



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

Tuesday, August 18, 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, August 18, 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: July 2026

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	1	\$ 1,171.25	\$ 410,000.00
REMODEL/ADDIT.	9	\$ 7,086.41	\$ 3,546,699.00
ACCESSORY	6	\$ 108.40	\$ 6,120.40
RELOCATE	5	\$ 250.00	\$ 81,817.00
ELECTRIC			
PLUMBING	10	\$ 885.00	
MECHANICAL	4	\$ 525.00	
SEWER TAP	0	\$ -	
TEMP. WATER	0	\$ -	
WATER TAP	0	\$ -	
TEMP. ELEC.	0	\$ -	
ELECTRIC SER.	0	\$ -	
TOTALS	35	\$ 10,026.06	\$ 4,044,636.40

YEAR TO DATE January to December 2026

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	20	\$ 49,062.56	\$ 8,522,098.94
REMODEL/ADDIT.	65	\$ 26,461.58	\$ 12,013,472.04
ACCESSORY	70	\$ 6,964.95	\$ 2,041,643.89
RELOCATE	23	\$ 1,407.00	\$ 429,955.90
ELECTRIC		\$ -	\$ -
PLUMBING	59	\$ 5,495.00	\$ -
MECHANICAL	54	\$ 5,825.00	\$ -
SEWER TAP	17	\$ 3,800.00	\$ -
TEMP. WATER	15	\$ 1,800.00	\$ -
WATER TAP	17	\$ 13,408.00	\$ -
TEMP. ELEC.	15	\$ 750.00	\$ -
ELECTRIC SER.	18	\$ 3,200.00	\$ -
TOTALS	373	\$ 118,174.09	\$ 23,007,170.77

LAST YEAR: July 2025

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	3	\$ 6,093.01	\$ 1,678,290.00
REMODEL/ADDIT.	12	\$ 2,079.48	\$ 198,640.00
ACCESSORY	13	\$ 351.54	\$ 35,049.00
RELOCATE	5	\$ 200.00	\$ 53,648.00
ELECTRIC		\$ -	\$ -
PLUMBING	12	\$ 1,145.00	\$ -
MECHANICAL	0	\$ -	\$ -
SEWER TAP	1	\$ 250.00	\$ -
TEMP. WATER	0	\$ -	\$ -
WATER TAP	1	\$ 857.00	\$ -
TEMP. ELEC.	1	\$ 50.00	\$ -
ELECTRIC SER.	1	\$ 400.00	\$ -
TOTALS	49	\$ 11,426.03	\$ 1,965,627.00

YEAR TO DATE January to December 2025

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	20	\$ 78,751.78	\$ 33,299,604.17
REMODEL/ADDIT.	72	\$ 10,947.83	\$ 2,402,752.37
ACCESSORY	65	\$ 2,585.88	\$ 498,549.89
RELOCATE	36	\$ 3,777.70	\$ 1,610,820.25
ELECTRIC		\$ -	\$ -
PLUMBING	72	\$ 5,775.00	\$ -
MECHANICAL	37	\$ 5,476.00	\$ -
SEWER TAP	15	\$ 3,550.00	\$ -
TEMP. WATER	13	\$ 1,560.00	\$ -
WATER TAP	15	\$ 15,176.00	\$ -
TEMP. ELEC.	14	\$ 700.00	\$ -
ELECTRIC SER.	15	\$ 5,500.00	\$ -
TOTALS	374	\$ 133,800.19	\$ 37,811,726.68

OPEN Property Maintenance Code Violation Report

					8/12/2026
Property Address	Violation Type	Deadline	Owner Information	Delivery Type	Status
2026					
921 N 7th St	Trashed furniture	7/31/2026	Pass Go Real Estate		CSO Arena confirmed removal of the furniture as of 8-10-2026
437 S 6th St	Protective coating, roof covering, trash		Verlin Miller 2326 Holdrege Rd Milford, NE 68405	In person	8/10 Property is scheduled as a training burn Saturday 8/15. 7/15 Property has been sold to the neighbor and closed on July 2nd. Chief Mifflin is in contact with the new owners and scheduling a training burn by end of August. Andy Hartman has been contracted to clean the site after the burn has been completed. All utilities have been disconnected.
250 Shannon Rd	Weeds	6/15/2026	Vicki Hiser	Phone Call	CSO Arena made contact with the owner. Informed her that everything needed to be less than a foot tall, and it needed to be done my Monday.
2945 Progressive	Grass	6/15/2026	Hung Dao	Phone Call	CSO Arena made contact with the owner. Informed the owner they have till Monday to get it mowed or the City will come and do it. CSO Arena told the owner, going forward a notice will be posted on the property for notification.
804 Twin Oaks Rd	Grass	6/15/2026	LE Family Estates	Phone Call	CSO Arena made contact with the owner. Informed the owner they have till Monday to get it mowed or the City will come and do it. CSO Arena told the owner, going forward a notice will be posted on the property for notification.
811 Twin Oaks Rd	Grass	6/3/2026	Twin Oaks Place, Randy Skillin Dallas Waller, Manager	Phone Call/In Person/Letter	CSO Arena made contact with the property manager and stated the grass needed to be mowed by May 26th. It was not completed. A letter was mailed and posted June 3rd stating they have 3 days to mow. It was mowed by the given timeframe.
2945 Progressive	Grass	5/20/2026	Hung Dao	Phone Call	CSO Arena made contract with the owner. He stated that it needs to be done by next week. It was mowed over the weekend.

OPEN Property Maintenance Code Violation Report

804 Twin Oaks Rd	Grass	5/20/2026	LE Family Estates	In Person	CSO Arena made contact with one of the tenants. They stated each tenant had a specific area to maintain. CSO Arena stated it needs to be done by next week. They tenants mowed over the weekend.
725 N 6th St	Grass/Weeds/Tree Limb	5/20/2026	Webs Rentals	Phone Call	CSO Arena made contact with the owner. The owner stated he will have the tenants mow. If the don't the owner will get it done by the deadline
739 N 6th Street	Grass/Weeds	5/20/2026	William Hudson	Phone Call	CSO Arena made contact with the owner and stated they had through the weekend to get the yard taken care of.
757 N 6th Street	Truck Parking Across Sidewalk	5/20/2026	Loretta Jelinek	In Person	Tim Dworak made contact with the family. The truck was moved on 5-16-2026
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 poperty. 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 remvoed. 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:	July-26				
VARIANCE AT: 83%						
	REVENUE	CURRENT YTD		UNRECEIPTED	PREVIOUS YTD	DIFFERENCE
DEPARTMENT	BUDGET	REVENUE	VARIANCE	BALANCE	REVENUE	B/W BUDGET YEARS
ELECTRIC	15,942,270	11,924,302	75%	4,017,968	10,486,710	1,437,592
ELEC BOND PYMT						
WATER	7,839,800	2,321,637	30%	5,518,163	1,994,800	326,838
WATER BOND PYMTS						
WATER SINKING FUND	20,000	20,000	100%	- 0 -	20,000	- 0 -
WASTEWATER TREATMENT	25,388,514	2,593,697	10%	22,794,817	2,475,823	117,874
WWTW BOND PYMT						
WWTW SINKING FUND	- 0 -	- 0 -	#DIV/0!	- 0 -	930,000	(930,000)
TOTAL BUSINESS-TYPE FUNDS	49,190,583	16,859,636	34%	32,330,947	15,907,333	952,304
GENERAL REVENUES	5,509,483	4,576,381	83%	933,102	4,305,621	270,761
POLICE	6,800	3,668	54%	3,132	2,748	920
E911	- 0 -	- 0 -	#DIV/0!	- 0 -	- 0 -	- 0 -
POLICE EQUITABLE SHARING	- 0 -	- 0 -	#DIV/0!	- 0 -	- 0 -	- 0 -
STREET	4,967,561	973,170	20%	3,994,391	2,341,622	(1,368,452)
STREET STP FUNDS	197,407	197,406	100%	0	190,434	6,972
DEBT SERVICE	595,900	590,884	99%	5,016	599,861	(8,977)
RAIL CAMPUS	- 0 -	- 0 -	#DIV/0!	- 0 -	- 0 -	- 0 -
CDBG DOWNTOWN REVITAL GRANT	30,000	2,732	9%	27,268	84,151	(81,419)
BLDGS & GRDS (CITY HALL)	48,000	40,000	83%	8,000	36,000	4,000
LEEVE ACCREDITATION	- 0 -	146,250	#DIV/0!	(146,250)	- 0 -	146,250
CIVIC CENTER	201,880	272,017	135%	(70,137)	1,975,526	(1,703,509)
LIBRARY	42,000	47,768	114%	(5,768)	46,344	1,424
PUBLIC PROPERTIES	32,100	15,764	49%	16,336	25,159	(9,396)
GUTHMAN TRUST/PERPETUAL CARE	11,775	15,587	132%	(3,812)	13,591	1,996
CEMETERY	68,000	64,719	95%	3,281	67,443	(2,724)
GOLF COURSE	430,025	426,001	99%	4,024	449,871	(23,870)
BLDGS & GRDS (OTHER)	- 0 -	98,848	#DIV/0!	(98,848)	- 0 -	98,848
BLDG INSP/PLAN & ZONING	108,100	113,923	105%	(5,823)	114,876	(953)
FIRE/EQUIP SINKING FUND	473,000	285,477	60%	187,523	658,839	(373,362)
TREE BOARD	- 0 -	- 0 -	#DIV/0!	- 0 -	- 0 -	- 0 -
ENGINEER	131,036	- 0 -	0%	- 0 -	- 0 -	- 0 -
DOWDING POOL /SWIM LESSONS	97,000	78,113	81%	18,887	73,483	4,631
CONCESSION STAND	900	9,317	1035%	(8,417)	900	8,417
RECREATION/COMPLEX LIGHTS	43,796	67,796	155%	(24,000)	46,376	21,420
SENIOR CENTER	154,000	92,878	60%	61,122	76,254	16,624
SENIOR SHUTTLE	4,600	3,996	87%	605	3,806	189
RECYCLING	3,500	7,512	215%	(4,012)	2,081	5,431
WELLNESS CENTER	908,500	698,318	77%	210,182	296,881	401,437
ECONOMIC DEVELOPMENT (LB840)	328,269	363,359	111%	(35,090)	271,694	91,665
CAPITAL IMPROVEMENTS FUND	761,100	631,904	83%	129,196	4,546,630	(3,914,726)
TAX INCREMENT FINANCING	739,000	738,836	100%	164	757,515	(18,679)
TOTAL GOVERNMENTAL FUNDS	15,893,732	10,562,625	66%	5,200,071	16,987,706	(6,425,081)
				(UNAUDITED)		

TREASURER'S REPORT	MONTH OF:	July-26				
VARIANCE AT: 83%						
	EXPENDITURES	CURRENT YTD		UNEXPENDED	PREVIOUS YTD	DIFFERENCE
DEPARTMENT	BUDGET	EXPENDITURES	VARIANCE	BALANCE	EXPENDITURES	B/W BUDGET YEARS
ELECTRIC	18,450,222	9,905,841	54%	8,544,381	9,120,611	785,229
ELEC BOND PYMT	489,208	464,429	95%	24,779	463,935	494
WATER	4,193,086	2,117,321	50%	2,075,765	3,492,603	(1,375,281)
WATER BOND PYMTS	356,793	356,993	100%	(200)	357,426	(434)
WATER SINKING FUND	20,000	20,000	100%	- 0 -	20,000	- 0 -
WASTEWATER TREATMENT	24,267,265	2,138,172	9%	22,129,093	1,636,052	502,119
WWTW BOND PYMT	290,405	10,353	4%	280,053	- 0 -	10,353
WWTW SINKING FUND	- 0 -	- 0 -	#DIV/0!	- 0 -	930,000	(930,000)
TOTAL BUSINESS-TYPE FUNDS	48,066,978	15,013,107	31%	33,053,870	16,020,628	(1,007,520)
GENERAL EXPENSES	365,397	218,511	60%	146,887	1,287,584	(1,069,073)
POLICE	1,963,904	1,613,693	82%	350,211	1,642,761	(29,068)
E911	285,624	238,020	83%	47,604	205,249	32,771
POLICE EQUITABLE SHARING	- 0 -	- 0 -	#DIV/0!	- 0 -	- 0 -	- 0 -
STREET	5,908,491	3,312,751	56%	2,595,740	2,371,310	941,440
STREET STP FUNDS	184,598	184,598	100%	- 0 -	178,511	6,087
DEBT SERVICE	588,400	530,728	90%	57,672	533,052	(2,324)
RAIL CAMPUS	11,000	3,600	33%	7,400	17,945	(14,345)
CDBG-DOWNTOWN REVITAL GRANT	30,000	10,672	36%	19,328	84,151	(73,479)
BLDGS & GRDS (CITY HALL)	20,220	12,097	60%	8,123	17,967	(5,870)
LEVEE ACCREDITATION	15,000	26,448	176%	(11,448)	248,239	(221,791)
CIVIC CENTER	201,880	180,978	90%	20,902	2,183,193	(2,002,215)
LIBRARY	692,372	527,909	76%	164,463	487,508	40,401
PUBLIC PROPERTIES	679,996	518,863	76%	161,133	529,691	(10,828)
GUTHMAN TRUST - REGULAR	145	4,497	3101%	(4,352)	145	4,352
CEMETERY	251,343	183,701	73%	67,642	216,536	(32,835)
GOLF COURSE	756,747	653,674	86%	103,073	528,861	124,813
BLDGS & GRDS (OTHER)	13,400	104,758	782%	(91,358)	3,492	101,266
BLDG INSP/PLAN & ZONING	181,409	127,125	70%	54,284	135,764	(8,639)
FIRE/EQUIP SINKING FUND	943,305	529,314	56%	413,991	566,145	(36,831)
TREE BOARD	12,500	8,927	71%	3,573	2,100	6,827
ENGINEER	174,714	138,735	79%	35,979	144,035	(5,300)
DOWDING POOL/SWIM LESSONS	346,156	230,884	67%	115,272	205,376	25,509
RECREATION/COMPLEX LIGHTS	270,839	238,312	88%	32,527	244,122	(5,810)
SENIOR CENTER	293,461	182,385	62%	111,077	170,539	11,846
SENIOR SHUTTLE	4,837	4,359	90%	479	3,537	822
RECYCLING	36,926	33,790	92%	3,136	29,800	3,990
WELLNESS CENTER	847,795	767,497	91%	80,298	378,043	389,454
ECONOMIC DEVELOPMENT LB840	328,269	100,046	30%	228,223	504,707	(404,661)
CAPITAL IMPROVEMENTS FUND	1,150,000	439,016	38%	710,984	4,172,151	(3,733,134)
TAX INCREMENT FINANCING	705,000	611,469	87%	93,531	701,804	(90,336)
TOTAL GOVERNMENTAL FUNDS	17,263,729	11,737,357	68%	5,526,371	17,794,318	(6,056,960)
				(UNAUDITED)		

Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

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As Of 7/31/2026

Receipt# Safekeeping Location	CUSIP	ASC 320	Description		Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
			Maturity	Prerefund				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	198,156.00
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	222,304.50
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	131,670.00
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	224,017.70
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	172,161.50
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	139,512.00
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	149,672.65
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	68,057.25
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	140,895.00
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	249,127.50
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	300,114.00
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	218,505.35
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	194,742.00

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

7/24/2026 4:56 PM - BLA / JNBT

BBA - Baker Bond Accounting ®

The Baker Group Software Solutions, Inc.

Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 7/31/2026

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Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		
								Original Face	Par	Book Value
80378TEW8 COMM: COMMERCE BANK	AFS		SARPY SID #257-REF NE 33 10/15/33		3.85		250,000.00 100.00%	250,000.00	250,000.00	237,682.50
698864HR9 COMM: COMMERCE BANK	AFS		PAPILLION MUNI FACS NE 33 12/15/33		3.00	Aa1	175,000.00 100.00%	175,000.00	175,000.00	167,776.00
818468BN9 COMM: COMMERCE BANK	AFS		SEWARD-REF NE 33 12/15/33		2.35	AA	400,000.00 100.00%	400,000.00	400,000.00	370,712.00
943776KA1 COMM: COMMERCE BANK	AFS		WAVERLY NE 34 06/01/34		2.95		335,000.00 100.00%	335,000.00	335,000.00	292,109.95
840372SX5 COMM: COMMERCE BANK	AFS		SOUTH SIOUX CITY-REF NE 36 08/01/36		2.20		200,000.00 100.00%	200,000.00	200,000.00	180,916.00
25929PDW6 COMM: COMMERCE BANK	AFS		DOUGLAS SID #491-REF NE 36 09/15/36		2.60		200,000.00 100.00%	200,000.00	200,000.00	164,254.00
80378EDN2 COMM: COMMERCE BANK	AFS		SARPY SID #263-REF NE 36 09/15/36		3.80		260,000.00 100.00%	260,000.00	260,000.00	245,999.00
98676TCF8 COMM: COMMERCE BANK	AFS		YORK NE-B-REF NE 36 10/01/36		1.85		200,000.00 100.00%	200,000.00	199,082.35	147,718.00
23087RHC5 COMM: COMMERCE BANK	AFS		CUMING CO-B-REF NE 36 12/15/36		2.00		250,000.00 100.00%	250,000.00	250,000.00	205,997.50
68905WFK3 COMM: COMMERCE BANK	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	155,214.00
80378DT4 COMM: COMMERCE BANK	AFS		SARPY CO SD#46 NE 36 12/15/36		2.00	AA-	200,000.00 100.00%	200,000.00	200,000.00	161,048.00
25938WBX0 COMM: COMMERCE BANK	AFS		DOUGLAS CO SID #562 NE 37 06/01/37		3.85		320,000.00 100.00%	320,000.00	320,000.00	286,787.20
80377XCV4 COMM: COMMERCE BANK	AFS		SARPY CO SID #190-REF NE 37 10/15/37		4.00		205,000.00 100.00%	205,000.00	205,000.00	193,442.10

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7/24/2026 4:56 PM - BLA / JNBT

BBA - Baker Bond Accounting ®

The Baker Group Software Solutions, Inc.

Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 7/31/2026

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Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
								Original Face	Par	Book Value	Market Value
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	200,000.00	152,188.00
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	165,000.00	154,847.55
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	250,000.00	250,190.00
COMM: COMMERCE BANK	80373RDR9	AFS	SARPY CO DT #220-REF NE 38 08/15/38		4.05		170,000.00 100.00%	170,000.00	170,000.00	170,000.00	165,219.60
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	290,000.00	221,351.20
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	200,000.00	151,174.00
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	215,000.00	206,696.70
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	200,000.00	191,012.00
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	180,000.00	171,910.80
COMM: COMMERCE BANK	25930BEE3	AFS	DOUGLAS CO SID #504 NE 39 08/15/39		3.40		215,000.00 100.00%	215,000.00	215,000.00	215,000.00	191,257.55
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	225,000.00	167,253.75
COMM: COMMERCE BANK	80373XBC1	AFS	SARPY CO SAN & IMPT NE 39 08/15/39		2.60		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	147,154.00
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	190,000.00	178,913.50

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

7/24/2026 4:56 PM - BLA / JNBT

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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			
								Original Face	Par	Book Value	Market Value
COMM: COMMERCE BANK	25931BEJ1	AFS	DOUGLAS SID #507-REF NE 40 05/01/40		3.15		185,000.00 100.00%	185,000.00	185,000.00	185,000.00	143,258.45
COMM: COMMERCE BANK	25933VDM9	AFS	DOUGLAS CO SD #559 NE 40 05/15/40		3.40		175,000.00 100.00%	175,000.00	175,000.00	175,000.00	171,599.75
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	150,000.00	124,777.50
COMM: COMMERCE BANK	25933EEG9	AFS	DOUGLAS CO SAN & IMPT NE 40 11/15/40		3.15		190,000.00 100.00%	190,000.00	190,000.00	190,000.00	175,972.30
COMM: COMMERCE BANK	80388MBJ3	AFS	SARPY CNTY SANITATION NE 40 12/15/40		4.00		240,000.00 100.00%	240,000.00	240,000.00	240,000.00	202,843.20
COMM: COMMERCE BANK	617775EV9	AFS	MORRILL CO NE 41 06/15/41		2.25		240,000.00 100.00%	240,000.00	240,000.00	240,000.00	164,354.40
COMM: COMMERCE BANK	25936EDY8	AFS	DOUGLAS CO SID #561 NE 41 07/15/41		2.90		235,000.00 100.00%	235,000.00	235,000.00	235,000.00	196,241.45
COMM: COMMERCE BANK	25939LDA1	AFS	DOUGLAS CO SID #567 NE 41 07/15/41		2.75		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	134,786.00
COMM: COMMERCE BANK	25930LDN2	AFS	DOUGLAS CO SAN #530 NE 41 08/15/41		2.85		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	144,550.00
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	255,000.00	181,725.75
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	200,000.00	145,560.00
COMM: COMMERCE BANK	25938MDE2	AFS	DOUGLAS CO SAN & IMPT NE 41 09/01/41		2.80		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	143,980.00
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	235,000.00	169,670.00

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Pledged To: CITY TREASURER

Jones Bank - Seward, NE

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As Of 7/31/2026

Receipt# Safekeeping Location	CUSIP	ASC 320 Maturity	Description Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
							Original Face	Par	
COMM: COMMERCE BANK	25939HCU7	AFS	DOUGLAS CO SID#563 NE 41 11/15/41	2.85		200,000.00 100.00%	200,000.00	200,000.00	141,560.00
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	148,648.00
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	251,937.61	244,455.00
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	208,760.00
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	196,391.25
COMM: COMMERCE BANK	808290FV7	AFS	SCHUYLER NE 42 03/15/42	2.75		250,000.00 100.00%	250,000.00	250,000.00	181,215.00
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	185,441.80
COMM: COMMERCE BANK	25932XE6	AFS	DOUGLAS CO SID #524 NE 42 09/15/42	4.65		250,000.00 100.00%	250,000.00	250,000.00	238,427.50
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	198,607.50
COMM: COMMERCE BANK	006058DK4	AFS	ADAMS CO NE 42 12/15/42	4.00	AA-	300,000.00 100.00%	300,000.00	302,313.53	297,090.00
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	187,920.00
COMM: COMMERCE BANK	3132DMPY5	AFS	FRLMC 30YR 03/01/50	SD0439 3.50		1,000,000.00 100.00%	1,000,000.00	475,333.42	428,061.51
64 Securities Pledged To: 1010 - CITY TREASURER							14,725,000.00	14,200,333.42	12,323,656.71

CASH IN BANK \$11,679,712.32

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

7/24/2026 4:56 PM - BLA / JNBT

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The Baker Group Software Solutions, Inc.

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

Pledged Securities Detail
July 31, 2026

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Report Sequence: grp, CUSIP, Ticket

SGRp STyp Loc/PI	CUSIP Description S&P	Rate	Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			Market Value
										Par Value Book Value	Carrying Value Interest Rec	Collateral Value	
PLEDGE: CITY OF SEWARD (02)													
CMO	3137AWU78	1.250			185157011-1		12/15/2027	1,500,000.00	1,500,000.00	9.83		9.81	9.81
FHR	FHR 4145 AC						12/1/2012	9.83	100.00%	9.83		0.01	9.82
D02/02							AFS						
GNMA	36176W2B6	4.000			185168920-1		12/15/2026	560,000.00	560,000.00	968.23		966.82	966.82
GNMA	GNMA POOL 778670						12/1/2011	968.23	100.00%	970.44		3.23	970.05
D02/02							AFS						
MBS	3128CUV29	2.500			177020851-1		2/1/2033	1,000,000.00	1,000,000.00	106,035.22		99,870.94	99,870.94
FGLM	FHLMC POOL G30633						2/1/2013	106,035.22	100.00%	109,363.44		220.91	100,091.85
D02/02							AFS						
MBS	3128MDW74	3.500			177039340-1		12/1/2028	1,450,000.00	1,450,000.00	48,215.73		47,763.06	47,763.06
FGLM	FHLMC POOL G14970						12/1/2013	48,215.73	100.00%	49,101.12		140.63	47,903.65
D02/02							AFS						
MBS	3128Q0GL5	4.000			185147609-1		5/1/2027	425,000.00	425,000.00	1,655.81		1,650.12	1,650.12
FGLM	FHLMC POOL J19203						5/1/2012	1,655.81	100.00%	1,664.62		5.52	1,655.64
D02/02							AFS						
MBS	31329KRS5	3.000			177051131-1		4/1/2033	1,000,000.00	1,000,000.00	105,849.96		99,245.90	99,245.90
FGLM	FHLMC POOL ZA2297						9/1/2018	105,849.96	100.00%	102,455.72		264.62	99,510.52
D02/02							AFS						
MBS	3132A8S34	2.500			177051143-1		1/1/2031	860,000.00	860,000.00	81,878.50		78,892.17	78,892.17
FGLM	FHLMC POOL ZS7738						9/1/2018	81,878.50	100.00%	79,641.04		170.58	79,062.75
D02/02							AFS						
MBS	3138EJLQ9	4.000			185159924-1		7/1/2027	443,000.00	443,000.00	1,764.99		1,752.09	1,752.09
FNMA	FNMA POOL AL2134						7/1/2012	1,764.99	100.00%	1,774.78		5.88	1,757.97
D02/02							AFS						
MBS	3138EKR9	3.500			185160071-1		2/1/2028	500,000.00	500,000.00	3,069.38		3,043.76	3,043.76
FNMA	FNMA POOL AL3191						2/1/2013	3,069.38	100.00%	3,093.94		8.95	3,052.7
D02/02							AFS						
MBS	3138EJXJ9	5.500			177039338-1		1/1/2034	2,000,000.00	2,000,000.00	112,874.38		113,687.60	113,687.60
FNMA	FNMA POOL AL3380						3/1/2013	112,874.38	100.00%	121,246.88		517.34	114,204.9
D02/02							AFS						

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

Report Sequence: sgrp, CUSIP, Ticket

Pledged Securities Detail

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SGrp STyp Loc/PI	CUSIP Description S&P	Moody	Rate	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		
										Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MBS FNMA D02/02	3138ELYF4 FNMA POOL AL4309		4.000		185160221-1		10/1/2028 10/1/2013 AFS	1,000,000.00 7,206.97	1,000,000.00 100.00%	7,206.97 7,290.51	7,167.29 24.02	7,167.29 7,191.31
MBS FNMA D02/02	3138EMCY5 FNMA POOL AL4586		4.000		185160242-1		2/1/2027 12/1/2013 AFS	575,000.00 86.53	575,000.00 100.00%	86.53 86.83	86.23 0.29	86.23 86.52
MBS FNMA D02/02	3138EMPD7 FNMA POOL AL4919		3.500		184006560-1		3/1/2029 2/1/2014 AFS	2,000,000.00 63,910.64	631,641.94 31.58%	20,184.32 20,577.49	19,984.64 58.87	19,984.64 20,043.51
MBS FNMA D02/02	3138EQ5H1 FNMA POOL AL8047		3.500		176002956-1		11/1/2030 1/1/2016 AFS	1,050,000.00 82,024.11	1,050,000.00 100.00%	82,024.11 84,602.14	78,994.74 239.24	78,994.74 79,233.98
MBS FNMA D02/02	3138WDUJ82 FNMA POOL AS4206		3.000		178000698-1		1/1/2030 12/1/2014 AFS	1,160,000.00 51,143.44	1,160,000.00 100.00%	51,143.44 52,196.66	49,882.54 127.86	49,882.54 50,010.40
MBS FNMA D02/02	3140FBGJ3 FNMA POOL BD3800		2.000		177051139-1		7/1/2031 7/1/2016 AFS	1,375,000.00 156,295.93	1,375,000.00 100.00%	156,295.93 151,265.25	148,505.77 260.49	148,505.77 148,766.26
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		12/1/2029 3/1/2017 AFS	1,750,000.00 89,671.33	1,750,000.00 100.00%	89,671.33 90,703.99	87,064.03 186.82	87,064.03 87,250.85
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		185164038-1		12/1/2029 3/1/2017 AFS	300,000.00 15,372.23	300,000.00 100.00%	15,372.23 15,396.22	14,925.26 32.03	14,925.26 14,957.29
MBS FNMA D02/02	31418AAC2 FNMA POOL MA0902		3.000		185165786-1		11/1/2026 10/1/2011 AFS	1,000,000.00 1,089.81	1,000,000.00 100.00%	1,089.81 1,090.40	1,084.63 2.72	1,084.63 1,087.35
MBS FNMA D02/02	31418AKN7 FNMA POOL MA1200		3.000		177011537-1		10/1/2032 9/1/2012 AFS	800,000.00 59,724.94	800,000.00 100.00%	59,724.94 61,627.79	56,900.72 149.31	56,900.72 57,050.03
MBS FNMA D02/02	31418AVK1 FNMA POOL MA1517		3.000		177039341-1		7/1/2028 6/1/2013 AFS	1,000,000.00 29,660.18	1,000,000.00 100.00%	29,660.18 29,918.97	29,255.74 74.15	29,255.74 29,329.89

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Cattle Bank & Trust (052)

Investment Portfolio (1)

