy by only one family. Apartments are generally located within multifamily residential buildings.

APPROVING AUTHORITY – The City Council of the City of Seward or its designee.

ASCE – The American Society of Civil Engineers.

ATTACHED – Having one or more walls in common with a principal building or connected to a principal building by an integral architectural element, such as a covered passageway, facade wall extension, or archway.

BASE ZONING DISTRICT – A district established by this chapter that prescribes basic regulations governing land use and site development standards. No more than one base zoning district shall apply to any individually platted lot or parcel unless the lot or parcel is part of a planned unit development.

BASEMENT – A level of a building below street level that has at least 1/2 of its height below the surface of the adjacent ground.

BEGINNING OF CONSTRUCTION – The initial incorporation of labor and materials within the foundation of a building or structure.

BICYCLE LANE AND PATH – A designated lane on a roadway or an exclusive path separated from a roadway, designed specifically to accommodate the physical requirements of bicycling. Bicycle paths are ordinarily designed to accommodate other forms of nonmotorized transportation or recreational movement, but will also accommodate motorized vehicles, such as motorized wheelchairs, designed specifically to provide access to people with disabilities.

BLOCK – An area of land within a subdivision that is entirely bounded by streets and/or the exterior boundaries of the subdivision, or by a combination of the above with a watercourse, lake, railroad, or other significant natural or man-made barrier, and which has been designated as such on a plat for the purposes of legal description of a property.

BLOCK FACE – The property abutting one side of a street and lying between the two nearest intersection streets, or between the one nearest intersecting street and a major physical barrier, including, but not limited to, railroads, streams, lakes, or the corporate limits of the City of Seward.

BOARD OF ADJUSTMENT – A body established by the City expressly for the purpose of granting relief from situations of hardship and to hear appeals as provided by this chapter.

BOULEVARD – A public street generally characterized by a wider-than-normal right-of-way and extensive green space in relation to pavement surface. Boulevards may either include dual street channels separated by a landscaped median; or by a single street channel with wider-than-normal greenway setbacks behind the curb.

BUFFERYARD – A landscaped area around the perimeter of a tract of land, usually intended to separate and partially obstruct

the view of two adjacent land uses or properties from one another.

BUILDING - A structure entirely separated from any other structure by space or by walls and having a roof and built to provide shelter, support, or enclosure for persons or property.

BUILDING COVERAGE - The at-grade area of a site covered by buildings or roofed areas, excluding allowed projecting eaves, balconies, and similar features; also referred to as the "building footprint."

BUILDING ELEVATION - An exterior wall of a building exposed to public view.

BUILDING ENVELOPE - The three-dimensional space within which a structure is permitted to be built on a lot after all zoning and other applicable municipal requirements have been met.

BUILDING LINE - The outer boundary of a building established by the location of its exterior walls.

BUILDING OFFICIAL - The City official, designated by the City Council, who is responsible for the enforcement of the applicable building code and conditional use permits.¹¹

BUILDING PERMIT - A document that must be issued by the Building Official prior to erecting, constructing, enlarging, altering, moving, improving, removing, converting, or demolishing any building or structure on a platted lot(s) or a parcel exceeding 10 acres in size as regulated by this chapter or by the applicable building codes of the City of Seward.¹² Issuance of a building permit follows review of plans by the Building Official to determine that the proposed use of building or land complies with the provisions of the Unified Land Development Ordinance.

BUSINESS - Activities that include the exchange or manufacture of goods or services on a site.

BUSINESS CAMPUS - A centralized collection of multiple buildings operating under common management or ownership. The City reserves the right to review all ownership, management, structures, and relations between entities and individuals therein.

BUSINESS CENTER - A building containing more than one commercial business, or any group of nonresidential buildings within a common development, characterized by shared parking and access.

CARTWAY (or ROAD OR STREET CHANNEL) - The actual surface area of a road used to accommodate motor vehicles, including moving traffic lanes, acceleration and deceleration lanes, and parking lanes. On a street with curbs, the cartway is measured from back to back of curbs. On streets without curbs, the cartway is measured between the outer edges of the pavement.

CENTER-LINE OFFSET – The distance between the center line of roads intersecting a common road from the same or opposite sides.

CERTIFICATE OF OCCUPANCY – An official certificate issued by the Building Official or his/her designee prior to occupancy of a completed building or structure, upon a finding of conformance with the applicable building code and this Unified Land Development Ordinance.^[3]

CHANGE OF USE – The replacement of an existing use type by a new use type.

CHANNEL – The bed or banks of a natural stream or drainageway that convey the constant or intermittent flow of water, including storm run-off.

CITY – The City of Seward, Nebraska.

CITY COUNCIL – The City Council of Seward, Nebraska.

COMMON AREA – An area held, designed, and designated for common or cooperative use within a development.

COMMON DEVELOPMENT – A development proposed and planned as one unified project not separated by a public street or alley.

COMMON OPEN SPACE – Land within or related to a development that is not individually owned or dedicated for public use, designed and generally intended for the common use of the residents of the development.

COMPATIBILITY – The degree to which two or more different land use types are able to exist together in close proximity, with no one use having significant negative effects on any other use.

COMPREHENSIVE PLAN – The duly adopted Comprehensive Development Plan of the City of Seward.

CONCEPT PLAN – A preliminary presentation that includes the minimum information necessary, as determined by the Zoning Administrator, to be used for the purpose of discussion or classification of a proposed plat prior to formal application.

CONDITIONAL USE PERMIT – An approval of a use with operating and/or physical characteristics different from those of permitted uses in a given zoning district which may, nonetheless, be compatible with those uses under special conditions and with adequate public review. Conditional uses are allowed in a zoning district only at the discretion of and with the explicit permission of the Planning Commission and City Council, as provided by § 410-44.3 of this chapter.^[4]

CONDOMINIUM – An ownership regime whereby the title to each unit of occupancy is held in separate ownership, and the real estate on which the units are located is held in common ownership solely by the owners of the units with each owner having an undivided interest in the common real estate. Condominiums may include residential, commercial, office, or industrial uses.

CONSERVATION DEVELOPMENT — A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features.

CONSERVATION (OR CLUSTER) SUBDIVISION — Wholly or in majority, a residential subdivision that permits a reduction in lot area, setback, or other site development regulations, provided:^[5]

- A. There is no increase in the overall density permitted for a conventional subdivision in a given zoning district; and
- B. The remaining land area is used for common open space.

CONVENTIONAL SUBDIVISION — A subdivision which literally meets all nominal standards of the Unified Land Development Ordinance for lot dimensions, setbacks, street frontage, and other site development regulations.

COUNTY — Seward County, Nebraska.

COURTYARD — An open, unoccupied space, bounded on two or more sides by the walls of the building.

CREATIVE (OR INNOVATIVE) DEVELOPMENT OR SUBDIVISION — A subdivision that, while complying with the Subdivision Ordinance,^[6] diverges from nominal compliance with site development regulations in the Unified Land Development Ordinance. Creative subdivisions imply a higher level of pre-planning than conventional subdivisions. They may be employed for the purpose of environmental protection or the creation of superior community design. Types of creative subdivisions include conservation subdivisions and traditional neighborhood districts.

CUL-DE-SAC — A local street with only one outlet and with an opposite end providing for the reversal of traffic.

CURB — A vertical or sloping edge of a roadway, intended to define the edge of the cartway and to channel or control drainage.

DEDICATION — A grant of land to the City or another public agency for a public purpose. DENSITY — The amount of development per specific unit of a site.

DESIGN STANDARDS — Standards that set forth specific improvement requirements.

DETACHED — Fully separated from any other building or not jointed to another building in such a manner as to constitute an enclosed or covered connection.

DETENTION BASIN — An artificial or natural water collection facility, designed to collect surface or subsurface water and to control its rate of discharge, in order to prevent a net increase in the rate of water flow that existed prior to a development.

DEVELOPER – The legal owner(s) or authorized agent of any land engaged in a proposed development.

DEVELOPMENT – A planning or construction project involving substantial improvement or change in the character and/or land use of a property.

DIVIDED STREET – A street with opposing lanes separated by a median strip, center island, or other form of physical barrier, which cannot be crossed except at designated locations.

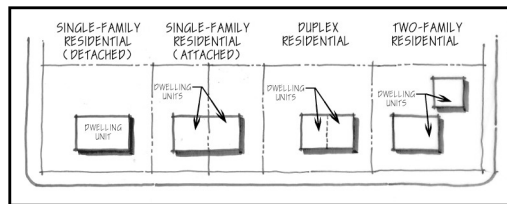
DRAINAGE – The removal of surface water or groundwater from land by drains, grading, or other means.

DRAINAGE SYSTEM – The system through which water flows from the land.

DRIVE-IN SERVICES – Uses that involve the sale of products or provision of services to occupants in vehicles.

DRIVEWAY – A permanently paved, surfaced area providing vehicular access between a street and an off-street parking or loading area.

DWELLING UNIT – One or more rooms, designed, occupied or intended for occupancy as a separate place of residence, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of one family, as defined in this section, maintaining a household.



EASEMENT – A privilege or right of use granted on, above, under, or across a particular tract of land for a specific purpose by one owner to another owner, public or private agency, or utility, where fee simple title remains with the property owner.

ENCLOSED – A roofed or covered space fully surrounded by walls.

EXISTING USE – The use of a lot or structure at the time of the effective date of this chapter.

EXPRESSWAY – A major street with limited access for high traffic speeds and volumes designed to move traffic around the City rather than through it.

FAMILY – Shall mean a person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities:

A. Any number of people related by blood, marriage, adoption, guardianship, or duly-authorized custodial relationship;

B. Two unrelated people;

C. Two unrelated people and any children related to either of them.

The term "family" shall not include occupancy of a residence by persons living in fraternities, sororities, clubs, or transient or permanent commercial residential facilities catering to the general public. The term "family" also excludes the occupancy of nursing and convalescent homes.

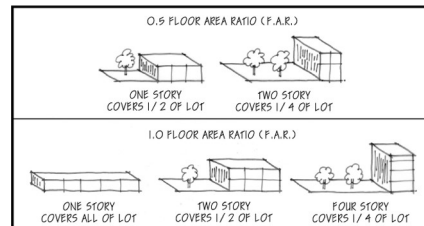
FASCIA - A parapet-type wall used as part of the facade of a flat-roofed building and projecting no more than six feet from the immediately adjacent building face. Such a wall shall enclose at least three sides of the projecting flat roof and return to the parapet wall or the building.

FEDERAL - Pertaining to the government of the United States of America.

FENESTRATION - Glazed openings in a wall including windows and doors.

FINAL PLAT APPROVAL - The final official action of the City Council, upon a recommendation by the Planning Commission, permitting the filing of a subdivision with the Seward County Register of Deeds and the conveyance of individual parcels and lots to subsequent owners.

FLOOR AREA RATIO (FAR) - The quotient of gross floor area of all buildings on a site divided by the gross site area of the site.



FRONTAGE - The length of a property line of any one premises abutting and parallel to a public street, private way, or court from which access is permitted.

GARAGE - An accessory building or portion of a main building used primarily for storage of motor vehicles.

GRADE - The elevation of the finished surface of ground, paving, or sidewalk adjacent to any building line.

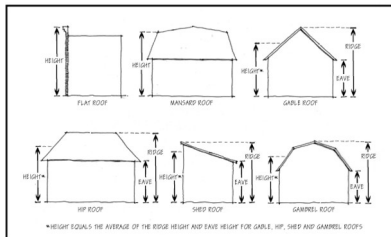
A. For buildings having walls facing one street only, the grade shall be the elevation of the ground at the center of the wall facing the street.

B. For buildings having walls facing more than one street, the grade shall be the average elevation of the grades of all walls facing each street.

C. For buildings having no walls facing a street, the grade shall be the average level of the finished surface of the ground adjacent to the exterior walls of the building.

GROSS FLOOR AREA (GFA) – The total enclosed horizontal area of all floors of a building, measured to the inside surfaces of the exterior walls. This definition excludes the areas of mechanical equipment rooms, elevator shafts, airspaces above atriums, and enclosed off-street parking and loading areas serving a principal use.

HEIGHT – The vertical distance from the established grade to the highest point of the coping of a flat roof, the deck line of a mansard roof, or to the average height between eaves and the ridge for gable, hip, shed, or gambrel roofs. For other cases, height shall be measured as the vertical distance from the established grade to the highest point of a structure as herein defined. Where a building or structure is located on a slope, height shall be measured from the average grade level adjacent to the building or structure. A basement used for independent dwelling or business purposes shall be considered a story for the purposes of height measurement.



HOME-BASED BUSINESS; HOME OCCUPATION – An accessory occupational use

conducted within a dwelling unit or accessory structure by its inhabitants, which is clearly incidental to the residential use of the dwelling unit or residential structure and does not change the residential character of its site.

HOUSING UNIT – A building or portion of a building arranged for and intended for occupancy as an independent living facility for one family, including permanent provisions for cooking.^[7]

IMPERVIOUS COVERAGE – The total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that decrease the ability of the surface of the site to absorb water, expressed as a percent of site area. The surface water area of swimming pools is excluded from this definition.

LANDSCAPED AREA – The area within the boundaries of a given lot, site or common development consisting primarily of plant material, including but not limited to grass, trees, shrubs, vines, ground cover, and other organic plant materials; or grass paver masonry units installed such that the appearance of the area is primarily landscaped.

- A. PERIMETER LANDSCAPED AREA – Any required landscaped area that adjoins the exterior boundary of a lot, site or common development.
- B. INTERIOR LANDSCAPED AREA – Any landscaped area within a site, exclusive of required perimeter landscaping.

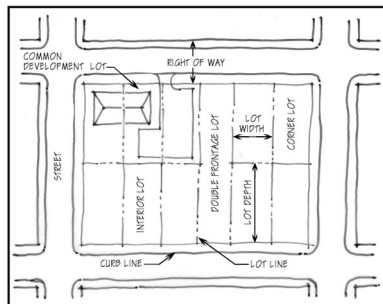
LANE – An approved private right-of-way that provides access to residential properties and meets at least three of the following conditions:

- A. Serves 12 or fewer housing units or platted lots.
- B. Does not function as a local street because of its alignment, design, or location.
- C. Is completely internal to a development.
- D. Does not exceed 600 feet in length.

LOADING AREA – An off-street area used for the loading or unloading of goods from a vehicle in connection with the use of the site on which such area is located.

LOT – A platted parcel of property with a separate and distinct number or other identifying designation which has been created, assigned and recorded in the office of the Seward County Register of Deeds. Each individual lot is subject to the provisions of a particular base zoning district, and shall have a minimum frontage of 20 feet, except as provided in an approved planned unit development, conservation development, or traditional neighborhood development.

- A. CORNER LOT – A lot located at the junction of at least two streets, private ways or courts or at least two segments of a curved street, private way or court, at which the angle of intersection is no greater than 135°.
- B. DOUBLE-FRONTAGE LOT – A lot, other than a corner lot, having frontage on two nonintersecting streets, private ways or courts. Primary access shall be restricted on a double-frontage lot to the minor of the two streets or to the front line as determined at time of platting or as defined by this chapter; also known as a "through lot."
- C. INTERIOR LOT – A lot other than a corner lot whose sides do not abut a street.
- D. COMMON DEVELOPMENT LOT – When two or more contiguous lots are developed as part of a single development, these lots may be considered a single lot for purposes of this chapter.



LOT AREA – The total horizontal area within the lot lines of a lot.

LOT DEPTH – The mean horizontal distance measured between the front and rear lot lines.

LOT LINE – A property boundary line(s) of record that divides one lot from another lot or a lot from the public or private street right-of-way or easement.

A. FRONT LOT LINE – The lot line separating a lot and a public or private street right-of-way or easement.

(1) For an interior lot, the lot line separating the lot from the right-of-way or easement.

(2) For a corner lot, the shorter lot line abutting a public or private street or easement. In instances of equal line dimension, the front lot line shall be determined by the Building Official, or as may be noted on the final plat.

(3) For a double-frontage lot, the lot lines separating the lot from the right-of-way or easement of the more minor street. In cases where each street has the same classification, the front lot line shall be determined by the Building Official at the time of application for the original building permit for the lot, or as may be noted on the final plat.

B. REAR LOT LINE – The lot line that is opposite and most distant from the front line.

C. SIDE LOT LINE – Any lot line that is neither a front nor rear lot line. A side lot line separating a lot from a street, private way or court is a street side lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

LOT WIDTH – The horizontal distance measured between the side lot lines of a lot, at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

MAIN – The principal artery of a system of continuous piping which conveys fluids and to which branches may be connected

MAJOR SUBDIVISION – Any subdivision not defined and approved as a minor subdivision.

MANUFACTURED HOME DWELLING – A dwelling unit built in compliance with National Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. §§ 5401 to 5426 et seq., and the regulations promulgated by the United States Department of Housing and Urban Development, and when constructed shall bear the seal of the Department of Health and Human Services Regulation and Licensure as required by Neb. RS 71-1559.

A. Dwelling units built in compliance with the above may be placed in any zoning district where single-family dwelling units are permitted when the following additional requirements are met:

- (1) Any dwelling unit shall have no less than 900 square feet of floor area.
- (2) Any dwelling shall have no less than 18 feet exterior width.
- (3) The roof shall be pitched with a minimum vertical rise of 2 1/2 inches for each 12 inches of horizontal run.
- (4) The exterior shall be of a color, material and scale comparable with existing residential site-built single-family dwellings. The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile or rock.
- (5) The dwellings shall have wheels, axles, transporting lights, and removable towing apparatus removed if present.
- (6) The dwelling shall be placed upon a permanent foundation approved by the City of Seward.
- (7) All utility services shall be directly connected to the structure.

B. Manufactured homes which do not meet all of the standards in Subsection A above may be placed in a manufactured home park or as permitted by code, provided the structure is transportable in one or more sections which in the traveling mode are eight body feet or more in width or 40 body feet or more in length or, when erected on site, are 320 or more square feet and which are built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

MINOR SUBDIVISION - A subdivision of land which creates no more than four lots from any single parcel of land; requires no extension of streets, sewers, utilities, or other municipal facilities; no dedication of easements or rights-of-way or annexation; complies with all preexisting zoning requirements; and has not been subject to a previous administrative or minor subdivision.

MIXED-USE BUILDING - A building or structure that incorporates two or more use types within a single building or structure, provided that each use type is permitted within the individual base zoning district in which the building or structure is to be located.

MIXED-USE DEVELOPMENT - A single development that incorporates complementary land use types into a single development.

MOBILE HOME - A building type designed to be transportable in one or more sections constructed on a permanent chassis or undercarriage, and designed to be used as a dwelling unit or other use with or without a permanent foundation when connected to the required utilities, but not bearing a seal attesting to the approval and issuance of the Nebraska Department of Health or conformance to the manufactured home procedural and enforcement regulations, as adopted by the United States Department of Housing and Urban Development; or

not otherwise satisfying the definition of "manufactured home dwellings."

MOBILE HOME PARK - A unified development under single ownership, developed, subdivided, planned, and improved for the placement of mobile home units for nontransient use. Mobile home parks include common areas and facilities for management, recreation, laundry, utility services, storage, and other services; but do not include mobile home sales lots on which unoccupied mobile homes are parked for the purposes of display, inspection, sale, or storage.

MOBILE HOME SUBDIVISION - A development subdivided, planned, and improved for the placement of mobile home units on lots for uses by the individual owners of such lots. Mobile home subdivisions may include common areas and facilities for management, recreation, laundry, utility services, storage, and other services; but do not include mobile home sales lots on which unoccupied mobile homes are parked for the purpose of display, inspection, sale, or storage.

MONUMENT - An identification marker established by a registered land surveyor at each section corner, block corner, lot corner, or other point as required by this chapter.

MOVING LANE - Any traffic lane within a cartway where traffic movement is the primary or sole function.

NONCONFORMING DEVELOPMENT - A building, structure, or improvement which does not comply with the regulations for its zoning district set forth by this Unified Land Development Ordinance but which complied with applicable regulations at the time of construction.

NONCONFORMING LOT - A lot which was lawful prior to the adoption, revision, or amendment of this Unified Land Development Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Unified Land Development Ordinance. No action can be taken which would increase the nonconforming characteristics of the lot.

NONCONFORMING SIGN - A sign that was legally erected prior to the adoption, revision, or amendment of this Unified Land Development Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of this Unified Land Development Ordinance.

NONCONFORMING STRUCTURE - A structure which was lawful prior to the adoption, revision, or amendment of this Unified Land Development Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Unified Land Development Ordinance. No action can be taken which would increase the nonconforming characteristics of the structure.

NONCONFORMING USE - A land use which was lawful prior to the adoption, revision, or amendment of this Unified Land Development Ordinance but that fails by reason of such

adoption, revision, or amendment to conform to the present requirements of the Unified Land Development Ordinance. No action can be taken which would increase the nonconforming characteristics of the land use.

NUISANCE - A land use or activity that unreasonably interferes with others' use or enjoyment of their property, such as by causing excessive noise, odor, smoke, light, or other conditions that are harmful, or disruptive to a reasonable person or that may reduce nearby property values.

OFF-SITE - Located outside the boundaries of the parcel that is the subject of an application.

OPEN SPACE - Area included on any site or lot that is open and unobstructed to the sky, except for allowed projections of cornices, overhangs, porches, balconies, or plant materials.

OUTDOOR STORAGE - The outdoor storage of materials, parts, or products that are related to the primary use of a site for a period exceeding three days.^[8]

OVERLAY DISTRICT - A district established by this chapter that prescribes special regulations to be applied to a site only in combination with a base district.

OWNER - An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

PARKING FACILITY - An area on a lot and/or within a building, including one or more parking spaces, along with provision for access, circulation, maneuvering, and landscaping, meeting the requirements of this Unified Land Development Ordinance. Parking facilities include parking lots, private garages, and parking structures. Vehicle storage is a use distinct from parking. Vehicle storage is also governed by applicable provisions of Article 34, Off-Street Parking.

PARKING LANE - A lane located on the sides of streets, designated or allowing on-street parking of motor vehicles.

PARKING SPACE - An area on a lot and/or within a building, intended for the use of temporary parking of a personal vehicle. This term is used interchangeably with "parking stall." Each parking space must have a means of access to a public street. Tandem parking stalls in single-family detached, single-family attached, and townhouse residential uses shall be considered to have a means of access to a public street.

PAVED - Permanently surfaced with poured concrete, concrete pavers, or asphalt.

PERFORMANCE BOND - A surety bond or cash deposit posted by a contractor or developer made out to the City in an amount equal to the full cost of the improvements. The bond amount shall be that of the contract price and shall be legally sufficient to secure to the City that said improvements will

be constructed in accordance with the terms of the contract documents within a period specified by this chapter.

PERMITTED USE - A land use type allowed as a matter of right in a zoning district, subject only to special requirements of this Unified Land Development Ordinance.

PLANNED UNIT DEVELOPMENT - A development of land which is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. The development may include streets, circulation ways, utilities, buildings, open spaces, and other site features and improvements.

PLANNING COMMISSION - The Planning Commission of the City of Seward.

PLAT - A document, usually a map or maps, expressing the designation or division of land into one or more lots or parcels, any one of which is 10 acres or less. Plats include preliminary and final plats.

A. PRELIMINARY PLAT - A plat indicating the proposed layout of a development and related information, intended for the purpose of preliminary approval by approving authorities but not for filing with the Seward County Register of Deeds.

B. FINAL PLAT - The final map of the subdivision which is presented for final approval. The final plat contains detailed information and documentation and is designed to be filed with the Register of Deeds.

PORCH, UNENCLOSED - A roofed or unroofed open structure projecting from an exterior wall of a building and having no enclosed features more than 30 inches above its floor other than wire screening and a roof with supporting structure.