Report Sequence: sgrp, CUSIP, Ticket

Pledged Securities Detail

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SGrp STyp Loc/Pl	CUSIP Description S&P	Rate	Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		
										Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MBS	31418B8R3	4.000			177020853-1		6/1/2036	410,000.00	410,000.00	60,618.80	58,324.74	58,324.74
FNMA	FNMA POOL MA2655						5/1/2016	80,618.80	100.00%	63,710.10	202.06	58,526.80
D02/02							AFS					
MBS	31418DRM6	2.000			177046216-1		8/1/2030	610,000.00	610,000.00	108,083.87	103,565.04	103,565.04
FNMA	FNMA POOL MA4091						7/1/2020	108,083.87	100.00%	106,190.39	180.14	103,745.18
D02/02							AFS					
MBS	31418EA83	1.500			177048016-1		2/1/2032	179,142.00	167,163.35	71,079.90	66,280.33	66,280.33
FNMA	FNMA POOL MA4530						1/1/2022	76,173.37	93.31%	68,642.87	88.85	66,369.18
D02/02							AFS					
MUNI	25887CAZ1	2.250		NE	177039343-1	Cont	1/1/2034	120,000.00	120,000.00	120,000.00	98,470.15	98,470.15
GO	DOUGLAS CNTY NEB S&I #540					1/1/2027	1/5/2022	120,000.00	100.00%	120,000.00	225.00	98,695.15
D02/02						100.000	AFS					
MUNI	259290EB6	3.100		NE	185142828-1	Contln	8/15/2030	150,000.00	150,000.00	150,000.00	141,798.79	141,798.79
GO	DOUGLAS CNTY NE SAN & IMPT DIS					8/1/2026	6/15/2016	150,000.00	100.00%	150,000.00	2,144.17	143,942.96
D02/02						100.000	AFS					
MUNI	259305DT4	2.500		NE	178003667-1	Cont	3/1/2036	150,000.00	150,000.00	150,000.00	118,884.22	118,884.22
GO	DOUGLAS CNTY NEB S&I #499					3/1/2027	3/1/2022	150,000.00	100.00%	150,000.00	1,562.50	120,446.72
D02/02						100.000	AFS					
MUNI	25930TB16	2.900		NE	184003054-1	Cont	11/15/2036	50,000.00	50,000.00	50,000.00	48,506.09	48,506.09
GO	DOUGLAS CNTY NEB SANI & #421					8/1/2026	5/19/2020	50,000.00	100.00%	50,000.00	306.11	48,812.20
D02/02						100.000	AFS					
MUNI	25931BEG7	2.750		NE	184010678-1	Cont	5/1/2035	175,000.00	175,000.00	175,000.00	142,929.46	142,929.46
GO	DOUGLAS CNTY NEB SAN & IMPT DI					8/1/2026	5/3/2021	175,000.00	100.00%	175,000.00	1,203.13	144,132.59
D02/02						100.000	AFS					
MUNI	25931LCN2	2.700		NE	185142862-1	Contln	11/15/2028	170,000.00	170,000.00	170,000.00	164,216.61	164,216.61
GO	DOUGLAS CNTY NE SAN & IMPT					8/1/2026	11/15/2016	170,000.00	100.00%	170,000.00	969.00	165,185.61
D02/02						100.000	AFS					
MUNI	25931VBN1	3.500		NE	185142866-1	Contln	8/15/2032	50,000.00	50,000.00	50,000.00	46,488.47	46,488.47
GO	DOUGLAS CNTY NE SAN & IMPT					8/1/2026	7/27/2017	50,000.00	100.00%	50,000.00	806.94	47,295.41
D02/02						100.000	AFS					
MUNI	25931VCF7	2.350		NE	177020849-1	Cont	8/15/2035	100,000.00	100,000.00	100,000.00	85,501.51	85,501.51
GO	DOUGLAS CNTY NEB SAN #471					8/1/2026	2/19/2021	100,000.00	100.00%	100,000.00	1,083.61	86,585.12
D02/02						100.000	AFS					

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H231 : PLEDGED SECURITIES DETAIL

AS OF: 7/31/2026, CREATED: 7/29/2026 9:25:53 PM

Cattle Bank & Trust (052)

Investment Portfolio (1)

Report Sequence: sgrp, CUSIP, Ticket

Pledged Securities Detail

July 31, 2026

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SGrp STyp Loc/PI	CUSIP Description S&P	Rate	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Interest	Total Face Total Par	Pledged Face % of Total	Pledge Values		
								Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MUNI	259338EB6	3.000	NE 184003099-1	Cont 8/1/2026	11/15/2035	150,000.00	150,000.00	150,000.00	140,542.21	140,542.21
GO	DOUGLAS CNTY NEB SAN & IMPT DI			100.000	AFS	150,000.00	100.00%	150,000.00	950.00	141,492.21
D02/02										
MUNI	25936RBY1	2.400	NE 177039345-1	Cont 1/15/2027	1/15/2039	150,000.00	150,000.00	150,000.00	106,089.02	106,089.02
GO	DOUGLAS CNTY NEB S&I #537			100.000	AFS	150,000.00	100.00%	150,000.00	160.00	106,259.02
D02/02										
MUNI	25940TAX4	4.800	NE 177081763-1	Cont 12/15/2030	12/15/2041	305,000.00	305,000.00	305,000.00	298,593.65	298,593.65
GO	DOUGLAS CNTY NEB S&I #605			100.000	AFS	305,000.00	100.00%	305,000.00	1,870.67	300,464.32
D02/02										
MUNI	373807CE4	1.850	NE 184010461-1	Cont 8/1/2026	12/15/2035	100,000.00	100,000.00	100,000.00	74,257.23	74,257.23
REV	GERING NEB COMBINED UTILS REV			100.000	AFS	100,000.00	100.00%	100,000.00	236.39	74,493.62
D02/02										
MUNI	57973FDD8	3.150	NE 185181069-1	Cont 8/1/2026	12/15/2030	100,000.00	100,000.00	100,000.00	94,062.71	94,062.71
REV	MCCOOK NE PUBLIC PWR DIST			100.000	AFS	100,000.00	100.00%	100,000.00	402.50	94,465.21
D02/02										
MUNI	80373YER3	2.800	NE 182012079-1	Cont 4/15/2027	10/15/2035	150,000.00	150,000.00	150,000.00	124,497.57	124,497.57
GO	SARPY CNTY NEB S&I #158			100.000	AFS	150,000.00	100.00%	150,000.00	1,236.67	125,734.24
D02/02										
MUNI	80377BKT8	2.350	NE 184010680-1	Cont 8/1/2026	8/15/2034	180,000.00	180,000.00	180,000.00	145,589.02	145,589.02
GO	SARPY CNTY NEB S&I DIST #264			100.000	AFS	180,000.00	100.00%	180,000.00	1,950.50	147,539.52
D02/02										
MUNI	80377TBE2	2.800	NE 185187220-1	Cont 8/1/2026	11/15/2028	85,000.00	85,000.00	85,000.00	82,339.77	82,339.77
GO	SARPY CNTY NE SAN & IMPT DIST			100.000	AFS	85,000.00	100.00%	85,000.00	502.44	82,842.21
D02/02										
MUNI	80377TBF9	2.900	NE 185187221-1	Cont 8/1/2026	11/15/2029	85,000.00	85,000.00	85,000.00	81,001.49	81,001.49
GO	SARPY CNTY NE SAN & IMPT DIST			100.000	AFS	85,000.00	100.00%	85,000.00	520.39	81,521.88
D02/02										
MUNI	80378TEW8	3.850	NE 185187230-1	Cont 8/1/2026	10/15/2033	85,000.00	85,000.00	85,000.00	79,763.09	79,763.09
GO	SARPY CNTY NE SAN & IMPT DIST			100.000	AFS	85,000.00	100.00%	85,000.00	963.57	80,726.66
D02/02										
MUNI	80379KEN6	2.300	NE 177018881-1	Cont 8/1/2026	12/15/2034	50,000.00	50,000.00	50,000.00	39,777.92	39,777.92
GO	SARPY CNTY NEB SAN & IMPT #272			100.000	AFS	50,000.00	100.00%	50,000.00	146.94	39,924.86
D02/02										

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

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

Report Sequence: sgrp, CUSIP, Ticket

Pledged Securities Detail
July 31, 2026

H231
Page 5 of 78

SGrp STyp Loc/PI	CUSIP Description S&P	Rate	Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			Market Value Collateral Value
										Par Value	Book Value	Carrying Value Interest Rec	
MUNI REV D02/02	818483FG9 SEWARD NE ELEC REV	2.450		NE	185187557-1	Contln 8/1/2026 100.000	2/15/2028 6/15/2016 AFS	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 150,000.00		145,801.96 1,694.58	145,801.96 147,496.54
MUNI GO D02/02	886094CD1 THURSTON CNTY NEB	2.500		NE	184003102-1	Cont 8/1/2026 100.000	12/15/2035 5/28/2020 AFS	200,000.00 200,000.00	200,000.00 100.00%	200,000.00 198,046.59		158,730.35 638.89	158,730.35 159,369.24
CITY OF SEWARD													
								24,321,805.29		3,969,664.39	3,975,668.00	3,586,755.26 22,538.53	3,586,755.26 3,609,293.79

CASH IN BANK \$3,143,244.23

3. Claims & Payables Reports

CLAIMS LIST

8-18-2026

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

A R S L	MS	85.00
ACE Interdiction Tactics	TR	249.00
AKRS Equipment Inc	RE	385.22
All Copy Products Inc	SE	18.56
Allison Sommerfeld	RI	31.00
Allo Communications	UT	2,971.45
Altec Industries Inc	FA/RE	332,472.81
Amazon Capital Services Inc	MAT/BU/SU	1,480.92
Anthony Hartmann/Hartmann Construction	SU	252.56
Aqua-Chem Inc	SU	5,090.55
ARPS	FA/CI	6,030.51
Badger Meter	SE	434.96
Bizco Technologies	IT	1,349.94
Black Hills Energy	UT	2,827.40
Bound Tree Medical LLC	SU	1,848.25
Calibre Press	TR	219.00
Capital Business Systems Inc	SE	15.71
Cash-Wa Distributing Co	SU	600.75
Center Point Large Print	MAT	120.00
Cindy Voehl	RI	15.23
City Seward Buildings/Grounds	OP	4,000.00
City Seward Library Petty Cash	PF/SU	209.61
Commonwealth Electric Co	RE	1,234.12
Constellation Newenergy Gas	UT	48.84
Core & Main LP	INV	4,716.50
County Road Tire LLC	SU	2,047.00
Culligan of Crete	BU	20.45
Custom Products Corporation	SU	263.66
Dan Holtz	MC	250.00
Daniel Ellis	MC	181.20
Eakes Office Solution	SU	678.61
Electronic Contracting Co	SE	321.00

Elliott Piper	MC	400.00
Farmers Coop - Seward	RE/GS/DF	9,671.65
Fast Mart	GS	265.75
Galls LLC	UN	309.62
Gerhold Concrete Co Inc	GU	722.88
Grainger	SU	147.29
HD Supply Inc	SU	898.25
Helmink Printing	SU	15.00
Herpolsheimer's Inc	RE	267.83
Husker Electric Supply Co	CI/MAT	1,989.82
Hydraulic Equipment Service	SU	151.56
Intoximeters	TR	990.00
JEO Consulting Group Inc	AF	2,500.00
Johnson Bros of Nebraska	SU	1,070.25
K & Z Distributing	SU	601.70
Lee's Refrigeration	BU	623.26
Legal & Liability Risk Management Inst	TR	150.00
Lincoln Winwater Works Co	INV	8,314.56
MC Retail/Crouch's Farm & Home	SU/BU/GU	2,711.97
Memorial Health Care Systems	SU	220.00
Menards	SU	109.97
Metering & Technology Solution	INV/RE	8,508.86
Michael Koci	SE	400.00
Midwest Auto Parts	RE	218.57
Midwest Electric Transformer	RE	6,450.00
Midwest Laboratories Inc	TE	2,401.23
Midwest Turf & Irrigation	RE	963.16
Municipal Supply Inc of Omaha	RE	537.11
N S A/P O A N Conference	MC	168.00
Nate Stepp	MC	147.80
Nebraska Association Of Women Police	TR	90.00
Nebraska Dept of Agriculture	MC	6.10
Nebraska Golf & Turf	EX	510.00
Nebraska Law Enforcement Trng	TR	525.00
Nebraska Library Commission	AF	2,160.20
Nebraska Pub Power-Des Moines	UT	756,708.63
Nebraska Public Health Env Lab	TE	34.00
Nippon Sanso Matheson Inc	SU	113.19
Norris Public Power District	UT	1,683.83
O C L C Inc	SE	1,534.89
Olsson	ENG	3,075.00
One Call Concepts Inc	SE	166.84
O'Reilly Automotive Inc	GS	185.43
Overdrive Inc	MAT	3,900.00

Pac 'N' Save Discount Foods	ML/SU	4,933.77
Patricia Werth	CI	2,112.00
Pepsi-Cola of Lincoln	SU	307.32
Plunkett's Pest Control	SE	78.35
Point C	INS	942.59
Quality Brands of Lincoln	SU	2,838.25
Railroad Management/B N S F	SE	458.76
Resco	SU	2,522.77
Richard Mailand/Mailand Clothing	UN	74.00
Riverside Portables LLC	SE	804.00
Rumery Sod & Sprinkler	BU	105.00
Russell Soucek	RI	86.00
Schemmer Architects Engineers	CI	63.80
Seward County Chamber & Development	TR	36.00
Seward County Clerk/Reg Deeds	SE	12.00
Seward County Independent	PU	1,514.85
Seward County Treasurer	SE	23,802.00
Seward Lumber & Home Center	SU/GU	173.78
Seward Public Schools	MC	38.97
Seward Wind LLC	UT	21,481.42
Short Elliott Hendrickson Inc	CI	1,617.23
Siteone Landscape Supply	SU	89.68
Southern Glazer's of NE	SU	79.32
Sparetime Lounge & Grill	EX	696.00
State Distributing Co	SU	483.20
Sunbelt Rentals Inc	MC	2,450.00
Tim Hobson/Hobson Automotive	OI	159.42
Tonya Parra	RI	81.50
Transunion Risk & Alternative	SE	100.00
U S A Bluebook	UN	59.75
U S Postal Service	PF	4,500.00
Uribe Refuse Services Inc	SE	3,385.65
Verizon	UT	583.16
Visa - Pinnacle Bank		2,225.68
Harlequin	MAT	58.34
Sam's Club	BU	97.48
Lincoln Journal Star	MAT	105.19
Walmart	BU/SU	166.70
Zoom	MC	15.99
UNL Ashfall	MC	420.00
Interface America	BU	1,173.69
Ebay	MAT	3.56
Temu	SU	39.87
NE Library Association	MS	75.00

Wall Street Journal	MAT	69.86	
Wesco Distribution Inc	INV/SU		7,980.59
White Cap LP	SU		1,290.00
	TOTAL	\$1,281,255.82	

4. Report on Recreation Fees - Golf Event on July 31, 2026



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

Date: August 18, 2026

To: *City Council*

From: *City Administration*

Re: Discounted Recreational Fee Report – July 31, 2026, event

As was discussed and approved at the May 16, 2017, City Council meeting, Mayor Eickmeier has been authorized to offer a discounted or complimentary rate for recreational programs at his discretion. The following fees were waived for an employee golf event held at the Seward Community Golf Course on July 31, 2026. The purpose of the event was to encourage employees to golf with one another for free to build employee morale and to establish stronger social relations amongst coworkers. On behalf of the employees that attended, we would like to thank the Mayor and City Council for allowing us this opportunity.

34 Employees X \$33.00 for 9-holes and cart fee = \$1,122.00

5. Police Department Report



City of Seward Police Department

Monthly Statistics July 2026

Service Calls	673
Accidents	5
Arrests	11
Citations	19
Warnings	54
Parking Tickets	11

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

6. Draft Minutes of August 4, 2026, City Council Meeting

August 4, 2026

The Seward City Council met at 7:01 p.m. on Tuesday, August 4, 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, Tatum Tonniges, Rich Wergin. Councilmembers absent: John Singleton, Matt Stryson. Other officials present: City Administrator Greg Butcher, City Attorney Kelly Hoffschneider, City Engineer Mike Oneby, Building/Zoning & Code Enf. Director Tim Dworak, and Police Sergeant Russ Frazey.

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 Kahler.

1. Claims & Payables Report (totaling \$364,871.05)
2. Draft Minutes of July 21, 2026, City Council Meeting
3. Mayor Appointments to Boards and Commissions:
 - a. Re-Appoint Dan Ellis, Ron Jackson, and Ron Niemoth to the Planning Commission for a 3-Year Term
 - b. Re-Appoint Lynn Brumm and Jeff Volzke to the Cemetery Board for a 3-Year Term
 - c. Re-Appoint Gregg Einspahr to the Tree Board for a 3-Year Term
 - d. Re-Appoint Mark Suhr and Sandy Wright to the Civic Center Commission for a 3-Year Term

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

Nay: None. Absent: Singleton, Stryson. Motion carried.

PUBLIC HEARINGS

1. CONSIDERATION OF A HOUSE MOVING PERMIT AT 875 S COLUMBIA AVE

Building/Zoning & Code Enf. Director Dworak presented an application from Don Pekarek. The proposed move would be for a modular home constructed in York to be moved to 875 S Columbia Ave. The expected route would be east on Hwy 34 and south on S Columbia Ave during the week on August 3rd. Mr. Dworak noted he had inspected the home, and it met City code. The public hearing was opened at 7:05 p.m. With no public comment received, it was closed at 7:05 p.m.

Councilmember Miller moved, seconded by Councilmember Francescato, to approve a house moving permit to 875 S Columbia Ave from Don Pekarek as presented.

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

Nay: None. Absent: Singleton, Stryson. Motion carried.

ADMINISTRATIVE ITEMS

1. CONSIDERATION OF AN ORDINANCE TO AMEND CITY CODE CHAPTER 248, ARTICLE II: FIREWORKS

City Clerk Bargmann indicated a request to review City Code had been initiated by some confusion about the allowability of selling and lighting bottle rockets within City limits which was not currently allowed per Code. Upon consultation of LB152 (2021 Legislative Session) and State Fire Marshal regulations some suggestions were presented including updated definition of consumer fireworks, updating standards for stands, and the allowance of selling and lighting of bottle rockets. The proposed changes would mirror the state regulations for selling and lighting of fireworks.

Councilmember Miller introduced Ordinance No. 2026-11. Councilmember Wergin moved, seconded by Councilmember Tonniges, to dispense with the statutory rule.

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

Nay: None. Absent: Singleton, Stryson. Motion carried.

Councilmember Francescato moved, seconded by Councilmember Kahler, that the minutes of the proceeding of the Mayor and the Council of the City of Seward, Seward County, Nebraska in the matter of passing: **Ordinance No. 2026-11, AN ORDINANCE OF THE CITY OF SEWARD, NEBRASKA, AMENDING CHAPTER 248 OF THE SEWARD MUNICIPAL CODE RELATING TO FIREWORKS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND PROVIDING AN EFFECTIVE DATE.**

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

Nay: None. Absent: Singleton, Stryson. Motion carried.

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

August 4, 2026

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

2. CONSIDERATION OF APPROVAL OF AN AGREEMENT WITH THE SCHEMMER ASSOCIATES IN THE AMOUNT OF \$183,357.75 FOR THE DESIGN OF IMPROVEMENTS TO WALKER ROAD

City Engineer Oneby described the proposed project, which would include design for paving on Walker Road from Pine Street to western city limits. Following design by The Schemmer Associates, it is expected construction would be completed during fiscal year 2027. The proposed construction would not include curb, gutter, or storm sewers.

Councilmember Miller moved, seconded by Councilmember Francescato, to approve an agreement with The Schemmer Associates for the design of improvements to Walker Road in the amount of \$183,357.75.

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

3. CONSIDERATION OF A RESOLUTION TO UPDATE THE CITY'S PURCHASING POLICY BASED ON CHANGES IMPLEMENTED FROM LB797

City Administrator Butcher provided a brief overview of LB797, approved at the 2026 Legislative session. The bill included changes to the thresholds requiring formal bid, from \$30k to \$90k for procurement and from \$120k to \$300k for electric department procurement since the City exceeds \$10 million in electric sales. Mr. Butcher noted that even though this threshold would be set in City policy formally, it may benefit the City in some instances to receive formal bids even if the expected costs were below the threshold. The City also utilizes State procurement contracts when beneficial.

Councilmember Francescato introduced **Resolution No. 2026-16**, to update the City's purchasing policy as presented. Councilmember Kolterman moved, seconded by Councilmember Wergin, to approve the resolution as presented.

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

4. CONSIDERATION OF A SPECIAL DESIGNATED LIQUOR LICENSE BY THE WANDERING WELL (LICENSE #CK 123549) FOR AN EVENT TO BE HELD AT 1625 FAIRGROUNDS CIRCLE ON OCTOBER 17, 2026

Mr. Bargmann noted they were a new special designated liquor license applicant within the City. If approved, they would then be eligible for the expedited approval process.

Councilmember Tonniges moved, seconded by Councilmember Kolterman, to approve a special designated liquor license from The Wandering Well (License #CK 123549) for a private event to be held on October 17, 2026.

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

5. UPDATE ON THE CONSIDERATION OF A REVISED INTERLOCAL AGREEMENT WITH THE SEWARD COUNTY RURAL FIRE PROTECTION DISTRICT PROVIDING FIRE PROTECTION AND EMERGENCY SERVICES (TABLED 6/16/26)

Mr. Butcher indicated revisions to the interlocal agreement were still ongoing. Particularly discussed for revision were insurance requirements, financing, and disposal of equipment and vehicles purchased partially or fully with these funds. It is expected a finalized draft would be presented to Council soon for consideration.

Councilmember Kolterman moved, seconded by Councilmember Miller, to table consideration of a revised interlocal agreement with the Seward County Rural Fire Protection District to an undetermined date.

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

CITY ADMINISTRATOR'S REPORT

Councilmember Wergin moved, seconded by Councilmember Tonniges, that the City Administrator's report of August 4, 2026, be accepted.

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

STRATEGY SESSION

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

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

August 4, 2026

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

Mayor Eickmeier stated the Council has voted to go into closed session at 7:36 p.m. for the protection of public interest and to discuss real estate interests.

At 7:58 p.m., the closed session ended, and the following Councilmembers reconvened to regular session: Francescato, Kahler, Kolterman, Miller, Tonniges, Wergin. Mayor Eickmeier announced that no formal action was taken during the closed session.

MOTION TO ADJOURN

Councilmember Wergin moved, seconded by Councilmember Kahler, that August 4, 2026, City Council Meeting be adjourned.

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

Adjourned approximately 7:59 p.m.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Derek Bargmann, City Clerk

7. Mayor Appointments to Boards and Commissions:
 - A. Appoint Keaton Soucek to the Seward Volunteer Fire Department Roster
 - B. Re-Appoint Lacey Koch to the Planning Commission for a 3-Year Term

PUBLIC HEARINGS

1. Public Hearing — 7:00 PM — Consideration of an Ordinance Approving the Final Plat of Bluff Country Estates - Building/Zoning & Code Enf. Director Dworak

Return To: Derek Bargmann
City of Seward
Seward, NE 68434

ORDINANCE NO. 2026-12

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "BLUFF COUNTRY ESTATES", A PLAT OF LAND LOCATED IN THE S1/2 OF THE SE1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA," AS HEREINAFTER SET FORTH; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

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

A PLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 14, THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 14, N89°41'37"W A DISTANCE OF 2633.13 FEET TO THE S 1/4 CORNER OF SAID SECTION 14; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 14, N00°05'48"W A DISTANCE OF 1322.44 FEET TO THE NW CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14, S89°42'25"E A DISTANCE OF 2635.17 FEET TO THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 14, S00°00'29"E A DISTANCE OF 1323.03 FEET TO THE SE CORNER OF SAID SECTION 14, ALSO BEING THE POINT OF BEGINNING. SAID TRACT OF LAND, (BLUFF COUNTRY ESTATES) CONTAINS 3,484,219.41 SQUARE FEET OR 79.99 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. WHICH 129,464.98 SQUARE FEET OR 2.97 ACRES MORE OR LESS, IS COUNTY ROAD RIGHT OF WAY.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "BLUFF COUNTRY ESTATES", City of Seward, Seward

County, Nebraska."

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

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

Passed and approved this 18th day of August 2026.

THE CITY OF SEWARD, NEBRASKA

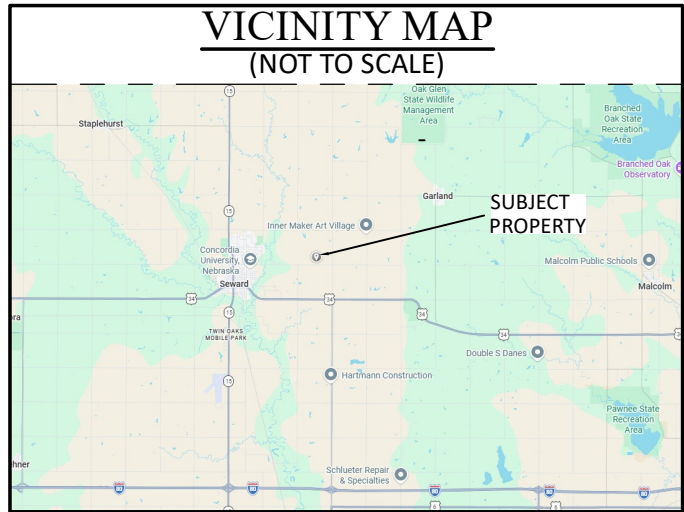
Joshua Eickmeier, Mayor

Attest:

Derek Bargmann, City Clerk

A PLAT OF THE S 1/2 OF THE SE 1/4 SEC. 14,
T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA

A PLAT OF THE S 1/2 OF THE SE 1/4 SEC. 14,
T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA



Easement Curve Table						Easement Curve Table						Easement Line Table		
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DENOTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DENOTA ANGLE	LINE	BEARING	DISTANCE
C1	660.00'(M)	83.07'(M)	83.01'(M)	N 01°12'28" E	7°12'40"	C12	20.00'(M)	11.59'(M)	11.43'(M)	S 55°26'21" E	33°11'39"	L1	S 89°41'30" E	16.05(M)
C2	640.00'(M)	178.87'(M)	178.70'(M)	N 12°52'57" E	15°54'50"	C13	73.00'(M)	232.39'(M)	145.97'(M)	S 44°42'18" E	182°23'49"	L2	N 89°42'19" E	202.07(M)
C3	412.00'(M)	41.79'(M)	41.53'(M)	S 73°31'45" W	5°13'51"	C14	20.00'(M)	11.59'(M)	11.43'(M)	S 55°26'21" E	33°11'39"	L3	N 00°17'49" E	263.03(M)
C4	20.00'(M)	11.59'(M)	11.10'(M)	N 20°48'45" W	32°12'55"	C15	494.00'(M)	54.14'(M)	54.11'(M)	S 01°22'10" W	6°16'46"	L4	N 89°42'25" W	26.59(M)
C5	73.00'(M)	110.94'(M)	100.57'(M)	N 13°37'50" E	87°04'16"	C16	20.00'(M)	9.04'(M)	8.97'(M)	S 20°23'06" E	25°54'26"	L5	S 89°42'25" E	525.10(M)
C6	20.00'(M)	7.40'(M)	7.36'(M)	N 39°33'05" E	21°11'57"	C17	73.00'(M)	129.88'(M)	113.42'(M)	S 10°37'00" W	101°56'25"	L6	S 00°17'49" W	279.63(M)
C7	406.00'(M)	41.57'(M)	41.56'(M)	N 00°57'00" E	5°52'01"	C18	20.00'(M)	12.89'(M)	12.67'(M)	S 50°08'25" W	36°55'23"	L7	S 23°21'50" W	197.94(M)
C8	20.00'(M)	24.61'(M)	23.08'(M)	N 44°42'18" W	70°29'19"	C19	494.00'(M)	53.91'(M)	53.88'(M)	S 22°51'52" W	6°15'09"	L8	S 89°41'37" E	16.07(M)
C9	20.00'(M)	11.17'(M)	11.02'(M)	S 55°56'42" W	31°59'11"	C20	556.00'(M)	145.45'(M)	145.03'(M)	S 13°09'10" W	14°59'18"			
C10	73.00'(M)	352.14'(M)	97.33'(M)	N 01°57'03" E	276°23'02"	C21	540.00'(M)	83.10'(M)	83.02'(M)	S 01°24'33" W	8°49'01"			
C11	20.00'(M)	6.81'(M)	6.78'(M)	S 62°46'21" E	19°30'39"									

CHAIRPERSON

SECRETARY OF PLANNING COMMISSION

MAYOR

ATTEST : CITY CLERK

PROPOSED ZONING OF SUBJECT TRACT IS "RR-RURAL RESIDENTIAL"
SETBACKS FOR "RR-RURAL RESIDENTIAL" ARE :
FRONT/STREET SIDE YARD/REAR YARD : 50 FT.
SIDE YARD : 25 FEET

NOTARY PUBLIC

BLUFF COUNTRY ESTATES

FINAL PLAT

A PLAT OF THE S 1/2 OF THE SE 1/4 SEC. 14,
T. 1, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA

T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA



City of Seward Planning Commission

Major Subdivision Application

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

Date: 4/10/2026 Preliminary Plat Fee: \$400 + \$40 per Lot: 920 ~~\$480~~ + Notification Fee: \$100 = Amount Due: 1020 ~~\$980~~

Owner/Developer: Rod and Ann Lyon

Address: 2440 Bluff Road, Seward NE 68434

Email: [REDACTED]

Phone: [REDACTED]

Legal Description: 14-11-3 S 1/2 SE 1/4 80 AC

Subdivision: n/a

Project Engineer: Prelim-SKCH/Final-Catlett

Number of Lots: 12

Present Zoning: AG

Requested Zoning: RR

Within City Limits	Yes <u> </u>	No <u>✓</u>	NA <u> </u>
Adjacent to City Limits	Yes <u> </u>	No <u>✓</u>	NA <u> </u>
Within 2 Mile Area	Yes <u>✓</u>	No <u> </u>	NA <u> </u>
Annexation Requested	Yes <u> </u>	No <u>✓</u>	NA <u> </u>
Subdivision Agreement Submitted	Yes <u> </u>	No <u> </u>	NA <u>✓</u>
Performance Bond Required	Yes <u> </u>	No <u> </u>	NA <u>✓</u>

Signed by Developer: [Signature]

Final Plat Review

Staff Review

Electric Dept ✓

Count
Street Dept ✓

Police Dept NA

Park/Rec Dept NA

Agency Review

Cable TV NA

Gas Co ✓

Phone Co NA

School Board NA

County P.C. ✓

Final Plat Fee: \$100 + \$10 per Lot: 130 + Filing Fee: 28 = Amount Due: 258 ~~\$100~~

Aid to Construction for Electric Department per Resolution No. 2025-30

Developer Fee set by Electrical Superintendent and payable before development begins.