PREMISES - A lot, parcel, tract or plot of land, contiguous and under common ownership or control, together with the buildings and structure thereon.

PRINCIPAL USE - The main use of land or structures, as distinguished from an accessory use.

PRIVATE GARAGE - A building for the storage of motor vehicles where no repair service facilities are maintained and where no motor vehicles are kept for rental or sale.

PROPERTY LINE - The boundary between separate property ownerships, as recorded by the legal description of a parcel and defined by the Seward County Register of Deeds. In subdivisions, property lines are usually but not in every case coincident with lot lines.

RECREATIONAL VEHICLE - A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling, recreational, or sporting purposes. Recreational vehicles include, but are not limited to, travel trailers; campers; motor coach homes; converted buses; and trucks, boats, and boat trailers.

REGULATION – A specific requirement set forth by this Unified Land Development Ordinance that must be followed.

REMOTE PARKING – A supply of off-street parking at a location not on the site of a given development.

RIGHT-OF-WAY – A strip of land, generally linear, occupied or intended to be occupied by a system that conveys people, traffic, fluids, utilities, or energy from one point to another. Rights-of-way may include streets and roads, crosswalks, bicycle paths, recreational trails, railroads or fixed guideway transit, electric transmission lines, gas pipelines, water mains, or sewer mains.

RURAL SUBDIVISION – A residential subdivision located more than one-half mile past the corporate limits but within the two-mile planning jurisdiction of the City; or outside of areas designated for future urban development by the Comprehensive Plan.

SALVAGE YARD (or SALVAGE SERVICES) – Places of business engaged in the storage, sale, dismantling or other processing of used or waste materials that are not intended for reuse in their original forms, including automotive wrecking yards, junkyards, or paper salvage yards.

SANITARY SEWER – A sewer that conducts sanitary wastes from a point of origin to a treatment or disposal facility. In developing areas, sanitary sewers normally include interceptor, outfall, local, and lateral sewers.

A. INTERCEPTOR – A sanitary sewer that serves as a trunk, collecting sewage generated by a number of individual developments.

B. OUTFALL – A sanitary sewer that may be developed to connect an individual subdivision or development to an interceptor sewer.

C. LOCAL – A pipe that connects lateral sewers to an outfall or interceptor sewer.

D. LATERAL – A private service line connecting buildings to local sewers.

SCREENING – The method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms, or other features as may be permitted by the landscape provisions of this chapter.

SEPTIC SYSTEM – An underground system, utilizing a watertight receptacle to receive the discharge of sewage and a soil absorption leach field, which provides for the decomposition of wastes produced by development on a single lot.

SETBACK – The distance as required by the minimum setback(s) which establishes the horizontal component(s) of the building envelope.

SHIPPING CONTAINER – Include standardized reusable vessels that were originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a

chassis or similar transport device. This definition includes the terms "transport containers" and "portable site storage containers" having a similar appearance to and similar characteristics of shipping containers. **[Added 11-20-2018 by Ord. No. 2018-19]**

SIDEWALK – A paved path provided for pedestrian use, usually located at the side of and detached from a road, but within the right-of-way.

SIGN – A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land, which is intended to convey information about a product, business, activity, place, person, institution, candidate, or political idea.

SITE – The parcel of land to be developed or built upon. A site may encompass a single lot; or a group of lots developed as a common development under the special and overlay districts provisions of this chapter.

SITE PLAN – A plan, prepared to scale, showing accurately and with complete dimensioning the boundaries of a site and the location of all buildings, structures, uses, and principal site development features proposed for a specific parcel of land; and any other information that may be reasonably requested by the City in order that an informed decision can be made on the associated request.

STATE – The State of Nebraska.

STORM SEWER – A conduit that conducts storm drainage from a development or subdivision, ultimately to a drainageway or stream.

STORY – The portion of a building included between the surface of any floor and the surface of the next floor above it; if there is no floor above it, the space between such floor and the next ceiling above it. A half story is a story under a sloped roof, the wall heights of which on at least two opposite, exterior walls are less than four feet.

STREET – Land dedicated for public use, from right-of-way line to right-of-way, which affords a primary means of access to the abutting property. Streets may be categorized in a hierarchy or conceptual arrangement of streets based on function. The hierarchical approach classifies streets from courts or lanes, which provide private access to a limited number of lots, to arterials, which accommodate large volumes of high-speed, regional traffic. Street types contained within the hierarchy include:

- A. Court or lane.
- B. Local.
- C. Collector.
- D. Expressway.
- E. Minor arterial.
- F. Major arterial.

STREET, ARTERIAL – Streets or highways intended to provide for through traffic movement between areas of the City or across

the City. Major arterials usually imply relatively high speeds and traffic volumes, and are often subject to control of access to individual properties. Minor arterials are generally intended to provide trips of moderate lengths and imply lower operating speeds and more frequent points of local access than major arterial streets.

STREET, COLLECTOR - A street connecting neighborhoods within the same communities, designed to carry traffic from local to arterial streets.

STREET, DESIGNED - A future street designated on the Comprehensive Development Plan to ensure traffic-carrying capacity between neighborhoods, connections between neighborhoods and major activity centers and accommodation of major through traffic. Such streets may be designated as "collectors," "arterials" or "expressways," with the tentative location of the street shown on the Transportation Plan.

STREET, INTERSECTING AND PRINCIPAL - In regard to a site, the principal street shall be the street to which the majority of lots on a blockface are oriented; the intersecting street shall be a street other than a principal street.

STREET, LOCAL - A street which is used primarily for access to the abutting properties.

STREET, MAJOR - A street carrying traffic between neighborhoods, connecting neighborhoods with major activity centers, or accommodating major through traffic. Major streets are designated as collectors, arterials, or expressways by the Comprehensive Development Plan.

STREET YARD - The distance between a lot line adjacent to a public street and the wall or facade of a building parallel to such lot line. If the building wall is not parallel to the lot line, the street yard depth shall be the distance between the street lot line and a parallel line that equals the average distance of the building wall or facade from the street lot line.

STRUCTURE - Any object constructed or built and attached or anchored permanently or semi-permanently to the ground in such a way as to prevent routine movement.

SUBDIVISION - The division of a lot, tract, or parcel into two or more lots, tracts, parcels, or other units of land for title transfer or development, when one of the resultant lots is equal to 10 acres or less.

TOWNHOUSE - A dwelling unit having a common wall with or abutting three or more adjacent dwelling units in a townhouse structure, with its own front and rear access to the outside, and neither above nor below any other dwelling unit.

TOWNHOUSE STRUCTURE - A building formed by at least three contiguous townhouses and not more than 12 contiguous townhouses with common or abutting walls.

URBAN SUBDIVISION - A residential subdivision generally located within the corporate limits of the City of Seward or within less than 1/2 mile of such corporate limits; or within an area designated for future urban development by the Comprehensive Development Plan.

USE - The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility.

UTILITIES - Installations, either above ground or below ground, necessary for the production, generation, transmission, delivery, collection, treatment, or storage of water, solid or fluid wastes, stormwater, energy media, gas, electronic or electromagnetic signals, or other services which are precedent to development and use of land.

VACATION - The official abandonment of a public right-of-way or easement by the City in accordance with state law.

VARIANCE - A modification of the application of certain regulations or provisions of this chapter by the Board of Adjustment, under the authority provided by this chapter and state statutes.

VEHICLE, MOTOR - Any passenger vehicle, motorcycle, recreational vehicle, or truck that is propelled or drawn by mechanical power.

YARD, REQUIRED - That portion of a lot that lies between a lot line and the corresponding building setback line or the required landscape area. This area shall be unoccupied and unobstructed from the ground upward except as may be specifically provided for or required by this chapter.

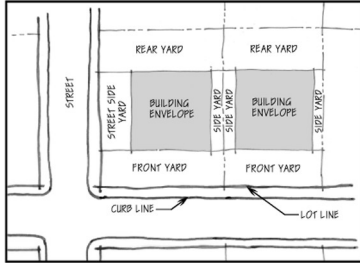
A. FRONT YARD - The space extending the full width of a lot, lying between the front lot line and the front setback line. For a corner lot, the front yard shall normally be defined as that yard along a street which meets one of the following two criteria:

- (1) The yard along the blockface to which a greater number of structures are oriented; or
- (2) The yard along a street that has the smaller horizontal dimension.

B. REAR YARD - The space extending the full width of a lot, lying between the rear lot line and the rear setback line.

C. SIDE YARD - The space extending the depth of a lot from the front lot line to the rear lot line, lying between the side yard setback line and the interior lot line.

D. STREET SIDE YARD - On a corner lot, the space extending from the front yard to the rear yard, between the street side yard setback line and the street side lot line.



ZONING ADMINISTRATOR – The City official authorized by the City Council to administer this Unified Land Development Ordinance.

ZONING DISTRICT – A designated specified land classification, within which all sites are subject to a unified group of use and site development regulations set forth in this Unified Land Development Ordinance.

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 _____, 2026

CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST: _____
Derek Bargmann, City Clerk

ARTICLE 2 Definitions

§ 410-2.3. Terms defined.

For the purposes of this Unified Land Development Ordinance, certain terms and words are hereby defined. Certain sections contain definitions that are additional to those listed here. Where terms are not specifically defined, their ordinarily accepted meaning or meanings implied by their context shall apply.

ABUTTING — Having lot lines or district boundaries in common. Used interchangeably with "adjacent."

ACCESSORY STRUCTURE — A structure that is incidental to and customarily associated with a specific principal use or building on the same site.

ACCESSORY USE — A use that is incidental to and customarily associated with a specific principal use on the same site.

ADDITION — Any construction that increases the size of a building or structure in terms of site coverage, height, length, width, or gross floor area.

ADT or AVERAGE DAILY TRAFFIC — The average number of motor vehicles per day that pass over a given point or segment of street.

AGENT OF OWNER — Any person showing written verification that he/she is acting for, and with the knowledge and consent of, a property owner.

ALLEY — A public right-of-way other than a street and 20 feet or less in width which is used as a secondary means of access to abutting property.

ALTERATION — Any construction or physical change in the internal arrangement of spaces, the supporting members, the positioning on a site, or the appearance of a building or structure.

APARTMENT — A housing unit within a building designed for and suitable for occupancy by only one family. Apartments are generally located within multifamily residential buildings.

APPROVING AUTHORITY — The City Council of the City of Seward or its designee.

ASCE — The American Society of Civil Engineers.

ATTACHED — Having one or more walls in common with a principal building or connected to a principal building by an integral architectural element, such as a covered passageway, facade wall extension, or archway.

BASE ZONING DISTRICT — A district established by this chapter that prescribes basic regulations governing land use and site development standards. No more than one base zoning district shall apply to any individually platted lot or parcel unless the lot or parcel is part of a planned unit development.

BASEMENT — A level of a building below street level that has at least 1/2 of its height below the surface of the adjacent ground. ~~A basement used for independent dwelling or business purposes shall be considered a story for the purposes of height measurement.~~

BEGINNING OF CONSTRUCTION — The initial incorporation of labor and materials within the foundation of a building or structure.

BICYCLE LANE AND PATH — A designated lane on a roadway or an exclusive path separated from a roadway, designed specifically to accommodate the physical requirements of bicycling. Bicycle paths are ordinarily designed to accommodate other forms of nonmotorized transportation or recreational movement, but will also accommodate motorized vehicles, such as motorized wheelchairs, designed specifically to provide access to people with disabilities.

BLOCK — An area of land within a subdivision that is entirely bounded by streets and/or the exterior boundaries of the subdivision, or by a combination of the above with a watercourse, lake, railroad, or other significant natural or man-made barrier, and which has been designated as such on a plat for the purposes of legal description of a property

BLOCK FACE — The property abutting one side of a street and lying between the two nearest intersection streets, or between the one nearest intersecting street and a major physical barrier, including, but not limited to, railroads, streams, lakes, or the corporate limits of the City of Seward.

BOARD OF ADJUSTMENT — A body established by the City expressly for the purpose of granting relief from situations of hardship and to hear appeals as provided by this chapter.

BOULEVARD — A public street generally characterized by a wider-than-normal right-of-way and extensive green space in relation to pavement surface. Boulevards may either include dual street channels separated by a landscaped median; or by a single street channel with wider-than-normal greenway setbacks behind the curb.

BUFFERYARD — A landscaped area around the perimeter of a tract of land, usually intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.

BUILDING — A structure entirely separated from any other structure by space or by walls and having a roof and built to provide shelter, support, or enclosure for persons or property.

BUILDING COVERAGE — The at-grade area of a site covered by buildings or roofed areas, excluding allowed projecting eaves, balconies, and similar features; also referred to as the "building footprint."

BUILDING ELEVATION — An exterior wall of a building exposed to public view.

BUILDING ENVELOPE — The three-dimensional space within which a structure is permitted to be built on a lot after all zoning and other applicable municipal requirements have been met.

BUILDING LINE — The outer boundary of a building established by the location of its exterior walls.

BUILDING OFFICIAL — The City official, designated by the City Council, who is responsible for the enforcement of the applicable building code and conditional use permits.¹

BUILDING PERMIT — A document that must be issued by the Building Official prior to erecting, constructing, enlarging, altering, moving, improving, removing, converting, or demolishing any building or structure on a platted lot(s) or a parcel exceeding 10 acres in size as regulated by this chapter or by the applicable building codes of the City of Seward.² Issuance of a building permit follows review of plans by the Building Official to determine that the proposed use of building or land complies with the provisions of the Unified Land Development Ordinance.

BUSINESS — Activities that include the exchange or manufacture of goods or services on a site.

BUSINESS CAMPUS — A centralized collection of multiple buildings operating under common management or ownership. The City reserves the right to review all ownership, management, structures, and relations between entities and individuals therein.

BUSINESS CENTER — A building containing more than one commercial business, or any group

of nonresidential buildings within a common development, characterized by shared parking and access.

CARTWAY (or ROAD OR STREET CHANNEL) — The actual surface area of a road used to accommodate motor vehicles, including moving traffic lanes, acceleration and deceleration lanes, and parking lanes. On a street with curbs, the cartway is measured from back to back of curbs. On streets without curbs, the cartway is measured between the outer edges of the pavement.

CENTER-LINE OFFSET — The distance between the center line of roads intersecting a common road from the same or opposite sides.

CERTIFICATE OF OCCUPANCY — An official certificate issued by the Building Official or his/her designee prior to occupancy of a completed building or structure, upon a finding of conformance with the applicable building code and this Unified Land Development Ordinance.³

CHANGE OF USE — The replacement of an existing use type by a new use type.

CHANNEL — The bed or banks of a natural stream or drainageway that convey the constant or intermittent flow of water, including storm run-off.

CITY — The City of Seward, Nebraska.

CITY COUNCIL — The City Council of Seward, Nebraska.

COMMON AREA — An area held, designed, and designated for common or cooperative use within a development.

COMMON DEVELOPMENT — A development proposed and planned as one unified project not separated by a public street or alley.

COMMON OPEN SPACE — Land within or related to a development that is not individually owned or dedicated for public use, designed and generally intended for the common use of the residents of the development.

COMPATIBILITY — The degree to which two or more different land use types are able to exist together in close proximity, with no one use having significant negative effects on any other use.

COMPREHENSIVE PLAN — The duly adopted Comprehensive Development Plan of the City of Seward.

CONCEPT PLAN — A preliminary presentation that includes the minimum information necessary, as determined by the Zoning Administrator, to be used for the purpose of discussion or classification of a proposed plat prior to formal application.

CONDITIONAL USE PERMIT — An approval of a use with operating and/or physical characteristics different from those of permitted uses in a given zoning district which may, nonetheless, be compatible with those uses under special conditions and with adequate public review. Conditional uses are allowed in a zoning district only at the discretion of and with the explicit permission of the Planning Commission and City Council, as provided by § 410-44.3 of this chapter.⁴

CONDOMINIUM — An ownership regime whereby the title to each unit of occupancy is held in separate ownership, and the real estate on which the units are located is held in common ownership solely by the owners of the units with each owner having an undivided interest in the common real estate. Condominiums may include residential, commercial, office, or industrial uses.

CONSERVATION DEVELOPMENT — A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common

open space, or the preservation of historically or environmentally sensitive features.

CONSERVATION (OR CLUSTER) SUBDIVISION — Wholly or in majority, a residential subdivision that permits a reduction in lot area, setback, or other site development regulations, provided:⁵

- A. There is no increase in the overall density permitted for a conventional subdivision in a given zoning district; and
- B. The remaining land area is used for common open space.

CONVENTIONAL SUBDIVISION — A subdivision which literally meets all nominal standards of the Unified Land Development Ordinance for lot dimensions, setbacks, street frontage, and other site development regulations.

COUNTY — Seward County, Nebraska.

COURTYARD — An open, unoccupied space, bounded on two or more sides by the walls of the building.

CREATIVE (OR INNOVATIVE) DEVELOPMENT OR SUBDIVISION — A subdivision that, while complying with the Subdivision Ordinance,⁶ diverges from nominal compliance with site development regulations in the Unified Land Development Ordinance. Creative subdivisions imply a higher level of pre-planning than conventional subdivisions. They may be employed for the purpose of environmental protection or the creation of superior community design. Types of creative subdivisions include conservation subdivisions and traditional neighborhood districts.

CUL-DE-SAC — A local street with only one outlet and with an opposite end providing for the reversal of traffic.

CURB — A vertical or sloping edge of a roadway, intended to define the edge of the cartway and to channel or control drainage.

DEDICATION — A grant of land to the City or another public agency for a public purpose.

DENSITY — The amount of development per specific unit of a site.

DESIGN STANDARDS — Standards that set forth specific improvement requirements.

DETACHED — Fully separated from any other building or not jointed to another building in such a manner as to constitute an enclosed or covered connection.

DETENTION BASIN — An artificial or natural water collection facility, designed to collect surface or subsurface water and to control its rate of discharge, in order to prevent a net increase in the rate of water flow that existed prior to a development.

DEVELOPER — The legal owner(s) or authorized agent of any land engaged in a proposed development.

DEVELOPMENT — A planning or construction project involving substantial improvement or change in the character and/or land use of a property.

DIVIDED STREET — A street with opposing lanes separated by a median strip, center island, or other form of physical barrier, which cannot be crossed except at designated locations.

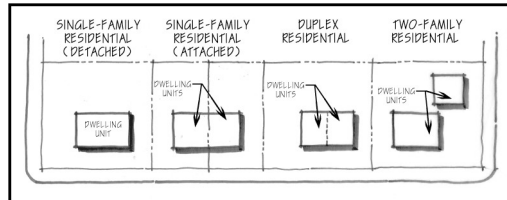
DRAINAGE — The removal of surface water or groundwater from land by drains, grading, or other means.

DRAINAGE SYSTEM — The system through which water flows from the land.

DRIVE-IN SERVICES — Uses that involve the sale of products or provision of services to occupants in vehicles.

DRIVEWAY — A permanently paved, surfaced area providing vehicular access between a street and an off-street parking or loading area.

DWELLING UNIT — One or more rooms, designed, occupied or intended for occupancy as a separate place of residence, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of one family, as defined in this section, maintaining a household.



EASEMENT — A privilege or right of use granted on, above, under, or across a particular tract of land for a specific purpose by one owner to another owner, public or private agency, or utility, where fee simple title remains with the property owner.

ENCLOSED — A roofed or covered space fully surrounded by walls.

EXISTING USE — The use of a lot or structure at the time of the effective date of this chapter.

EXPRESSWAY — A major street with limited access for high traffic speeds and volumes designed to move traffic around the City rather than through it.

FAMILY — ~~One or more persons, related or unrelated, living together as a single housekeeping unit with or without domestic servants, caregivers, foster children, and supervisory personnel in a group living arrangement. Shall mean a person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities:~~

A. Any number of people related by blood, marriage, adoption, guardianship, or duly-authorized custodial relationship;

B. Two unrelated people;

C. Two unrelated people and any children related to either of them

The term "family" shall not include occupancy of a residence by persons living in fraternities, sororities, clubs, or transient or permanent commercial residential facilities catering to the general public. The term "family" also excludes the occupancy of nursing and convalescent homes.

FASCIA — A parapet-type wall used as part of the facade of a flat-roofed building and projecting no more than six feet from the immediately adjacent building face. Such a wall shall enclose at least three sides of the projecting flat roof and return to the parapet wall or the building.

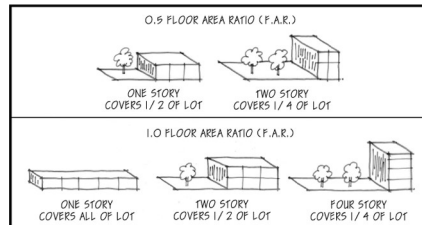
FEDERAL — Pertaining to the government of the United States of America.

FENESTRATION – Glazed openings in a wall including windows and doors.

FINAL PLAT APPROVAL — The final official action of the City Council, upon a recommendation by the Planning Commission, permitting the filing of a subdivision with the Seward County Register of Deeds and the conveyance of individual parcels and lots to subsequent

owners.

FLOOR AREA RATIO (FAR) — The quotient of gross floor area of all buildings on a site divided by the gross site area of the site.



FRONTAGE — The length of a property line of any one premises abutting and parallel to a public street, private way, or court from which access is permitted.

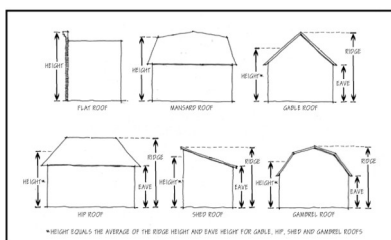
GARAGE — An accessory building or portion of a main building used primarily for storage of motor vehicles.

GRADE — The elevation of the finished surface of ground, paving, or sidewalk adjacent to any building line.

- A. For buildings having walls facing one street only, the grade shall be the elevation of the ground at the center of the wall facing the street.
- B. For buildings having walls facing more than one street, the grade shall be the average elevation of the grades of all walls facing each street.
- C. For buildings having no walls facing a street, the grade shall be the average level of the finished surface of the ground adjacent to the exterior walls of the building.

GROSS FLOOR AREA (GFA) — The total enclosed horizontal area of all floors of a building, measured to the inside surfaces of the exterior walls. This definition excludes the areas of mechanical equipment rooms, elevator shafts, airspaces above atriums, and enclosed off-street parking and loading areas serving a principal use.

HEIGHT — The vertical distance from the established grade to the highest point of the coping of a flat roof, the deck line of a mansard roof, or to the average height between eaves and the ridge for gable, hip, shed, or gambrel roofs. For other cases, height shall be measured as the vertical distance from the established grade to the highest point of a structure as herein defined. Where a building or structure is located on a slope, height shall be measured from the average grade level adjacent to the building or structure. A basement used for independent dwelling or business purposes shall be considered a story for the purposes of height measurement.



HOME-BASED BUSINESS; HOME OCCUPATION — An accessory occupational use

conducted within a dwelling unit or accessory structure by its inhabitants, which is clearly incidental to the residential use of the dwelling unit or residential structure and does not change the residential character of its site.

HOUSING UNIT — A building or portion of a building arranged for and intended for occupancy as an independent living facility for one family, including permanent provisions for cooking.⁷

IMPERVIOUS COVERAGE — The total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that decrease the ability of the surface of the site to absorb water, expressed as a percent of site area. The surface water area of swimming pools is excluded from this definition.

LANDSCAPED AREA — The area within the boundaries of a given lot, site or common development consisting primarily of plant material, including but not limited to grass, trees, shrubs, vines, ground cover, and other organic plant materials; or grass paver masonry units installed such that the appearance of the area is primarily landscaped.

- A. **PERIMETER LANDSCAPED AREA** — Any required landscaped area that adjoins the exterior boundary of a lot, site or common development.
- B. **INTERIOR LANDSCAPED AREA** — Any landscaped area within a site, exclusive of required perimeter landscaping.