Neighborhood Park Dedication/Fees In Lieu Of (City of Seward Unified Land Development

Ord. 410-41.5) See ULDO Article 41, Public Improvements & Infrastructure, 410-41.5

Section B, Parks and Reservations, to determine land or cash donation:

Total Amount Due: 1278 ~~\$600.00~~

Date Action Taken: Planning Commission City Council

142 N 7th St, Seward, NE 68434

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

DEVELOPER/OWNER

Rod and Ann Lyons

PROPERTY ADDRESS, ZONING DISTRICT/USE

2440 Buff Rd, AG, Agriculture

West, AG, Agriculture – Norman Eberspacher

A Major Subdivision preliminary plat review of Bluff Country Estates.



Rod and Ann Lyons,

2440 Bluff Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed site is not defined by the comp plan.

ANALYSIS

This is an application to subdivide 79.99 acres into 13 Rural Residential lots at the northwest corner of 238th Road and Bluff Road in the ETJ (Extra Territorial Jurisdiction). The original homesite currently is served by a well and septic system.

The property is not served by City utilities and does not require the extension of utilities or streets. John Regnier, Seward County Highway Superintendent has been notified and has no concern with the main drive off Bluff Rd. and potential drives off either Bluff Rd or 238th Rd for the east two lots. Each property would be required to file an application with the County for review and approval of that access. Individual sewage and water systems would require permits from State of Nebraska for such work. Storm drainage for rural properties is done overland.

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

The preliminary plat was approved by City Council on July 21st. The only change from the preliminary plat is the re-naming of the east/west portion of the street to provide a better conforming address for GPS siting.

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:

80.00 acres or 3,485,127.14 square feet +/-

LEGAL DESCRIPTION:

A REPLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 14, THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 14, N89°41'37"W A DISTANCE OF 2633.13 FEET TO THE S 1/4 CORNER OF SAID SECTION 14; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 14, N00°05'48"W A DISTANCE OF 1322.44 FEET TO THE NW CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14, S89°42'25"E A DISTANCE OF 2635.17 FEET TO THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 14, S00°00'29"E A DISTANCE OF 1323.03 FEET TO THE SE CORNER OF SAID SECTION 14, ALSO BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND, (BLUFF COUNTRY ESTATES) CONTAINS 3,484,219.41 SQUARE FEET OR 79.99 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. WHICH 129,464.98 SQUARE FEET OR 2.97 ACRES MORE OR LESS, IS COUNTY ROAD RIGHT OF WAY.

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

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

ORDINANCE NO. 2026-13

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SEWARD, NEBRASKA NOW ZONED AG AGRICULTURAL DISTRICT, TO RR RURAL RESIDENTIAL DISTRICT; SPECIFICALLY, TRACTS OF LAND NORTH OF BLUFF ROAD AND WEST OF 238ND 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:

A PLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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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 18th day of August 2026.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann, City Clerk





Request for Amendment to the Unified Land Development Ordinance

Date: 7/22/20 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: _____ = Amount Due: \$300

Applicant: Rod & Ann Lyon Address: 2440 Bluff Road Seward NE 68434

Phone: [REDACTED] Email: [REDACTED]

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

Legal Description: S1/3 SE1/4 Section 14 Township 11 North Range 3 East of the 6th P.M. Seward County, Nebraska

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

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

To the following proposed zoning classification: RR-Rural Residential

Amend the text or district regulations as follows: _____

To permit the following improvement or use: _____

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

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

Applicate Signature: Rod Lyon Ann Lyon

142 N 7th St, Seward, NE 68434

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

DEVELOPER/OWNER

Rod and Ann Lyons

PROPERTY ADDRESS, ZONING DISTRICT/USE

2440 Buff Rd, AG, Agriculture

West, AG, Agriculture – Norman Eberspacher

A Rezone application to change the current zoning from AG (Agriculture) to RR (Rural Residential District) for purposes of single family homes.



2440 Bluff Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed site is not defined by the comp plan.

ANALYSIS

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

80.00 acres or 3,485,127.14 square feet +/-

LEGAL DESCRIPTION:

A REPLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

ADMINISTRATIVE ITEMS

1. Presentation and Acceptance of the 2024-2025 Annual Audit - Tracy Cannon, AMGL



To the Honorable Mayor and City Council
City of Seward
Seward, Nebraska

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Seward for the year ended September 30, 2025, and have issued our report thereon dated August 10, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 9, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Seward are described in Note A to the financial statements. As described in Note A, the City changed policies related to reporting and accounting for compensated absences by adopting GASB 101 *Compensated Absences*. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of the collectability of accounts receivable is based on historical utility revenues, historical loss levels, and an analysis of the collectability of individual accounts. We evaluated the key factors and assumptions used to develop the collectability of accounts receivable in determining that it is reasonable in relation to the financial statements taken as a whole.

SHAREHOLDERS:

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

3123 W. Stolley Park Rd.
Suite A
P.O. Box 1407
Grand Island, NE 68802
P 308-381-1810
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EMAIL cpa@gicpas.com

Management's estimate of the depreciation of capital assets is based on the estimated useful life of the capital asset. We evaluated the key factors and assumptions used to develop the depreciation of capital assets in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. Eleven audit adjustments increased the fund balances of the City's governmental funds by \$881,188. Fourteen audit adjustments increased the net position of the City's business-type funds by \$4,261,586. The following material misstatements detected as a result of audit procedures were corrected by management:

1. Cash was adjusted, decreasing fund balance \$208,210 in the governmental funds and decreasing net position \$311,385 in the business-type funds.
2. Sales tax receivable and revenue were both increased \$69,054 on the governmental funds.
3. General Fund accounts payable was decreased \$272,915, Street Fund accounts payable was decreased \$529,781, Electric Fund accounts payable was increased \$235,830, Water accounts payable was increased \$229,037, and Sewer accounts payable was increased \$147,362 with corresponding adjustments to various expenses.
4. Capital assets were increased and expenses decreased \$5,471,917 on the business-type funds.
5. Depreciation expense of \$1,973,974 was recorded on the business-type funds.
6. Electric land and gain on sale of assets were both decreased \$223,773 to remove the basis of sold land from capital assets.
7. Long-term debt was decreased \$1,035,000 with corresponding decreases to expenses on the business-type funds.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction,

that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated August 10, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

In connection with our audit of the financial statements of the City of Seward as of September 30, 2025, we noted certain matters that we believe you should consider. Our observations were formed as a by-product of our audit procedures, which did not include a comprehensive review for the purpose of submitting detailed recommendations.

1. The size of the City's accounting and administrative staff precludes certain internal controls that would be preferred if the office staff were large enough to provide optimum segregation of duties. This situation suggests that the City Council remain involved in the financial affairs of the City to provide oversight and independent review functions.
2. During our audit, we had difficulty identifying the transactions comprising the accounts payable balance. We recommend working with software support to generate a report that reconciles to the general ledger.
3. While auditing capital assets and reviewing federal expenditures, we noted state revolving loan drawdowns for the water tower project costs have not been completed since the project began during the year ended September 30, 2022. The source of funding cannot be determined until the state receives the drawdown request for processing. Consequently, expenses incurred in prior years could be subject to a single audit. We recommend submitting loan drawdowns at least annually so a single audit can be completed timely, if required.

Other Matters

We applied certain limited procedures to the Management Discussion and Analysis and the budgetary comparison schedules, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and did not express an opinion or provide any assurance on the RSI.

We were engaged to report on the nonmajor governmental combining statements and the component unit combining statements, which accompany the financial statements but are not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the City Council and management of the City of Seward and is not intended to be and should not be used by anyone other than these specified parties.

AMGL, P.C.

Grand Island, Nebraska
August 10, 2026

To the Honorable Mayor and City Council
City of Seward
Seward, Nebraska

In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Seward as of and for the year ended September 30, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We did not identify any deficiencies in internal control that we consider to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiency in the City of Seward's internal control to be a significant deficiency:

The size of the City's accounting and administrative staff precludes certain internal controls that would be preferred if the office staff were large enough to provide optimum segregation of duties. This lack of segregation of duties creates an opportunity for employees to commit fraud that may go undetected. This situation suggests that the City Council remain involved in the financial affairs of the City to provide oversight and independent review functions.

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This communication is intended solely for the information and use of management, the City Council, and others within the City, and is not intended to be and should not be used by anyone other than these specified parties.

AMGL, P.C.

Grand Island, Nebraska
August 10, 2026

	Reference	Recommended	2025	2024	2023	2022	2021
Population			7,643	7,643	7,643	7,643	7,643
Valuation		\$ 480,644,423	\$ 720,938,042	\$ 671,055,752	\$ 613,793,254	\$ 576,735,966	\$ 546,539,892
Per Capita		\$ 88,079	\$ 94,327	\$ 87,800	\$ 80,308	\$ 75,459	\$ 71,509
1) Unrestricted Net Position/Total Net Position							
Government Wide	Page 14	35%	11.06%	16.85%	23.05%	29.01%	29.27%
Governmental Activities	Page 14	25%	10.24%	13.23%	18.26%	23.77%	23.97%
Business-Type Activities	Page 14	40%	12.07%	20.20%	27.46%	33.82%	34.06%
2) Top 5 Sources of Revenues - Governmental Activities							
Sales Tax	Page 9	\$426 per Capita	\$ 416	\$ 408	\$ 446	\$ 302	\$ 278
Property Taxes		\$286 per Capita	280	262	239	239	225
State Allocation		\$215 per Capita	162	149	142	124	121
Grants and Contributions		\$222 per Capita	1,827	211	104	216	289
Franchise Tax		\$115 per Capita	194	184	171	177	168
3) State Allocations							
Highway Allocation		\$153 Per Capita	\$ 127	\$ 128	\$ 123	\$ 111	\$ 111
Municipal Equalization		\$61 Per Capita	25	11	9	4	2
4) Governmental Expenses (Excludes capital outlay)							
Administration		\$129 Per Capita	\$ 41	\$ 43	\$ 39	\$ 35	\$ 41
Cemetery		\$24 Per Capita	25	21	22	20	17
Civic Center		\$18 Per Capita	22	18	21	17	18
Dowding Pool		\$43 Per Capita	37	46	35	33	28
Fire and Rescue		\$146 Per Capita	41	32	26	18	18
Library		\$72 Per Capita	88	85	103	69	67
Recreation		\$66 Per Capita	113	43	30	45	36
Police		\$274 Per Capita	263	210	192	180	154
Building Inspection		\$12 Per Capita	17	12	11	18	9
Golf		\$92 Per Capita	77	92	64	59	54
Senior Center		\$45 Per Capita	24	37	27	21	17
5) Outstanding GO Debt/Valuation	Page 13	< 5%-Good < 3%-Excellent	1.02%	0.63%	0.68%	0.91%	1.16%

	Reference	Recommended	2025	2024	2023	2022	2021
6) Unassigned Fund Balance/General Fund Expenditures	Pages 16 & 18	30%	40.08%	41.34%	53.04%	74.65%	89.94%
7) Months Expense in Street Cash Reserve	Pages 16 & 18	12.0	11.0	11.9	7.9	10.1	6.7
8) Levy Rates							
General		0.35	0.334000	0.299000	0.299000	0.318000	0.318000
		\$301/Capita	\$ 315	\$ 263	\$ 240	\$ 240	\$ 227
Airport Authority		0.06	0.035000	0.035000	0.035000	0.035000	0.035000
		\$52/Capita	\$ 33	\$ 31	\$ 28	\$ 26	\$ 25
Total Levy			0.369000	0.334000	0.334000	0.353000	0.353000
9) Net Depreciable Capital Assets/Original Cost							
Governmental Activities	Page 47	> 35%	70.80%	56.40%	58.51%	60.52%	57.55%
Business-type Activities	Page 49	> 35%	43.58%	41.13%	43.40%	43.24%	41.04%
10) Operating Income/Total Operating Revenue	Page 21						
Electric Fund		15.00%	-1.62%	7.58%	7.94%	10.56%	8.48%
Water Fund		15.00%	19.19%	24.19%	27.66%	27.52%	31.69%
Sewer Fund		15.00%	42.08%	41.83%	33.42%	23.16%	24.42%
11) Debt Coverage Ratio							
Electric Fund	Pages 21 & 22	1.50	1.60	3.93	3.69	4.25	3.43
Water Fund		1.50	2.63	2.90	3.28	3.17	2.82
Sewer Fund		1.50	5.92	5.50	4.21	3.28	2.99
12) Cash, Investments & Treasurer Cash							
General Fund (unassigned):	Pages 16/18/47						
Operating		3,135,000					
Replacement		-					
(Budgetary stabilization = \$0)		3,135,000	3,635,257	3,101,963	3,147,186	3,993,268	4,630,552
Business-type Activities (Excluding Depreciation/Amortization)	Pages 20/21/49						
Operating		7,095,000					
Restricted		3,995,792					
Replacement		4,265,000					
		15,355,792	6,912,147	8,425,785	11,405,178	11,709,969	12,168,842

CITY OF SEWARD, NEBRASKA

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

September 30, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council
City of Seward, Nebraska

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Seward, Nebraska, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Seward, Nebraska, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Seward Airport Authority, which represent 83.5 percent, 82.6 percent, and 91.3 percent, respectively, of the assets, net position, and revenues of the aggregate discretely presented component units as of September 30, 2025, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Seward Airport Authority, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Seward, Nebraska, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States

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of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Seward, Nebraska's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Seward, Nebraska's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Seward, Nebraska's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it

to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Seward, Nebraska's basic financial statements. The combining nonmajor governmental funds financial statements and the combining component unit financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us and other auditors. In our opinion, based on our audit and the report of the other auditors, the supplementary information described in the second sentence of this paragraph is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August 10, 2026, on our consideration of the City of Seward, Nebraska's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Seward's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Seward, Nebraska's internal control over financial reporting and compliance.