LANE — An approved private right-of-way that provides access to residential properties and meets at least three of the following conditions:

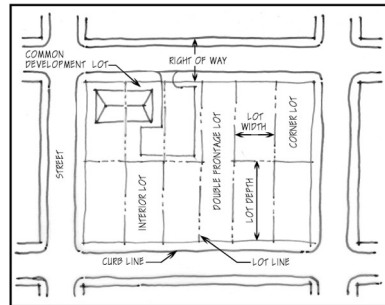
- A. Serves 12 or fewer housing units or platted lots.
- B. Does not function as a local street because of its alignment, design, or location.
- C. Is completely internal to a development.
- D. Does not exceed 600 feet in length.

LOADING AREA — An off-street area used for the loading or unloading of goods from a vehicle in connection with the use of the site on which such area is located.

LOT — A platted parcel of property with a separate and distinct number or other identifying designation which has been created, assigned and recorded in the office of the Seward County Register of Deeds. Each individual lot is subject to the provisions of a particular base zoning district, and shall have a minimum frontage of 20 feet, except as provided in an approved planned unit development, conservation development, or traditional neighborhood development.

- A. **CORNER LOT** — A lot located at the junction of at least two streets, private ways or courts or at least two segments of a curved street, private way or court, at which the angle of intersection is no greater than 135°.
- B. **DOUBLE-FRONTAGE LOT** — A lot, other than a corner lot, having frontage on two nonintersecting streets, private ways or courts. Primary access shall be restricted on a double-frontage lot to the minor of the two streets or to the front line as determined at time of platting or as defined by this chapter; also known as a "through lot."
- C. **INTERIOR LOT** — A lot other than a corner lot whose sides do not abut a street.
- D. **COMMON DEVELOPMENT LOT** — When two or more contiguous lots are developed as part of a single development, these lots may be considered a single lot for purposes of this

chapter.



LOT AREA — The total horizontal area within the lot lines of a lot.

LOT DEPTH — The mean horizontal distance measured between the front and rear lot lines.

LOT LINE — A property boundary line(s) of record that divides one lot from another lot or a lot from the public or private street right-of-way or easement.

A. **FRONT LOT LINE** — The lot line separating a lot and a public or private street right-of-way or easement.

(1) For an interior lot, the lot line separating the lot from the right-of-way or easement.

(2) For a corner lot, the shorter lot line abutting a public or private street or easement. In instances of equal line dimension, the front lot line shall be determined by the Building Official, or as may be noted on the final plat.

(3) For a double-frontage lot, the lot lines separating the lot from the right-of-way or easement of the more minor street. In cases where each street has the same classification, the front lot line shall be determined by the Building Official at the time of application for the original building permit for the lot, or as may be noted on the final plat.

B. **REAR LOT LINE** — The lot line that is opposite and most distant from the front line.

C. **SIDE LOT LINE** — Any lot line that is neither a front nor rear lot line. A side lot line separating a lot from a street, private way or court is a street side lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

LOT WIDTH — The horizontal distance measured between the side lot lines of a lot, at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

MAIN — The principal artery of a system of continuous piping which conveys fluids and to which branches may be connected

MAJOR SUBDIVISION — Any subdivision not defined and approved as a minor subdivision.

MANUFACTURED HOME DWELLING — A dwelling unit built in compliance with National Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. §§ 5401 to 5426 et seq., and the regulations promulgated by the United States Department of Housing and Urban Development, and when constructed shall bear the seal of the Department of Health and Human Services Regulation and Licensure as required by Neb. RS 71-1559.

A. Dwelling units built in compliance with the above may be placed in any zoning district where

single-family dwelling units are permitted when the following additional requirements are met:

- (1) Any dwelling unit shall have no less than 900 square feet of floor area.
- (2) Any dwelling shall have no less than 18 feet exterior width.
- (3) The roof shall be pitched with a minimum vertical rise of 2 1/2 inches for each 12 inches of horizontal run.
- (4) The exterior shall be of a color, material and scale comparable with existing residential site-built single-family dwellings. The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile or rock.
- (5) The dwellings shall have wheels, axles, transporting lights, and removable towing apparatus removed if present.
- (6) The dwelling shall be placed upon a permanent foundation approved by the City of Seward.
- (7) All utility services shall be directly connected to the structure.

B. Manufactured homes which do not meet all of the standards in Subsection A above may be placed in a manufactured home park or as permitted by code, provided the structure is transportable in one or more sections which in the traveling mode are eight body feet or more in width or 40 body feet or more in length or, when erected on site, are 320 or more square feet and which are built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

MINOR SUBDIVISION — A subdivision of land which creates no more than four lots from any single parcel of land; requires no extension of streets, sewers, utilities, or other municipal facilities; no dedication of easements or rights-of-way or annexation; complies with all preexisting zoning requirements; and has not been subject to a previous administrative or minor subdivision.

MIXED-USE BUILDING — A building or structure that incorporates two or more use types within a single building or structure, provided that each use type is permitted within the individual base zoning district in which the building or structure is to be located.

MIXED-USE DEVELOPMENT — A single development that incorporates complementary land use types into a single development.

MOBILE HOME — A building type designed to be transportable in one or more sections constructed on a permanent chassis or undercarriage, and designed to be used as a dwelling unit or other use with or without a permanent foundation when connected to the required utilities, but not bearing a seal attesting to the approval and issuance of the Nebraska Department of Health or conformance to the manufactured home procedural and enforcement regulations, as adopted by the United States Department of Housing and Urban Development; or not otherwise satisfying the definition of "manufactured home dwellings."

MOBILE HOME PARK — A unified development under single ownership, developed, subdivided, planned, and improved for the placement of mobile home units for nontransient use. Mobile home parks include common areas and facilities for management, recreation, laundry, utility services, storage, and other services; but do not include mobile home sales lots on which unoccupied mobile homes are parked for the purposes of display, inspection, sale, or storage.

MOBILE HOME SUBDIVISION — A development subdivided, planned, and improved for the placement of mobile home units on lots for uses by the individual owners of such lots. Mobile home subdivisions may include common areas and facilities for management, recreation, laundry, utility services, storage, and other services; but do not include mobile home sales lots on which unoccupied mobile homes are parked for the purpose of display, inspection, sale, or storage.

MONUMENT — An identification marker established by a registered land surveyor at each section corner, block corner, lot corner, or other point as required by this chapter.

MOVING LANE — Any traffic lane within a cartway where traffic movement is the primary or sole function.

NONCONFORMING DEVELOPMENT — A building, structure, or improvement which does not comply with the regulations for its zoning district set forth by this Unified Land Development Ordinance but which complied with applicable regulations at the time of construction.

NONCONFORMING LOT — A lot which was lawful prior to the adoption, revision, or amendment of this Unified Land Development Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Unified Land Development Ordinance. No action can be taken which would increase the nonconforming characteristics of the lot.

NONCONFORMING SIGN — A sign that was legally erected prior to the adoption, revision, or amendment of this Unified Land Development Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of this Unified Land Development Ordinance.

NONCONFORMING STRUCTURE — A structure which was lawful prior to the adoption, revision, or amendment of this Unified Land Development Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Unified Land Development Ordinance. No action can be taken which would increase the nonconforming characteristics of the structure.

NONCONFORMING USE — A land use which was lawful prior to the adoption, revision, or amendment of this Unified Land Development Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Unified Land Development Ordinance. No action can be taken which would increase the nonconforming characteristics of the land use.

NUISANCE — ~~An unreasonable and continuous invasion of the use and enjoyment of a property right which a reasonable person would find annoying, unpleasant, obnoxious, or offensive.~~ A land use or activity that unreasonably interferes with others' use or enjoyment of their property, such as by causing excessive noise, odor, smoke, light, or other conditions that are harmful, or disruptive to a reasonable person or that may reduce nearby property values.

OFF-SITE — Located outside the boundaries of the parcel that is the subject of an application.

OPEN SPACE — Area included on any site or lot that is open and unobstructed to the sky, except for allowed projections of cornices, overhangs, porches, balconies, or plant materials.

OUTDOOR STORAGE — The outdoor storage of materials, parts, or products that are related to the primary use of a site for a period exceeding three days.⁸

OVERLAY DISTRICT — A district established by this chapter that prescribes special regulations to be applied to a site only in combination with a base district.

OWNER — An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

PARKING FACILITY — An area on a lot and/or within a building, including one or more parking spaces, along with provision for access, circulation, maneuvering, and landscaping, meeting the requirements of this Unified Land Development Ordinance. Parking facilities include parking lots, private garages, and parking structures. Vehicle storage is a use distinct from parking. Vehicle storage is also governed by applicable provisions of Article 34, Off-Street Parking.

PARKING LANE — A lane located on the sides of streets, designated or allowing on-street parking of motor vehicles.

PARKING SPACE — An area on a lot and/or within a building, intended for the use of temporary parking of a personal vehicle. This term is used interchangeably with "parking stall." Each parking space must have a means of access to a public street. Tandem parking stalls in single-family detached, single-family attached, and townhouse residential uses shall be considered to have a means of access to a public street.

PAVED — Permanently surfaced with poured concrete, concrete pavers, or asphalt.

PERFORMANCE BOND — A surety bond or cash deposit posted by a contractor or developer made out to the City in an amount equal to the full cost of the improvements. The bond amount shall be that of the contract price and shall be legally sufficient to secure to the City that said improvements will be constructed in accordance with the terms of the contract documents within a period specified by this chapter.

PERMITTED USE — A land use type allowed as a matter of right in a zoning district, subject only to special requirements of this Unified Land Development Ordinance.

PLANNED UNIT DEVELOPMENT — A development of land which is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. The development may include streets, circulation ways, utilities, buildings, open spaces, and other site features and improvements.

PLANNING COMMISSION — The Planning Commission of the City of Seward.

PLAT — A document, usually a map or maps, expressing the designation or division of land into one or more lots or parcels, any one of which is 10 acres or less. Plats include preliminary and final plats.

A. **PRELIMINARY PLAT** — A plat indicating the proposed layout of a development and related information, intended for the purpose of preliminary approval by approving authorities but not for filing with the Seward County Register of Deeds.

B. **FINAL PLAT** — The final map of the subdivision which is presented for final approval. The final plat contains detailed information and documentation and is designed to be filed with the Register of Deeds.

PORCH, UNENCLOSED — A roofed or unroofed open structure projecting from an exterior wall of a building and having no enclosed features more than 30 inches above its floor other than wire screening and a roof with supporting structure.

PREMISES — A lot, parcel, tract or plot of land, contiguous and under common ownership or control, together with the buildings and structure thereon.

PRINCIPAL USE — The main use of land or structures, as distinguished from an accessory use.

PRIVATE GARAGE — A building for the storage of motor vehicles where no repair service facilities are maintained and where no motor vehicles are kept for rental or sale.

PROPERTY LINE — The boundary between separate property ownerships, as recorded by the legal description of a parcel and defined by the Seward County Register of Deeds. In subdivisions, property lines are usually but not in every case coincident with lot lines.

RECREATIONAL VEHICLE — A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling, recreational, or sporting purposes. Recreational vehicles include, but are not limited to, travel trailers; campers; motor coach homes; converted buses; and trucks, boats, and boat trailers.

REGULATION — A specific requirement set forth by this Unified Land Development Ordinance that must be followed.

REMOTE PARKING — A supply of off-street parking at a location not on the site of a given development.

RIGHT-OF-WAY — A strip of land, generally linear, occupied or intended to be occupied by a system that conveys people, traffic, fluids, utilities, or energy from one point to another. Rights-of-way may include streets and roads, crosswalks, bicycle paths, recreational trails, railroads or fixed guideway transit, electric transmission lines, gas pipelines, water mains, or sewer mains.

RURAL SUBDIVISION — A residential subdivision located more than one-half mile past the corporate limits but within the two-mile planning jurisdiction of the City; or outside of areas designated for future urban development by the Comprehensive Plan.