AMGL P.C.

Grand Island, Nebraska
August 10, 2026

CITY OF SEWARD, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For The Year Ended September 30, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Seward, we offer readers of the City of Seward financial statements this narrative overview and analysis of the financial activities of the City of Seward for the fiscal year ended September 30, 2025. For information on the Seward Airport Authority component unit included in these financial statements, please see the separate audit report for the Airport.

Financial Highlights

- The assets of the City of Seward exceeded its liabilities at the close of the most recent fiscal year by \$94,874,401 (*net position*). Of this amount, \$10,493,528 (*unrestricted net position*) may be used to meet the government's ongoing obligations to citizens and creditors.
- As of the close of the current fiscal year, the City of Seward's governmental activities reported combined ending net position of \$52,408,128. Approximately 10.2 percent of this total amount, \$5,367,964, is *unrestricted net position*.
- At the end of the current fiscal year, the General Fund had unassigned fund balance of \$3,635,257, or 40.1 percent of total General Fund expenditures.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City of Seward's basic financial statements. The City of Seward's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains required and supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City of Seward's finances in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City of Seward's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Seward is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

CITY OF SEWARD, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
For The Year Ended September 30, 2025

Both of the government-wide financial statements distinguish functions of the City of Seward that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City of Seward include general government, public safety, highways and streets, economic development, and culture and recreation. The business-type activities of the City of Seward include the Electric, Water, and Sewer Enterprise Funds.

The government-wide financial statements include not only the City of Seward itself (known as the *primary government*), but also legally separate entities, the Seward Airport Authority and the Seward Library Foundation, for which the City of Seward is financially accountable. Financial information for these *component units* is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 14 and 15 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Seward, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Seward can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of Seward maintains eight individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, the Street Fund, the Debt Service Fund, and the Capital Projects Fund, all of which are considered to be major funds. Data from the other four governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

CITY OF SEWARD, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
For The Year Ended September 30, 2025

The City of Seward adopts an annual appropriated budget for its governmental funds. A budgetary comparison statement has been provided for the General, Street, Debt Service, and Capital Projects Funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 16-19 of this report.

Proprietary funds. The City of Seward maintains one type of proprietary fund. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City of Seward uses enterprise funds to account for its Electric, Water, and Sewer Funds.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Electric, Water, and Sewer Funds, all of which are considered to be major funds of the City of Seward.

The basic proprietary fund financial statements can be found on pages 20-23 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 24-63 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the City of Seward's budgetary comparison schedules. Required supplementary information can be found on pages 64-68 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds and the component units are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 69-72 of this report.

CITY OF SEWARD, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
For The Year Ended September 30, 2025

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Seward, assets exceeded liabilities by \$94,874,401 at the close of the most recent fiscal year.

Summary Statements of Net Position

	September 30, 2025			September 30, 2024		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
Current and Other Assets	\$ 8,826,038	\$ 11,374,730	\$ 20,200,768	\$ 8,178,985	\$ 12,727,567	\$ 20,906,552
Capital Assets	52,009,285	38,471,599	90,480,884	34,810,719	35,197,429	70,008,148
Total Assets	60,835,323	49,846,329	110,681,652	42,989,704	47,924,996	90,914,700
Long-term Liabilities	7,139,067	4,293,274	11,432,341	3,673,776	5,217,885	8,891,661
Other Liabilities	1,288,128	3,086,782	4,374,910	1,969,692	2,382,078	4,351,770
Total Liabilities	8,427,195	7,380,056	15,807,251	5,643,468	7,599,963	13,243,431
Net Position:						
Net Investment in						
Capital Assets	44,656,415	33,461,599	78,118,014	30,748,922	29,152,429	59,901,351
Restricted	2,383,749	3,879,110	6,262,859	1,656,787	3,027,411	4,684,198
Unrestricted	5,367,964	5,125,564	10,493,528	4,940,527	8,145,193	13,085,720
Total Net Position	\$ 52,408,128	\$ 42,466,273	\$ 94,874,401	\$ 37,346,236	\$ 40,325,033	\$ 77,671,269

By far the largest portion of the City of Seward's net position (82.3 percent) reflects its investment in capital assets (land, infrastructure, buildings, machinery, vehicles, and equipment), net of any related debt used to acquire those assets that is still outstanding. The City of Seward uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City of Seward's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City of Seward's net position (6.6 percent) represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position* (\$10,493,528) may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City of Seward is able to report positive balances in all three categories of net position, for the government as a whole as well as for its separate governmental and business-type activities.

CITY OF SEWARD, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
For The Year Ended September 30, 2025

Expenses and Program Revenues - Governmental Activities

<u>Function</u>	<u>Year Ended September 30, 2025</u>		<u>Year Ended September 30, 2024</u>	
	<u>Program Revenues</u>	<u>Program Expenses</u>	<u>Program Revenues</u>	<u>Program Expenses</u>
General Government	\$ 214,724	\$ 461,403	\$ 174,035	\$ 438,925
Economic Development	-	860,022	-	805,172
Public Safety	378,568	2,328,748	240,268	1,809,541
Public Works	684,835	1,480,537	820,180	1,363,344
Environment and Leisure	14,540,447	3,162,452	1,949,511	3,093,380
Interest	-	247,427	-	74,899
Depreciation	-	1,685,703	-	1,511,382
Total	<u>\$ 15,818,574</u>	<u>\$ 10,226,292</u>	<u>\$ 3,183,994</u>	<u>\$ 9,096,643</u>

Revenues by Source - Governmental Activities

SOURCES OF REVENUE

	<u>Year Ended September 30, 2025</u>		<u>Year Ended September 30, 2024</u>	
Charges for Services	\$ 1,858,222	7.35 %	\$ 1,574,408	12.78 %
Operating Grants and Contributions	510,327	2.02	171,665	1.39
Capital Grants and Contributions	13,450,025	53.19	1,437,921	11.68
Property Taxes	2,136,231	8.45	2,003,502	16.27
Motor Vehicle Taxes	191,617	0.76	191,893	1.56
Sales Tax	3,182,975	12.59	3,118,504	25.32
Franchise Tax	1,480,043	5.85	1,403,486	11.40
Occupation Tax	263,277	1.04	261,772	2.13
TIF Proceeds	699,222	2.77	691,112	5.61
State Allocation	1,237,885	4.90	1,136,560	9.23
Insurance Proceeds	-	-	122,238	0.99
Miscellaneous	128,068	0.51	65,255	0.53
Interest	150,292	0.59	175,078	1.42
Loss on Sale of Assets	-	-	(37,682)	(0.31)
Total	<u>\$ 25,288,184</u>	<u>100.00 %</u>	<u>\$ 12,315,712</u>	<u>100.00 %</u>

Net position increased \$15,061,892 in the governmental activities during the year ended September 30, 2025.

CITY OF SEWARD, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
For The Year Ended September 30, 2025

Business-type activities. Business-type activities increased the City of Seward's net position by \$2,141,240 for the year ended September 30, 2025. Key elements of this increase are as follows:

Expenses and Program Revenues - Business-type Activities

<u>Function</u>	<u>Year Ended September 30, 2025</u>		<u>Year Ended September 30, 2024</u>	
	<u>Program Revenues</u>	<u>Program Expenses</u>	<u>Program Revenues</u>	<u>Program Expenses</u>
Electric	\$ 12,282,955	\$ 12,541,616	\$ 12,525,955	\$ 11,646,630
Water	2,426,752	1,986,761	2,359,838	1,818,364
Sewer	2,966,629	1,739,479	2,535,531	1,497,458
Total	<u>\$ 17,676,336</u>	<u>\$ 16,267,856</u>	<u>\$ 17,421,324</u>	<u>\$ 14,962,452</u>

Revenues by Source - Business-type Activities

<u>SOURCES OF REVENUE</u>	<u>Year Ended September 30, 2025</u>		<u>Year Ended September 30, 2024</u>	
Charges for Services	\$ 17,670,757	95.99 %	\$ 17,416,892	95.67 %
Capital Grants and Contributions	5,579	0.03	4,432	0.02
Interest	302,536	1.64	262,236	1.44
Gain on Sale of Assets	309,150	1.68	433,561	2.38
Miscellaneous	121,074	0.66	89,580	0.49
Total	<u>\$ 18,409,096</u>	<u>100.00 %</u>	<u>\$ 18,206,701</u>	<u>100.00 %</u>

Financial Analysis of the Government's Funds

As noted earlier, the City of Seward used fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City of Seward's *governmental* funds is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City of Seward's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of Seward's governmental funds reported combined ending fund balances of \$7,069,794. Approximately 51.4 percent of this total amount (\$3,635,257) constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of fund balances is not available for new spending because it has already been 1) restricted to pay debt service (\$194,874), 2) restricted for street projects (\$834,201), 3) restricted for Federal programs (\$17,511), 4) restricted for economic development (\$388,812), 5) restricted for capital projects (\$689,470), 6) placed in a nonspendable endowment for cemetery perpetual care (\$258,881), 7) committed for public safety (\$694,740), 8) committed for sports complex lights (\$32,413), 9) assigned for parks (\$52,267), 10) assigned for cemetery (\$160,464), 11) assigned for the Wellness Center (\$13,120) or 12) assigned for budgetary stabilization (\$97,784).

CITY OF SEWARD, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
For The Year Ended September 30, 2025

The General Fund is the chief operating fund of the City of Seward. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$3,635,257, while total fund balance reached \$4,686,045. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 40.1 percent of total General Fund expenditures, while total fund balance represents 51.7 percent of that same amount.

The fund balance of the City of Seward's General Fund increased by \$336,758. The Street Fund increased \$474,105.

Proprietary funds. The City of Seward's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the proprietary funds at the end of the year was as follows: Electric Fund - \$7,572,526, Water Fund - \$(3,536,650), and Sewer Fund - \$1,089,688. The change in net position for the proprietary funds was as follows: Electric Fund – increase of \$358,615, Water Fund – increase of \$498,716, and Sewer Fund – increase of \$1,283,909. Other factors concerning the finances of these three funds have already been addressed in the discussion of the City of Seward's business-type activities.

Budgetary Highlights

There was no difference between the original budget and the final adopted budget for the City of Seward.

Capital Asset and Debt Administration

Capital Assets. The City of Seward's investment in capital assets for its governmental and business-type activities as of September 30, 2025, amounts to \$90,480,884 (net of accumulated depreciation). This investment in capital assets includes land, construction in progress, building and system improvements, machinery and equipment, park facilities, roads, highways, and bridges.

Major capital asset events during the current fiscal year included the following:

- Wellness center improvements - \$3,669,233
- Wellness center equipment - \$321,372
- Wellness center in-kind donations for the wellness center - \$10,893,524
- Various street improvement projects - \$1,096,968
- Civic center renovation - \$1,827,909
- 2025 Pumper truck - \$273,465
- Engineering for levee drainage pump station - \$232,080
- New water tower project - \$1,664,994
- 6th Street water main improvement project - \$195,439
- RO water improvements - \$999,851
- Walker Worthman loop improvements - \$624,636
- SCADA upgrade - \$145,241
- WWTF improvement project - \$879,580

CITY OF SEWARD, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
For The Year Ended September 30, 2025

- Electrical service - \$512,242
- Ditch Witch tractor with blade - \$205,515

City of Seward's Capital Assets
(net of depreciation)

	Year Ended September 30, 2025			Year Ended September 30, 2024		
	Governmental	Business-type	Total	Governmental	Business-type	Total
	<u>Activities</u>	<u>Activities</u>		<u>Activities</u>	<u>Activities</u>	
Land	\$ 913,417	\$ 1,659,998	\$ 2,573,415	\$ 852,951	\$ 1,883,771	\$ 2,736,722
Construction in progress	1,600,722	7,838,652	9,439,374	9,473,340	8,480,810	17,954,150
Infrastructure	20,125,173	-	20,125,173	14,489,385	-	14,489,385
Buildings	26,738,224	1,203,903	27,942,127	7,875,048	1,272,972	9,148,020
Equipment	2,631,749	1,677,475	4,309,224	2,119,995	2,041,304	4,161,299
Distribution systems	-	26,091,571	26,091,571	-	21,518,572	21,518,572
Total	<u>\$ 52,009,285</u>	<u>\$ 38,471,599</u>	<u>\$ 90,480,884</u>	<u>\$ 34,810,719</u>	<u>\$ 35,197,429</u>	<u>\$ 70,008,148</u>

Additional information on the City of Seward's capital assets can be found in Note C4 on pages 47-50 of this report.

Long-term debt. At the end of the current fiscal year, the City of Seward had total long-term debt outstanding of \$12,362,870. Of this amount, \$2,735,000 comprises debt backed by the full faith and credit of the government. The remainder of the City of Seward's debt represents bonds and notes secured solely by specified revenue sources (i.e., revenue bonds and notes payable and financing agreements).

City of Seward's Outstanding Debt

	Year Ended September 30, 2025			Year Ended September 30, 2024		
	Governmental	Business-type	Total	Governmental	Business-type	Total
	<u>Activities</u>	<u>Activities</u>		<u>Activities</u>	<u>Activities</u>	
General Obligation Bonds	\$ 2,375,000	\$ -	\$ 2,375,000	\$ 2,855,000	\$ -	\$ 2,855,000
Highway Allocation Bonds	360,000	-	360,000	410,000	-	410,000
Municipal Improvement Bonds	4,325,206	-	4,325,206	621,494	-	621,494
Public Safety Bonds	-	-	-	-	-	-
Revenue Bonds	-	5,010,000	5,010,000	-	6,045,000	6,045,000
Note Payable	-	-	-	-	-	-
Financing Agreements	292,664	-	292,664	175,303	-	175,303
Total	<u>\$ 7,352,870</u>	<u>\$ 5,010,000</u>	<u>\$ 12,362,870</u>	<u>\$ 4,061,797</u>	<u>\$ 6,045,000</u>	<u>\$ 10,106,797</u>

The City of Seward's total debt increased by \$2,256,073 (22.3 percent) during the current fiscal year, as the City made scheduled principal payments and issuance of new debt for the wellness center.

Additional information on the City of Seward's long-term debt can be found in Note C7 on pages 51-56 of this report.

Economic Factors and Next Year's Budgets and Rates

The City's Enterprise Funds maintained strong cash positions and the City has been able to keep up with the increasing costs of operations.