SALVAGE YARD (or SALVAGE SERVICES) — Places of business engaged in the storage, sale, dismantling or other processing of used or waste materials that are not intended for reuse in their original forms, including automotive wrecking yards, junkyards, or paper salvage yards.

SANITARY SEWER — A sewer that conducts sanitary wastes from a point of origin to a treatment or disposal facility. In developing areas, sanitary sewers normally include interceptor, outfall, local, and lateral sewers.

- A. **INTERCEPTOR** — A sanitary sewer that serves as a trunk, collecting sewage generated by a number of individual developments.
- B. **OUTFALL** — A sanitary sewer that may be developed to connect an individual subdivision or development to an interceptor sewer.
- C. **LOCAL** — A pipe that connects lateral sewers to an outfall or interceptor sewer.
- D. **LATERAL** — A private service line connecting buildings to local sewers.

SCREENING — The method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms, or other features as may be permitted by the landscape provisions of this chapter.

SEPTIC SYSTEM — An underground system, utilizing a watertight receptacle to receive the discharge of sewage and a soil absorption leach field, which provides for the decomposition of wastes produced by development on a single lot.

SETBACK — The distance as required by the minimum setback(s) which establishes the horizontal component(s) of the building envelope.

SHIPPING CONTAINER — Include standardized reusable vessels that were originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on

a chassis or similar transport device. This definition includes the terms "transport containers" and "portable site storage containers" having a similar appearance to and similar characteristics of shipping containers.[Added 11-20-2018 by Ord. No. 2018-19]

SIDEWALK — A paved path provided for pedestrian use, usually located at the side of and detached from a road, but within the right-of-way.

SIGN — A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land, which is intended to convey information about a product, business, activity, place, person, institution, candidate, or political idea.

SITE — The parcel of land to be developed or built upon. A site may encompass a single lot; or a group of lots developed as a common development under the special and overlay districts provisions of this chapter.

SITE PLAN — A plan, prepared to scale, showing accurately and with complete dimensioning the boundaries of a site and the location of all buildings, structures, uses, and principal site development features proposed for a specific parcel of land; and any other information that may be reasonably requested by the City in order that an informed decision can be made on the associated request.

STATE — The State of Nebraska.

STORM SEWER — A conduit that conducts storm drainage from a development or subdivision, ultimately to a drainageway or stream.

STORY — The portion of a building included between the surface of any floor and the surface of the next floor above it; if there is no floor above it, the space between such floor and the next ceiling above it. A half story is a story under a sloped roof, the wall heights of which on at least two opposite, exterior walls are less than four feet.

STREET — Land dedicated for public use, from right-of-way line to right-of-way, which affords a primary means of access to the abutting property. Streets may be categorized in a hierarchy or conceptual arrangement of streets based on function. The hierarchical approach classifies streets from courts or lanes, which provide private access to a limited number of lots, to arterials, which accommodate large volumes of high-speed, regional traffic. Street types contained within the hierarchy include:

- A. Court or lane.
- B. Local.
- C. Collector.
- D. Expressway.
- E. Minor arterial.
- F. Major arterial.

STREET, ARTERIAL — Streets or highways intended to provide for through traffic movement between areas of the City or across the City. Major arterials usually imply relatively high speeds and traffic volumes, and are often subject to control of access to individual properties. Minor arterials are generally intended to provide trips of moderate lengths and imply lower operating speeds and more frequent points of local access than major arterial streets.

STREET, COLLECTOR — A street connecting neighborhoods within the same communities,

designed to carry traffic from local to arterial streets.

STREET, DESIGNED — A future street designated on the Comprehensive Development Plan to ensure traffic-carrying capacity between neighborhoods, connections between neighborhoods and major activity centers and accommodation of major through traffic. Such streets may be designated as "collectors," "arterials" or "expressways," with the tentative location of the street shown on the Transportation Plan.

STREET, INTERSECTING AND PRINCIPAL — In regard to a site, the principal street shall be the street to which the majority of lots on a blockface are oriented; the intersecting street shall be a street other than a principal street.

STREET, LOCAL — A street which is used primarily for access to the abutting properties.

STREET, MAJOR — A street carrying traffic between neighborhoods, connecting neighborhoods with major activity centers, or accommodating major through traffic. Major streets are designated as collectors, arterials, or expressways by the Comprehensive Development Plan.

STREET YARD — The distance between a lot line adjacent to a public street and the wall or facade of a building parallel to such lot line. If the building wall is not parallel to the lot line, the street yard depth shall be the distance between the street lot line and a parallel line that equals the average distance of the building wall or facade from the street lot line.

STRUCTURE — Any object constructed or built and attached or anchored permanently or semi-permanently to the ground in such a way as to prevent routine movement.

SUBDIVISION — The division of a lot, tract, or parcel into two or more lots, tracts, parcels, or other units of land for title transfer or development, when one of the resultant lots is equal to 10 acres or less.

TOWNHOUSE — A dwelling unit having a common wall with or abutting ~~one~~ three or more adjacent dwelling units in a townhouse structure, with its own front and rear access to the outside, and neither above nor below any other dwelling unit.

TOWNHOUSE STRUCTURE — A building formed by at least ~~two~~ three contiguous townhouses and not more than 12 contiguous townhouses with common or abutting walls.

URBAN SUBDIVISION — A residential subdivision generally located within the corporate limits of the City of Seward or within less than 1/2 mile of such corporate limits; or within an area designated for future urban development by the Comprehensive Development Plan.

USE — The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility.

UTILITIES — Installations, either above ground or below ground, necessary for the production, generation, transmission, delivery, collection, treatment, or storage of water, solid or fluid wastes, stormwater, energy media, gas, electronic or electromagnetic signals, or other services which are precedent to development and use of land.

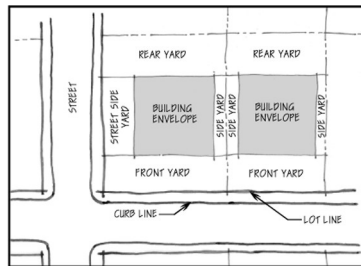
VACATION — The official abandonment of a public right-of-way or easement by the City in accordance with state law.

VARIANCE — A modification of the application of certain regulations or provisions of this chapter by the Board of Adjustment, under the authority provided by this chapter and state statutes.

VEHICLE, MOTOR — Any passenger vehicle, motorcycle, recreational vehicle, or truck that is propelled or drawn by mechanical power.

YARD, REQUIRED — That portion of a lot that lies between a lot line and the corresponding building setback line or the required landscape area. This area shall be unoccupied and unobstructed from the ground upward except as may be specifically provided for or required by this chapter.

- A. **FRONT YARD** — The space extending the full width of a lot, lying between the front lot line and the front setback line. For a corner lot, the front yard shall normally be defined as that yard along a street which meets one of the following two criteria:
 - (1) The yard along the blockface to which a greater number of structures are oriented; or
 - (2) The yard along a street that has the smaller horizontal dimension.
- B. **REAR YARD** — The space extending the full width of a lot, lying between the rear lot line and the rear setback line.
- C. **SIDE YARD** — The space extending the depth of a lot from the front lot line to the rear lot line, lying between the side yard setback line and the interior lot line.
- D. **STREET SIDE YARD** — On a corner lot, the space extending from the front yard to the rear yard, between the street side yard setback line and the street side lot line.



ZONING ADMINISTRATOR — The City official authorized by the City Council to administer this Unified Land Development Ordinance.

ZONING DISTRICT — A designated specified land classification, within which all sites are subject to a unified group of use and site development regulations set forth in this Unified Land Development Ordinance.

APPLICATION TYPE

FINAL ACTION?

DEVELOPER/OWNER

ULDO Amendment

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

April 13, 2026

BRIEF SUMMARY OF REQUEST

Review of a City of Seward Unified Land Development Ordinance (ULDO). Article 2 Definitions, 410-2.3 Terms Defined.

APPLICATION CONTACT

Tim Dworak

City of Seward - Building and Zoning

ANALYSIS

Attached are the proposed amendment red line changes to add and/or update definitions, in the City of Seward Unified Land Development Ordinance (ULDO).

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

ADMINISTRATIVE ITEMS

1. Consideration of a Seward Foundation Application:
 - A. The Seward Blue River Historical District - \$5,000 - Pat Coldiron



Grant Request Form

Name of Project: The Seward Blue River Historical Distr Contact Name: Pat Coldiron

Address: 441 N 5th

Phone: (402) 643-2555

City: Seward

State: Ne

Zip Code: 68434

This project is being submitted to: City Council School Board
for further consideration. It is understood that upon approval by the
aforementioned entity this Grant Request Form will, in turn be submitted to the
Seward Foundation, Inc for final determination. **Please note, this grant
application will not be considered for funding until approval is given by the
City Council or the School Board for submittal to the Foundation.**

Description of the Project: Please provide a brief description of the project under consideration and the proposed use of Seward Foundation, Inc. grant monies.

Our group was formed in response to a request from a Seward County resident to find a location in or near Seward for a historical log cabin located on their farm. We researched for several years to find a location that would serve the community and were thankful when John and Janice Heath felt that their 5 acres on Isaack Walton road would make a good site and donated the land. We then received a 501 C 3 designation under the name Seward Blue River Historical District.

Additional Information: Please provide additional information regarding the project including the need that the project fulfills within the community and the target market for the project. How will this project be promoted to the community at large?

Since that time another family has established a Nebraska Historical Marker to honor a family member for his act of heroism along the railroad over a century ago, and we have been approached by another family wanting to establish a marker and information about the impact of the Blue River Cattle Drives along the Blue river in the 1800's. It is remarkable the number of people in Seward County who have stepped forward and given of their time, talents, and resources to aid with the development of this District for their community. If granted these funds will be used for replacement lumber to refurbish the roof on the log cabin and replace several oak logs. Also there will be a huge amount of filler material to "chink" between the logs. This project will be used for educational purposes and for tourism, adding another place for visitors.

Financial Information: Please provide financial information for the proposed project detailing out the overall estimated cost of the project and the sources and uses of funds including this Grant Request Form. Note: The Seward Foundation, Inc. prefers and encourages investment and support from other outside entities to assist in funding projects.

TOTAL PROJECT COST:

| SOURCES OF FUNDS | USE OF FUNDS |
|-------------------------|--|
| donations | Refurbish and Restore Historical Artifacts |
| | |
| | |
| | |
| | |
| | |

Operating Budget: Please attach and provide an on-going budget for this program/project.

Who will continue to fund and maintain this program/project on an on-going basis?

Short term the dedicated board and committee is maintaining and directing this project. Long term our goal is to develop an ongoing structure to sustain and maintain this district.

How did you arrive at the budget figures?

We are asking for the amount of \$5,000.00 to purchase the lumber and materials needed.

We have several active businesses involved with this project who are knowledgeable with this type of work and are very able to estimate initial and ongoing costs.

Will this grant be sufficient to start/continue this program/project?

This grant will indeed be the needed amount to enable this project to move forward.

Are you submitting this request elsewhere for funding considerations? If so, to whom and for how much?

Not at the present time.

Has this request been made elsewhere and turned down? If so, why?

It was granted several years ago, but there was a delay on the actual moving of the structure, so we are reapplying for the assistance.

After grant monies from the Seward Foundation, Inc. have been expended what plans are being made to ensure the ongoing operation of the project/program?

We have a sizable group of continuous supporters, but are also going to apply for a tax levy to sustain this investment in Seward County.

Other Information:

Is this project application related to a new or on-going program?

This program is now ongoing, being in existence for about 3 years.

Who was involved in the development and planning of this program/project?

Volunteers who have remained strong and dedicated supporters of the project. Duff Campbell, Steve & Sharon Hambek, Ed & Carol Zak, & Pat Coldiron

Will this program/project be evaluated regularly and if so, by whom?

It will always have to be maintained at a certain level to qualify for non-profit status, and be accepted by the City of Seward and the Seward County Commissioners.

Is this program/project ready to begin immediately? If not, what is the target date for completion and/or readiness?