CITY OF SEWARD, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
For The Year Ended September 30, 2025

- Property tax asking for the year ending September 30, 2026 of \$2,261,795 is \$106,190 (4.9 percent) higher than the prior year. The property valuation also increased 4.9 percent over the prior year.
- At September 30, 2025, the City had various contractual commitments included in the budgeted expenditures. See Note D3 on page 59 for detail.
- The City budgeted for a 3% increase in water rates and a 15% increase in sewer rates effective with the October 2025 billing.

All of these factors were considered in preparing the City of Seward's budget for the 2026 fiscal year.

Request for Information

This financial report is designed to provide a general overview of the City of Seward's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City Treasurer, City of Seward, 537 Main Street, P.O. Box 38, Seward, NE 68434.

CITY OF SEWARD, NEBRASKA
STATEMENT OF NET POSITION

September 30, 2025

	Primary Government			Component
	Governmental	Business-type	Total	Units
	<u>Activities</u>	<u>Activities</u>		
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 3,992,294	\$ (1,064,492)	\$ 2,927,802	\$ 528,029
Certificates of deposit	463,691	3,980,847	4,444,538	66,405
County treasurer cash	60,716	-	60,716	5,539
Investments	-	-	-	911,214
Receivables:				
Property tax	40,982	-	40,982	5,539
Accounts, net of allowance for doubtful accounts	1,093	1,587,650	1,588,743	16,487
Unbilled revenue	-	535,687	535,687	-
Interest	1,952	19,382	21,334	5
Current portion of notes	162,751	-	162,751	-
Due from other governments	721,047	-	721,047	-
Prepaid expense	-	-	-	26,580
Inventory	117,652	2,319,864	2,437,516	-
Total current assets	5,562,178	7,378,938	12,941,116	1,559,798
Noncurrent assets:				
Restricted cash and cash equivalents	2,261,425	2,600,453	4,861,878	-
Restricted certificates of deposit	15,000	1,395,339	1,410,339	-
Permanently restricted investments	-	-	-	85,616
Noncurrent notes receivable	987,435	-	987,435	-
Capital assets:				
Land	913,417	1,659,998	2,573,415	105,156
Construction in progress	1,600,722	7,838,652	9,439,374	1,938,303
Other capital assets, net of depreciation	49,495,146	28,972,949	78,468,095	3,276,577
Net capital assets	52,009,285	38,471,599	90,480,884	5,320,036
Total noncurrent assets	55,273,145	42,467,391	97,740,536	5,405,652
Total assets	60,835,323	49,846,329	110,681,652	6,965,450
LIABILITIES				
Current liabilities:				
Accounts payable	376,579	1,707,065	2,083,644	-
Accrued interest	27,941	15,454	43,395	4,775
Other accrued expenses	213,488	207,581	421,069	-
Customer deposits	-	116,682	116,682	-
Unavailable property tax	29,028	-	29,028	-
Unearned revenue	44,565	-	44,565	18,824
Current portion of long-term obligations	596,527	1,040,000	1,636,527	106,200
Total current liabilities	1,288,128	3,086,782	4,374,910	129,799
Noncurrent liabilities:				
Compensated absences - noncurrent	382,724	323,274	705,998	-
Noncurrent portion of long-term obligations	6,756,343	3,970,000	10,726,343	252,234
Total noncurrent liabilities	7,139,067	4,293,274	11,432,341	252,234
Total liabilities	8,427,195	7,380,056	15,807,251	382,033
NET POSITION				
Net investment in capital assets	44,656,415	33,461,599	78,118,014	4,961,602
Restricted for:				
Capital projects	689,470	-	689,470	-
Debt service	194,874	3,879,110	4,073,984	-
Street projects	834,201	-	834,201	-
Federal programs	17,511	-	17,511	-
Economic development	388,812	-	388,812	-
Cemetery perpetual care	258,881	-	258,881	-
Permanently restricted-Guthal	-	-	-	85,616
Unrestricted	5,367,964	5,125,564	10,493,528	1,536,199
Total net position	<u>\$ 52,408,128</u>	<u>\$ 42,466,273</u>	<u>\$ 94,874,401</u>	<u>\$ 6,583,417</u>

See notes to financial statements.

CITY OF SEWARD, NEBRASKA

STATEMENT OF ACTIVITIES

For the year ended September 30, 2025

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>
Primary government:			
Governmental activities:			
General government	\$ 461,403	\$ 48,000	\$ 166,724
Economic development	860,022	-	-
Public safety	2,328,748	207,060	155,733
Public works	1,480,537	356,915	1,553
Environment and leisure	3,162,452	1,246,247	186,317
Interest and related expenses	247,427	-	-
Depreciation - unallocated	1,685,703	-	-
Total governmental activities	<u>10,226,292</u>	<u>1,858,222</u>	<u>510,327</u>
Business-type activities:			
Electric	12,541,616	12,278,885	-
Water	1,986,761	2,426,752	-
Sewer	1,739,479	2,965,120	-
Total business-type activities	<u>16,267,856</u>	<u>17,670,757</u>	<u>-</u>
Total primary government	<u>\$ 26,494,148</u>	<u>\$ 19,528,979</u>	<u>\$ 510,327</u>
Component units:			
Seward Airport Authority	\$ 428,764	\$ 153,781	\$ -
Seward Library Foundation	24,941	-	12,350
Total component units	<u>\$ 453,705</u>	<u>\$ 153,781</u>	<u>\$ 12,350</u>

See notes to financial statements.

Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position			
	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
\$ -	\$ (246,679)		\$ (246,679)	
-	(860,022)		(860,022)	
15,775	(1,950,180)		(1,950,180)	
326,367	(795,702)		(795,702)	
13,107,883	11,377,995		11,377,995	
-	(247,427)		(247,427)	
-	(1,685,703)		(1,685,703)	
13,450,025	5,592,282	\$ -	5,592,282	
4,070	-	(258,661)	(258,661)	
-	-	439,991	439,991	
1,509	-	1,227,150	1,227,150	
5,579	-	1,408,480	1,408,480	
\$ 13,455,604	5,592,282	1,408,480	7,000,762	
\$ 1,281,598				\$ 1,006,615
-				(12,591)
\$ 1,281,598				994,024
General revenues:				
Taxes:				
Property	2,136,231	-	2,136,231	250,439
Motor vehicle	191,617	-	191,617	-
Sales tax	3,182,975	-	3,182,975	-
Franchise	1,480,043	-	1,480,043	-
Occupation	263,277	-	263,277	-
TIF proceeds	699,222	-	699,222	-
State allocation	1,237,885	-	1,237,885	-
Insurance proceeds	-	-	-	-
Miscellaneous	128,068	121,074	249,142	10,796
Interest income	150,292	302,536	452,828	7,956
Gain on investments	-	-	-	144,698
Gain on sale of assets	-	309,150	309,150	-
Total general revenues	9,469,610	732,760	10,202,370	413,889
Change in net position	15,061,892	2,141,240	17,203,132	1,407,913
Net position - September 30, 2024	37,346,236	40,325,033	77,671,269	5,175,504
Net position - September 30, 2025	\$ 52,408,128	\$ 42,466,273	\$ 94,874,401	\$ 6,583,417

CITY OF SEWARD, NEBRASKA

**BALANCE SHEET -
GOVERNMENTAL FUNDS**

September 30, 2025

	<u>General</u>	<u>Street</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
ASSETS						
Cash and cash equivalents	\$ 3,992,294	\$ -	\$ -	\$ -	\$ -	\$ 3,992,294
Certificates of deposit	463,691	-	-	-	-	463,691
County treasurer cash	60,716	-	-	-	-	60,716
Receivables:						
Accounts, net of allowance for doubtful accounts	521	572	-	-	-	1,093
Interest	1,927	-	-	-	25	1,952
Property tax	40,982	-	-	-	-	40,982
Due from other governments	412,953	170,443	-	137,651	-	721,047
Inventory	-	117,652	-	-	-	117,652
Restricted assets:						
Cash	-	864,553	194,874	551,819	650,179	2,261,425
Certificates of deposit	-	-	-	-	15,000	15,000
Total assets	<u>\$ 4,973,084</u>	<u>\$ 1,153,220</u>	<u>\$ 194,874</u>	<u>\$ 689,470</u>	<u>\$ 665,204</u>	<u>\$ 7,675,852</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 78,056	\$ 298,523	\$ -	\$ -	\$ -	\$ 376,579
Accrued expenses	135,390	20,496	-	-	-	155,886
Unearned golf revenue	44,565	-	-	-	-	44,565
Unavailable property tax	29,028	-	-	-	-	29,028
Total liabilities	<u>287,039</u>	<u>319,019</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>606,058</u>
Fund balances:						
Nonspendable						
Cemetery perpetual care	-	-	-	-	258,881	258,881
Restricted for:						
Capital projects	-	-	-	689,470	-	689,470
Debt service	-	-	194,874	-	-	194,874
Street projects	-	834,201	-	-	-	834,201
Federal programs	-	-	-	-	17,511	17,511
Economic development	-	-	-	-	388,812	388,812
Committed for:						
Public safety	694,740	-	-	-	-	694,740
Sports complex lights	32,413	-	-	-	-	32,413
Assigned for:						
Budgetary stabilization	97,784	-	-	-	-	97,784
Parks	52,267	-	-	-	-	52,267
Cemetery	160,464	-	-	-	-	160,464
Wellness Center	13,120	-	-	-	-	13,120
Unassigned	3,635,257	-	-	-	-	3,635,257
Total fund balances	<u>4,686,045</u>	<u>834,201</u>	<u>194,874</u>	<u>689,470</u>	<u>665,204</u>	<u>7,069,794</u>
Total liabilities and fund balances	<u>\$ 4,973,084</u>	<u>\$ 1,153,220</u>	<u>\$ 194,874</u>	<u>\$ 689,470</u>	<u>\$ 665,204</u>	<u>\$ 7,675,852</u>

See notes to financial statements.

CITY OF SEWARD, NEBRASKA

**RECONCILIATION OF THE BALANCE SHEET -
GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION**

September 30, 2025

Total fund balances - governmental funds \$ 7,069,794

Amounts reported for *governmental activities* in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds. The cost of the assets is \$72,420,250, and the accumulated depreciation is \$20,410,965. 52,009,285

Notes receivable are not financial resources and therefore are not reported as assets in governmental funds. The notes receivable are reported as assets in the statement of net position. 1,150,186

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds. Long-term liabilities at year end consist of:

Compensated absences	\$ (440,326)	
Accrued interest on long-term debt	(27,941)	
Bonds payable	(7,060,206)	
Financing agreements	(292,664)	(7,821,137)

Total net position - governmental activities \$ 52,408,128

See notes to financial statements.

CITY OF SEWARD, NEBRASKA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the year ended September 30, 2025

	<u>General</u>	<u>Street</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
REVENUES						
Taxes:						
Property	\$ 2,136,231	\$ -	\$ -	\$ -	\$ -	\$ 2,136,231
Motor vehicle	191,617	-	-	-	-	191,617
Sales tax	1,559,764	352,840	413,164	707,207	150,000	3,182,975
Franchise	1,480,043	-	-	-	-	1,480,043
Occupation	263,277	-	-	-	-	263,277
TIF proceeds	-	-	-	-	699,222	699,222
Intergovernmental	354,386	1,045,432	-	-	-	1,399,818
Charges for services	1,835,127	23,095	-	-	-	1,858,222
Loan collections	-	-	-	-	139,540	139,540
Interest income	82,875	6	9,176	961	57,274	150,292
Grants	41,394	190,429	-	281,000	84,151	596,974
Contributions	2,171,982	-	-	-	-	2,171,982
Bond/loan proceeds	273,465	-	-	3,703,712	-	3,977,177
Other income	16,365	42,864	-	-	68,839	128,068
Total revenues	<u>10,406,526</u>	<u>1,654,666</u>	<u>422,340</u>	<u>4,692,880</u>	<u>1,199,026</u>	<u>18,375,438</u>
EXPENDITURES						
General government	311,015	-	-	59,272	84,151	454,438
Economic development	-	-	-	-	1,343,850	1,343,850
Public safety	2,221,842	-	-	-	-	2,221,842
Public works	509,243	920,939	-	-	146	1,430,328
Environment and leisure	3,076,892	-	-	-	-	3,076,892
Capital outlay	2,807,247	1,056,955	-	3,990,604	-	7,854,806
Principal payments on debt	132,381	23,723	530,000	-	-	686,104
Interest on long-term debt	11,148	433	60,924	170,953	-	243,458
Total expenditures	<u>9,069,768</u>	<u>2,002,050</u>	<u>590,924</u>	<u>4,220,829</u>	<u>1,428,147</u>	<u>17,311,718</u>
Excess (deficiency) of revenues over expenditures	1,336,758	(347,384)	(168,584)	472,051	(229,121)	1,063,720
OTHER FINANCING SOURCES (USES)						
Transfers in	-	1,000,000	178,511	-	-	1,178,511
Transfers out	<u>(1,000,000)</u>	<u>(178,511)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,178,511)</u>
Net transfers	<u>(1,000,000)</u>	<u>821,489</u>	<u>178,511</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	336,758	474,105	9,927	472,051	(229,121)	1,063,720
Fund balances - September 30, 2024	<u>4,349,287</u>	<u>360,096</u>	<u>184,947</u>	<u>217,419</u>	<u>894,325</u>	<u>6,006,074</u>
Fund balances - September 30, 2025	<u>\$ 4,686,045</u>	<u>\$ 834,201</u>	<u>\$ 194,874</u>	<u>\$ 689,470</u>	<u>\$ 665,204</u>	<u>\$ 7,069,794</u>

See notes to financial statements.

CITY OF SEWARD, NEBRASKA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES**

For the year ended September 30, 2025

Total net change in fund balances - governmental funds \$ 1,063,720

Amounts reported for *governmental activities* in the statement of activities are different because:

Capital outlays are reported in governmental funds as expenditures.

However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capitalized capital outlay (\$18,884,269), including assets acquired via in-kind donation (\$10,893,525) and additions paid for directly by the Nebraska Department of Transportation (\$135,938), exceeded depreciation expense (\$1,685,703) during the period.

17,198,566

Collection of loan proceeds on economic development loans is reported as revenue in the governmental funds, but reduces assets in the statement of net position.

(139,540)

The issuance of economic development loans is reported as an expense in the governmental funds, but increases assets in the statement of net position.

501,022

Forgiveness of LB840 loans is not reported in the fund financial statements, but is reported as an economic development expense in the statement of activities.

(17,194)

The change in compensated absences is reported as an expense in the statement of net position. Compensated absences are not reported in the governmental funds.

(249,640)

The change in accrued interest payable is reported as an expense in the statement of net position. Accrued interest payable is not reported in the governmental funds.

(3,969)

The issuance of debt is reported as revenue in the governmental funds, but the issuance increases long-term liabilities in the statement of net position.

(3,977,177)

Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

686,104

Change in net position of governmental activities

\$ 15,061,892

See notes to financial statements.