Immediately.

[PRINT FORM](#)

[SUBMIT FORM](#)

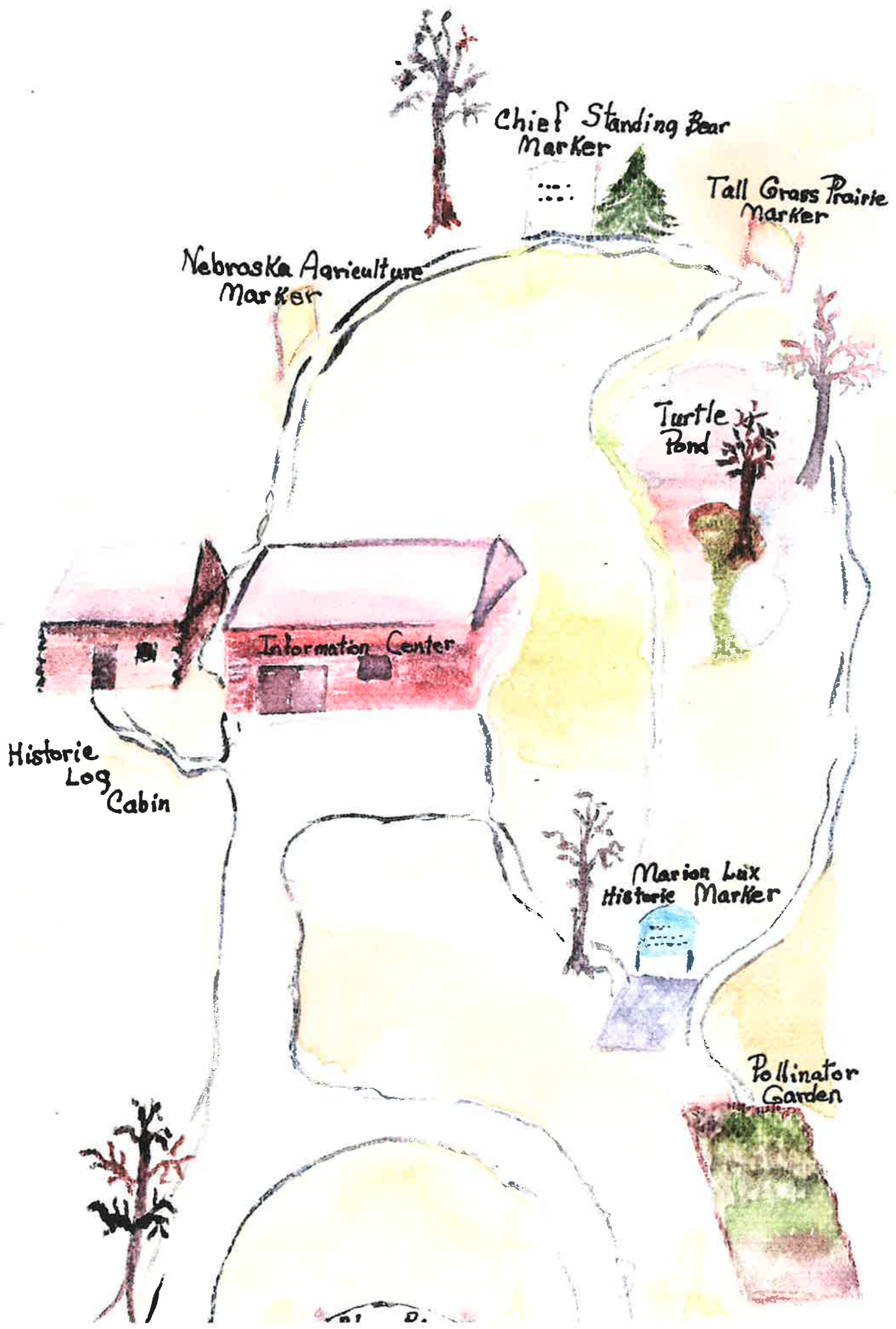
(Rough) Cost Estimates

Initial Costs

| | |
|---|------------------------|
| Move Cabin /Foundation | \$15,000 |
| Build/Rebuild/Refurbish (cabin/roof/floor/chinking/windows, etc) | \$10,000 |
| Land-leveling/Dirtwork/Lane re-furbish | \$ 5,000 |
| Lane & Circle Drive (grading/rock, gravel, culverts,etc.) | \$ 5,000 |
| Fencing | \$ 2,500 |
| Pond refurbish | \$ 1,000 |
| Trees/bushes/flowers | \$ 2,500 |
| Walkways | \$ 1,500 |
| Metal building refurbish | \$15,000 |
| Concrete | \$10,000 |
| Restrooms | \$10,000 |
| Insulation/HVAC/Fans | \$25,000 |
| Tables/Chairs/Displays | \$ 5,000 |
| Playground area | \$ 2,500 |
| Utilities /Security/Cameras/Wifi (?) | \$ 3,000 |
| Signage | \$ 2,000 |
| Miscellaneous/Unknown | <u>\$10,000</u> |
| Total | \$125,000 |

Ongoing Costs (Annual)

| | |
|--|------------------|
| Utilities/Supplies/Taxes/Fees/Insurance/Legal/Accounting Upkeep/Maintenance | \$ 15,000 |
|--|------------------|



2. Consideration of an Addendum (#4) to the Interlocal Agreement for Cooperative Public Safety Software, Hardware, and Related Services (Zuercher) - Police Chief Peters

**ADDENDUM #4 ADDING FILLMORE COUNTY AS A PARTY TO THE
INTERLOCAL AGREEMENT
FOR COOPERATIVE PUBLIC SAFETY SOFTWARE, HARDWARE, AND RELATED
SERVICES BY AND AMONG
THE COUNTIES OF BUTLER, SALINE, SEWARD, YORK, AND FILLMORE
AND THE CITIES OF MILFORD, YORK, SEWARD, CRETE, AND DAVID CITY**

THIS AGREEMENT made and entered by and between the Counties of Butler, Saline, Seward, York, and Fillmore, and the participating Cities of Seward, York, Milford, Crete, and David City, all being political subdivisions of the State of Nebraska, hereinafter referred to collectively as the "Parties" and individually as a "Party."

WITNESSETH:

WHEREAS the Interlocal Cooperation Act, *Neb. Rev. Stat. §§13-801 et seq.* (Reissue 2012), permits units of local governments in the State of Nebraska to cooperate with other localities on a basis of mutual advantage and thereby provide services in a manner that will best serve local communities; and

WHEREAS the *Neb. Rev. Stat. §13-801* provides that any one or more public agencies may contract with any one or more public agencies to perform any governmental service, activity, or other undertaking which each public agency entering into the contract is authorized by law to perform; and

WHEREAS, an interlocal was fully executed on January 14, 2020 creating a joint law enforcement case management system consisting of eight (8) agencies, including Seward County Sheriff, Seward Police Department, Seward County 911 Communications Center, Saline County Sheriff, Butler County Sheriff, York County Sheriff, York County 911, and York Police Department; and

WHEREAS the Zuercher Interlocal Agreement, which was fully executed on January 14, 2020, provides for additional agencies to become part of the Zuercher Interlocal Agreement; Specifically, Paragraph 31 provides:

Additional Counties, Cities or Villages may become Parties to this agreement upon acceptance and execution of this agreement, and upon written approval by the governing bodies of all the Parties to this Agreement. It is understood that the addition of another Party(ies), may not have a financial impact on the current Parties (positive or negative) because Zuercher will bill the new Party directly and individually.

WHEREAS the Milford Police Department was added as an additional agency by Addendum #1 executed on or about January 17, 2023; and

WHEREAS the City of David City, the City of Crete, and Butler County 911 were added as additional agencies by Addendum #2, executed on or about June 30, 2025; and

WHEREAS, Fillmore County desires to enter into the Zuercher Interlocal Agreement, for the benefit of its agency Fillmore County Sheriff's Office, as an additional party and be bound to the conditions in the original Zuercher Interlocal Agreement; and

WHEREAS, the Parties agree that Fillmore County may be added as an additional party to the Zuercher Interlocal Agreement;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, it is agreed as follows by the parties hereto:

1) Fillmore County Sheriff's Office shall be added as an additional Party to the Original Zuercher Interlocal Agreement.

2) Fillmore County shall be subject to the terms and requirements of the Original Zuercher Interlocal Agreement, Zuercher Software License and Service Agreement (herein "Master Agreement") entered into by the County of Seward, Nebraska on March 19, 2019.

3) The Fillmore County Sheriff's Office shall not be deemed a party, nor shall the System Administrator activate access or services for such agency, until this Addendum has been fully executed and the Project Manager has confirmed receipt of all signatures.

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FOR SEWARD COUNTY

[Seward County Sheriff, Seward County Attorney, Seward County E911]

| | |
|---|---|
| <p>Dated this ____ day of _____, 2026</p> <p>SEWARD COUNTY BOARD OF COMMISSIONERS Seward, Nebraska</p> <p>BY: _____ CHAIRPERSON</p> | <p>APPROVED AS TO FORM this ____ day of _____, 2026</p> <p>_____ Seward County Attorney</p> |
|---|---|

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FOR SALINE COUNTY
[Saline County Sheriff] _____

| | |
|---|---|
| <p>Dated this ____ day of _____, 2026</p> <p>SALINE COUNTY BOARD OF COMMISSIONERS Wilber, Nebraska</p> <p>BY: _____ CHAIRPERSON</p> | <p>APPROVED AS TO FORM this ____ day of _____, 2026</p> <p>_____ Saline County Attorney</p> |
|---|---|

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FOR BUTLER COUNTY
[Butler County Sheriff, Butler County 911]

| | |
|---|---|
| <p>Dated this ____ day of _____, 2026</p> <p>BUTLER COUNTY BOARD OF SUPERVISORS David City, Nebraska</p> <p>BY: _____ CHAIRPERSON</p> | <p>APPROVED AS TO FORM this ____ day of _____, 2026</p> <p>_____ Butler County Attorney</p> |
|---|---|

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FOR YORK COUNTY
[York County Sheriff and York County 911] _____

| | |
|---|---|
| <p>Dated this ____ day of _____, 2026</p> <p>YORK COUNTY BOARD OF SUPERVISORS York, Nebraska</p> <p>BY: _____ CHAIRPERSON</p> | <p>APPROVED AS TO FORM this ____ day of _____, 2026</p> <p>_____ York County Attorney</p> |
|---|---|

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FOR THE CITY OF YORK
[York Police Department] _____

| | |
|--|---|
| Dated this ____ day of _____, 2026 BY: _____ Name: _____ Title: _____ | APPROVED AS TO FORM this ____ day of _____, 2026 _____ York City Attorney |
|--|---|

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FOR THE CITY OF SEWARD
[Seward Police Department] _____

| | |
|--|---|
| Dated this ____ day of _____, 2026 BY: _____ Name: _____ Title: _____ | APPROVED AS TO FORM this ____ day of _____, 2026 _____ Seward City Attorney |
|--|---|

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FOR THE CITY OF MILFORD
[Milford Police Department] _____

| | |
|--|--|
| Dated this ____ day of _____, 2026 BY: _____ Name: _____ Title: _____ | APPROVED AS TO FORM this ____ day of _____, 2026 _____ Milford City Attorney |
|--|--|

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FOR THE CITY OF DAVID CITY
[David City Police Department] _____

| | |
|---|---|
| <p>Dated this ____ day of _____, 2026</p> <p>BY: _____</p> <p>Name: _____</p> <p>Title: _____</p> | <p>APPROVED AS TO FORM this ____ day of _____, 2026</p> <p>_____</p> <p>David City, City Attorney</p> |
|---|---|

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FOR THE CITY OF CRETE
[Crete Police Department] _____

| | |
|---|---|
| <p>Dated this ____ day of _____, 2026</p> <p>BY: _____</p> <p>Name: _____</p> <p>Title: _____</p> | <p>APPROVED AS TO FORM this ____ day of _____, 2026</p> <p>_____</p> <p>Crete City Attorney</p> |
|---|---|

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FOR FILLMORE COUNTY
[Fillmore County Sheriff] _____

| | |
|---|---|
| <p>Dated this ____ day of _____, 2026</p> <p>FILLMORE COUNTY BOARD OF SUPERVISORS Geneva, Nebraska</p> <p>BY: _____ CHAIRPERSON</p> | <p>APPROVED AS TO FORM this ____ day of _____, 2026</p> <p>_____ Fillmore County Attorney</p> |
|---|---|

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3. Presentation of the 2026-27 Fiscal Year Budget Calendar - City Administrator Butcher

BUDGET SCHEDULE

2026-2027

Updated: 4/2/26

- Feb 24 Greg to compile documents for comparability
- April 1 City Engineer and Street Superintendent begin 1 & 6 year street plan preparation
- April 15 Deliver budget worksheets and CIP schedules to Department Heads. Between April 15 & May 11, Department Heads are encouraged to meet informally with Administrative staff for assistance as needed.
- April 30 Approve 1 & 6 year Street plan internally
- May 1 Greg & BIZCO complete IT Review for budget recommendations
- May 4-8 Cydnee and Greg fill in Budget Sheets and Payline Information

The following meetings are scheduled with Cydnee, Greg, and Department Heads: (Department Heads are expected to be prepared to present their total budgets - including their proposed Capital Improvement Project Items & Fixed Asset list at these meetings) (Contact engineers and vendors in advance of these meetings to obtain accurate CIP numbers)

May 12-14 Cydnee/Greg - **Scheduled meetings with Department Heads**

| | | | |
|--------|------------------------------|-------------|--|
| May 12 | 8:15AM | Mike Oneby | -Engineering |
| | 9:00AM | Bob Miers | -Street/Recycling |
| | 11:00AM | Bob Core | -Public Properties, Recreation, Golf, Pool, Cemetery |
| | 3:00PM | Joel | -Wellness Center |
| May 13 | 8:15 AM | Brian | -Police |
| | 10:00AM | Tim | -Building & Codes/Planning & Zoning |
| | 11:15AM | Admin Staff | -General-Admin; Debt Service; CDBG; LB840; TIF; Perpetual Care |
| | 1:00PM | Erin | -Civic Center |
| May 14 | 1:45PM | Becky | -Library |
| | 8:15AM | Jared | -Electric |
| | 10:30AM | Taylor/Dan | -Fire & Rescue |
| | 1:00PM | Brandon | -Water/Sewer |
| Jun 9 | 3:30PM | Katrina | -Senior Center |
| | Meetings to follow up on CIP | | |
| | 8:30 AM – Jared Hochstein | | 10:30 AM – Bob Miers & Mike Oneby |
| | 9:30 AM – Brandon Koll | | 11:30 AM – Bob Core |

- Jun 12 Provide initial utility information requests to NMPP
- Jun 16 **Council Meeting** – Review initial 1 & 6 year Street plan. (P&Z will hear June 8th)
- Jul 1 Greg to finish wage comparability & COLA (Presented to the Personnel & Finance Committee Jul 7)
- Jul 7 Initial meeting with County and School Districts to set date for Joint Public Hearing
- Jul 7 Personnel & Finance Committee meeting – present comparability & COLA (**7:00PM**)
- Jul 7 Cydnee to deliver budget worksheets through 6/30 for departments to work up end of year final estimates
- Jul 9 Meetings to finalize Year-End Estimates
 - 8:30 AM – Jared Hochstein
 - 10:00 AM – Brandon Koll
 - 11:00 AM – Bob Miers & Mike Oneby
 - 1:30PM – Bob Core
- Jul 16 Cydnee & Greg prepare budget neutral model
- Jul 16 Request ESTIMATED Total Valuation from Assessor OR Cydnee & Greg determine an ESTIMATE
Create Liability and Workers Comp Estimate from Suhr and Lichty as well

- Jul 14 Final 9/30 department year-end estimates due to Cydnee from all departments
- Jul 17 Turn in draft budget to Mayor for review prior to meeting
- Jul 21 Mayor, Greg & Cydnee review budgets for recommended changes **(5:30PM)**
- Jul 28 **City Council Work Session** - Estimated date to deliver draft budget package to City Council **(7:00PM)**
- Aug 4 **Council Meeting** - Finalize 1 & 6 year Street plan
- Aug 6 Provide budget spreadsheet, as reviewed by Council, to AMGL CPA's to prepare State budget form
- Aug 1 – 14 Time allowed for any additional meetings that the Council needs regarding budgets
- Aug 1 – 14 Obtain rate increases from NMPP & Ordinances for any rate increases
- Aug 14 – 20 Final Certified Valuation will be available from County Assessor (Provide this to AMGL CPA's)
(AMGL will finalize budget form and budget notice to be published)
- Aug 18 **Council Meeting** - Item to allow Council and public discussion of budgets in order to prepare final budget documents - subject to final valuation figures - and authorization for additional 1% in restricted funds **(7:00PM)**
- Aug 19 Deadline for final valuation figure to be certified from County Assessor
Auditor scheduled to finalize budget forms
- Aug 21 BUDGET NOTICE MUST BE PUBLISHED 5 DAYS BEFORE HEARING (NOON)**
Late Aug or early Sept – but before Council hearing
- Sep 4 Deadline for subdivisions to provide phone number and proposed tax request to County Clerk
- Sep 1 ***If Property Tax Request is less than 2% plus allowable growth:***
Budget Hearing -
a. Public Hearing – City of Seward Budget for the 2025 – 2026 Fiscal Year
b. Public Hearing – Setting 2025 City of Seward tax request

Council Meeting -
a. Resolution adopting Property Tax Request
b. Approval of Additional One Percent (1%) Increase in Restricted Funds
c. Approval of the City of Seward 2025 – 2026 Municipal Budget
d. Adoption of Amended 2023 – 2024 Fiscal Year Budget (if applicable)
- Sep 9 Deadline for County Clerk to provide September 4th information to County Assessor
- Sep 15-26 Joint Public Hearings held (10 days after hearing – County Clerk provides Joint Public Hearing Report to participating subdivisions)
- Sept 15 **Council Meeting** – Extra Date if can't get completed in time.
- Sep 21-25 Special City Council Meeting to Finalize Budget after Joint Public Hearing
- Sep 30 Deadline for filing budget with County Clerk and State Auditor (Including Interlocal Agreement Report filed with State Auditor)

CITY ADMINISTRATOR'S REPORT

CITY ADMINISTRATORS REPORT – 4/21/2026

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, design of 5th and Bradford/Roberts Drainage, Design of Lindell and Jackson Reconstruction, construction of Worthmann Blvd extension.
- Water Tower project underway. Working on cellular installations, electric connections, fiber connections and demolition planning for old tower.
- Check in meeting with Building and Zoning Staff.
- Met weekly with Collin Hain (SCCDP) to update on the status of economic development items.
- Held weekly Department Head Meetings.
- Responded to inquiries from project team related to site visit for potential economic development project.
- DARI Weekly onsite trailer meeting.
- Monitored a number of items before the Nebraska Legislature.
- Reviewed February financials with Finance Director.
- Held numerous meetings on the process to hire the new Library Director, reviewed applications.
- Attend 4th of July emergency management meeting and conducted a tabletop scenario exercise.
- Attended the NPPD Customer Committee meeting in Columbus.
- Reviewed planning and design drawings for the revitalize and thrive committee's proposed outdoor development on the northwest corner of the Civic Center block.
- Attended Parks and Rec Board Meeting to discuss Future Pool Location and Golf Course Updates.
- Met with NWDEE, SEH, City Engineer, Water/Wastewater Director regarding temporary treatment planning.
- Held monthly Wellness Center Leadership meeting.
- Met with Verle Wiemer regarding downtown historical lights project.
- Met with the Changing the Game Board members to review updates and changes.
- Attended quarterly Safety Committee Meeting.
- Attended meeting with Golf Team to review policy updates, hours of operation, season schedule.
- Worked with BIZCO to finalize a number of items related to ALLO conversions and 2026-27 budget items.
- Out sick on 3/6.

Police Department

- Navigating Child Protection Services
- Suicide Prevention Coalition
- 4th of July IAP Tabletop Exercise
- Employee Appreciation Banquet

City Clerk/Human Resources/City Hall

- Employee Handbook: Collect Acknowledgements by 4/15
- Banquet – Mayor's Agenda; Assist Mattie where needed to prepare; Event 4/17
- Surplus Items List: Purplewave auction ends 4/28
- DR-4896 (August): Continue work in FEMA Grants Portal; Progress meeting
- Employee Evaluations: Review evals with Greg for follow-up
- DR-4868 (March 2025): Complete Virtual Site Inspection

Water/Wastewater Department

- Allo Conversion RO and WWTF Buildings
- Leak on Fairlane
- UV Installation
- Tower Disinfection-Maguire and Olsson

- Gade Farms to haul Biosolids

Parks and Rec/Cemetery/Golf/Pool

- City Banquet Friday
- Irrigation maintenance and start up
- Golf Course closed Monday for aerification
- Help Street Dept pour concrete behind Field 3
- Paint soccer fields and foul lines

Civic Center

- Quiz Bowl on Wednesday
- Art is up in West Gallery

Electric Department

- Truck and tool inspections Monday & Tuesday.
- Hang switch install jumpers & terminate riser Dari.
- Terminate south side of Worthman Phase in Loop to Pet Source.
- Brook has Building Inspections Monday.
- Black Hills Gas Route walk through on Tuesday at 10:00.
- Safety Committee meeting Thursday.
- Clean shop and set up for awards Party Thursday-Friday.
- Michelle reads water meters Friday.

Street Department

- North 14th Street cement on levee
- Open alley approach on south street
- Safety Meeting Thursday
- Spring Sweeping

Library

- Movie Wednesday
- BrainHQ Interview Thursday
- Safety Committee Meeting Thursday
- Staff meeting and Employee Appreciation Friday

Building Inspection/Planning Department

- Planning Commission – Hofer minor plat and rezone, ULDO definitions.
- Fire Marshal Lubke – Brandon Koll and I responsible for Parker Baby Hydrant inspection, and I am responsible for exhaust hood wall inspection before covering up for Squire Wards.
- Plan reviews – Walmart RTU's, Hospital generator upgrade, Arrowhead and Aspen house reviews, Desert Glow review and off-street parking request for City Council.
- Squire Wards – Continued review and conversations of rear access for liquor permit and code approvals.
- Safety Committee – Inspections conducted Monday 4-13 8:30 am, Meeting Thursday 4-16.
- Black Hills – Site meeting for TBS route Tuesday 4-14 8:30am.
- 107 South St – Waiting on structural engineers' recommendations, notice to repair temp fence for safety. Contacted about the safety fence needing replaced.
- Edgewood – Meet with Connie Meyer to review 2 trees and responsibility

Engineering

- 500k Water Tower – site work, disinfection, Bac-T test, County ARPA funds, SRF loan, T-Mobile and AT&T lease agreements, T-Mobile site visit
- Temporary Treatment – meeting w/SHE, site engineering
- Black Hills Energy – Bek ROW
- Metering Manhole – Advertisement to bid, revised bid date
- East Hillcrest Drive – 90% design review, set up meeting w/Concordia, plat map options, easement docs signed by Concordia
- Worthman Blvd Extension – sidewalk, seeding
- Water System Study – initial information gathering
- One and Six - revise
- South 2nd Street & Izaak Walton Interceptor Sewer – data (from Water System Study) to augment expanded South Side service area
- 2nd Street Lift Station – data (from Water System Study), develop into CIP, design, project documents, and bid, Schemmer proposal

Finance Department

- Caselle User Training Tuesday & Wednesday
- Semi-Annual Treasurer's report

Seward Wellness Center

- Safety Committee Meeting
- St. Vincent Health Fair

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

1. Strategy Session with City Attorney for Real Estate Negotiations - City Attorney Hoffschneider

MOTION TO ADJOURN

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