CITY OF SEWARD, NEBRASKA
STATEMENT OF FUND NET POSITION - PROPRIETARY FUNDS
September 30, 2025

	Enterprise Funds			
	Electric Fund	Water Fund	Sewer Fund	Total
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 1,651,057	\$ (3,505,074)	\$ 789,525	\$ (1,064,492)
Certificates of deposit	3,509,825	166,673	304,349	3,980,847
Receivables:				
Accounts, net of allowance for doubtful accounts	1,162,099	199,260	226,291	1,587,650
Unbilled revenue	350,566	82,301	102,820	535,687
Interest	14,927	2,969	1,486	19,382
Inventory	2,193,593	126,271	-	2,319,864
Total current assets	8,882,067	(2,927,600)	1,424,471	7,378,938
Noncurrent assets:				
Restricted cash and cash equivalents	120,357	438,935	2,041,161	2,600,453
Restricted certificates of deposit	472,396	535,698	387,245	1,395,339
Capital assets:				
Land	1,299,283	270,621	90,094	1,659,998
Construction in progress	303,944	4,846,240	2,688,468	7,838,652
Distribution systems	23,090,480	22,449,202	13,407,117	58,946,799
Buildings	1,381,073	144,976	432,769	1,958,818
Equipment	3,788,692	573,938	1,208,406	5,571,036
Less accumulated depreciation	(17,480,449)	(9,923,083)	(10,100,172)	(37,503,704)
Net capital assets	12,383,023	18,361,894	7,726,682	38,471,599
Total noncurrent assets	12,975,776	19,336,527	10,155,088	42,467,391
Total assets	21,857,843	16,408,927	11,579,559	49,846,329
LIABILITIES				
Current liabilities:				
Accounts payable	987,334	485,988	233,743	1,707,065
Customer deposits	116,682	-	-	116,682
Accrued interest payable	7,282	6,497	1,675	15,454
Other accrued expenses	77,257	30,542	31,113	138,912
Sales tax payable	68,669	-	-	68,669
Current portion of long-term obligations	435,000	335,000	270,000	1,040,000
Total current liabilities	1,692,224	858,027	536,531	3,086,782
Noncurrent liabilities:				
Compensated absences - noncurrent	168,999	86,023	68,252	323,274
Noncurrent portion of long-term obligations	1,675,000	840,000	1,455,000	3,970,000
Total noncurrent liabilities	1,843,999	926,023	1,523,252	4,293,274
Total liabilities	3,536,223	1,784,050	2,059,783	7,380,056
NET POSITION				
Net investment in capital assets	10,273,023	17,186,894	6,001,682	33,461,599
Restricted for:				
Debt service	476,071	974,633	2,428,406	3,879,110
Unrestricted	7,572,526	(3,536,650)	1,089,688	5,125,564
Total net position	<u>\$ 18,321,620</u>	<u>\$ 14,624,877</u>	<u>\$ 9,519,776</u>	<u>\$ 42,466,273</u>

See notes to financial statements.

CITY OF SEWARD, NEBRASKA

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES
IN NET POSITION - PROPRIETARY FUNDS**

For the year ended September 30, 2025

	Enterprise Funds			
	<u>Electric Fund</u>	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Total</u>
Operating revenues:				
User charges	\$ 12,208,652	\$ 2,235,866	\$ 2,941,022	\$ 17,385,540
Customer service charges	41,356	10,171	14,539	66,066
Other revenue	28,877	180,715	9,559	219,151
Total operating revenues	<u>12,278,885</u>	<u>2,426,752</u>	<u>2,965,120</u>	<u>17,670,757</u>
Operating expenses:				
Cost of power	6,898,129	-	-	6,898,129
Personnel	1,414,730	729,136	666,094	2,809,960
Contract services	106,108	26,505	61,410	194,023
Utilities	95,794	176,402	84,903	357,099
Repairs and maintenance	386,490	244,329	133,104	763,923
Supplies	368,230	36,318	24,369	428,917
Professional fees	98,271	55,144	130,957	284,372
Insurance	118,011	73,378	69,269	260,658
Fuel and transportation	15,090	6,014	8,363	29,467
Dues, memberships & training	24,206	15,370	18,001	57,577
Miscellaneous	606,645	2,554	8,856	618,055
Franchise fees	1,357,021	123,022	-	1,480,043
Depreciation	988,954	472,911	512,109	1,973,974
Total operating expenses	<u>12,477,679</u>	<u>1,961,083</u>	<u>1,717,435</u>	<u>16,156,197</u>
Operating income (loss)	(198,794)	465,669	1,247,685	1,514,560
Nonoperating revenues (expenses):				
Interest income	187,052	58,725	56,759	302,536
Miscellaneous income	121,074	-	-	121,074
Grant revenue	4,070	-	1,509	5,579
Gain on disposal of capital assets	309,150	-	-	309,150
Interest expense	(61,937)	(25,678)	(22,044)	(109,659)
Loan administration fees	(2,000)	-	-	(2,000)
Total nonoperating revenues (expenses)	<u>557,409</u>	<u>33,047</u>	<u>36,224</u>	<u>626,680</u>
Change in net position	358,615	498,716	1,283,909	2,141,240
Net position - September 30, 2024	<u>17,963,005</u>	<u>14,126,161</u>	<u>8,235,867</u>	<u>40,325,033</u>
Net position - September 30, 2025	<u><u>\$ 18,321,620</u></u>	<u><u>\$ 14,624,877</u></u>	<u><u>\$ 9,519,776</u></u>	<u><u>\$ 42,466,273</u></u>

See notes to financial statements.

CITY OF SEWARD, NEBRASKA

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS

For the year ended September 30, 2025

	Enterprise Funds			
	Electric Fund	Water Fund	Sewer Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES:				
Receipts from customers	\$ 12,489,351	\$ 2,502,804	\$ 2,934,633	\$ 17,926,788
Payments to suppliers	(10,193,340)	(755,254)	(530,949)	(11,479,543)
Payments to employees	(1,377,603)	(673,795)	(616,063)	(2,667,461)
Net cash provided by operating activities	918,408	1,073,755	1,787,621	3,779,784
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Purchase of property and equipment	(708,662)	(3,414,988)	(859,379)	(4,983,029)
Proceeds from sale of capital assets	532,923	-	-	532,923
Grant proceeds	4,070	-	1,509	5,579
Principal payments on capital debt	(430,000)	(330,000)	(275,000)	(1,035,000)
Interest paid on capital debt	(63,064)	(27,426)	(22,193)	(112,683)
Loan administration fees	(2,000)	-	-	(2,000)
Net cash used by capital and related financing activities	(666,733)	(3,772,414)	(1,155,063)	(5,594,210)
CASH FLOWS FROM INVESTING ACTIVITIES:				
Increase in certificates of deposit	(142,741)	(7,670)	(5,615)	(156,026)
Increase in restricted certificates of deposit	(2,186)	(6,025)	(2,867)	(11,078)
Interest received	184,736	59,082	56,880	300,698
Net cash provided by investing activities	39,809	45,387	48,398	133,594
 Increase (decrease) in cash and cash equivalents	 291,484	 (2,653,272)	 680,956	 (1,680,832)
Cash and cash equivalents - beginning of the year	1,479,930	(412,867)	2,149,730	3,216,793
Cash and cash equivalents - end of the year	<u>\$ 1,771,414</u>	<u>\$ (3,066,139)</u>	<u>\$ 2,830,686</u>	<u>\$ 1,535,961</u>
Composition of cash and cash equivalents:				
Cash and cash equivalents	\$ 1,651,057	\$ (3,505,074)	\$ 789,525	\$ (1,064,492)
Restricted cash and cash equivalents	120,357	438,935	2,041,161	2,600,453
Total cash and cash equivalents	<u>\$ 1,771,414</u>	<u>\$ (3,066,139)</u>	<u>\$ 2,830,686</u>	<u>\$ 1,535,961</u>

See notes to financial statements.

CITY OF SEWARD, NEBRASKA

**STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS, Continued**

For the year ended September 30, 2025

	Enterprise Funds			
	Electric <u>Fund</u>	Water <u>Fund</u>	Sewer <u>Fund</u>	<u>Total</u>
Reconciliation of operating income (loss) to net cash provided by operating activities:				
Operating income (loss)	\$ (198,794)	\$ 465,669	\$ 1,247,685	\$ 1,514,560
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Miscellaneous nonoperating revenue	121,074	-	-	121,074
Depreciation expense	988,954	472,911	512,109	1,973,974
Change in assets and liabilities:				
Accounts receivable	94,234	76,212	(30,487)	139,959
Inventories	(287,517)	(11,495)	-	(299,012)
Accounts payable	164,280	15,277	8,283	187,840
Customer deposits	(4,842)	(160)	-	(5,002)
Sales tax payable	3,892	-	-	3,892
Accrued expenses	37,127	55,341	50,031	142,499
Net cash provided by operating activities	<u>\$ 918,408</u>	<u>\$ 1,073,755</u>	<u>\$ 1,787,621</u>	<u>\$ 3,779,784</u>

See notes to financial statements.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS

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CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Seward, Nebraska (City) are prepared in accordance with generally accepted accounting principles (GAAP). The City's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

The accounting and reporting framework and the more significant accounting principles and practices are discussed in subsequent sections of this Note.

1. Financial Reporting Entity

The City of Seward, Nebraska, was incorporated in 1868. The City operates under a Mayor-Council form of government with an elected Mayor, and an elected legislative body, Council, composed of eight members. The Mayor is elected at large for a four-year term, and the eight members of the City Council are elected, two from each of four wards, on alternating four-year terms. The administration of the City government is performed under the direction of the Mayor by the City Administrator. Services provided to residents include public safety, highways and streets, planning and zoning, parks, recreation, development, electric, water, and sanitary sewer systems, transfer station, and general administrative services.

The City's financial reporting entity comprises the following:

Primary Government:	City of Seward
Discretely Presented Component Units:	Seward Airport Authority Seward Library Foundation

In determining the financial reporting entity, the City complies with the provisions of GASB Statement No. 61, and has addressed all potential component units (traditionally separate reporting entities) for which the City may be financially accountable, and, as such, should be included within the City's financial statements. The City (the primary government) is financially accountable if it appoints a voting majority of the organization's governing board and (1) it is able to impose its will on the organization or (2) there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the City. Additionally, the primary government is required to consider other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

1. Financial Reporting Entity, continued

Blended Component Units

Blended component units are separate legal entities that meet the component unit criteria described above and whose governing body is the same or substantially the same as the City Council or the component unit provides services entirely to the City. These component units' funds are blended into those of the City by appropriate activity type to compose the primary government presentation. Currently, the City has no blended component units.

Discretely Presented Component Units

Discretely presented component units are separate legal entities that meet the component unit criteria described above but do not meet the criteria for blending. The following are the discretely presented component units:

Brief Description of Activities and Relationship
to the City:

Seward Airport Authority

Established to provide for the operation of the Seward Airport. The component unit information was obtained from financial statements which can be obtained by contacting the Seward Airport Authority.

Seward Library Foundation

Established to support the Seward library.

2. Basis of Presentation

Government-wide Financial Statements

The Statement of Net Position and Statement of Activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

2. Basis of Presentation, continued

Fund Financial Statements

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditures/expenses. Funds are organized into two major categories: governmental and proprietary. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the City or meets the following criteria:

- a. Total assets, liabilities, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type; and
- b. Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least five percent of the corresponding total for all governmental and enterprise funds combined.

The funds of the financial reporting entity are described below:

Governmental Funds

General Fund

The General Fund is the primary operating fund of the City and always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for certain purposes.

Debt Service Fund

The Debt Service Fund accounts for the accumulation of financial resources for the payment of interest and principal on the general long-term debt of the City other than debt service payments made by enterprise funds. Ad valorem taxes are used for the payment of principal and interest on the City's general obligation bonds.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

2. Basis of Presentation, continued

Governmental Funds, continued

Capital Projects Fund

The Capital Projects Fund is used to account for resources restricted for the acquisition or construction of specific capital projects.

Permanent Fund

The Permanent Fund accounts for assets held by the City pursuant to a trust agreement. The principal portion of this fund type must remain intact, but the earnings may be used to achieve the objectives of the fund.

Proprietary Funds

Enterprise Funds

Enterprise Funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges and the measurement of financial activity focuses on net income measurement similar to the private sector.

Major and Nonmajor Funds

The funds are further classified as major or non-major as follows:

<u>Fund</u>	<u>Brief Description</u>
<i>Major:</i>	
Governmental:	
General	See page 27 for description.
Street	The Street Fund is a special revenue fund that accounts for the City's share of highway allocation from the State of Nebraska.
Debt Service	See page 27 for description.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

2. Basis of Presentation, continued

Major and Nonmajor Funds, continued

<u>Fund</u>	<u>Brief Description</u>
<i>Major, continued:</i>	
Governmental, continued:	
Capital Projects	See page 28 for description.
Proprietary:	
Enterprise:	
Electric, Water, and Sewer	See page 28 for description.
<i>Nonmajor:</i>	
Special Revenue:	
CDBG	Special revenue fund that accounts for community development grants and related expenses.
LB840	Special revenue fund that accounts for sales tax to be used for economic development under LB840.
TIF	Special revenue fund that accounts for tax increment financing projects used to promote economic development.
Perpetual Care	Permanent fund that accounts for the monies in a permanent care endowment fund for the cemetery.

3. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

3. Measurement Focus and Basis of Accounting, continued

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, both governmental and business-like activities are presented using the economic resources measurement focus as defined in item b, below.

In the fund financial statements, the “current financial resources” measurement focus or the “economic resources” measurement focus is used as appropriate:

- a. All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.
- b. The proprietary funds utilize an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, governmental and business-like activities and the discretely presented component units are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when “measurable and available.” Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within 60 days after year end. Expenditures (including capital outlay) are recorded when the related fund liability is incurred.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

3. Measurement Focus and Basis of Accounting, continued

Basis of Accounting, continued

All proprietary funds and discretely presented component units utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or the economic asset is used.

4. Assets, Liabilities, and Equity

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Investments

For the purpose of the Statement of Net Position, “cash and cash equivalents” include all demand accounts and savings accounts. For the purpose of the proprietary fund Statement of Cash Flows, “cash and cash equivalents” include all cash on hand, demand accounts, savings accounts, and equity in pooled cash which has an original maturity of three months or less. The County Treasurer’s cash represents revenues collected not yet remitted to the City.

Certificates of deposit and investments are carried at fair value. Fair value is based on quoted market price. Additional cash and investment disclosures are presented in Notes B2, C1, and D2.

When both restricted and unrestricted resources are available for use, it is the City’s policy to use restricted resources first, then unrestricted resources as they are needed.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Receivables

In the government-wide statements, receivables consist of all revenues earned at year end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivable balances for the governmental activities include special assessments and property taxes. Business-type activities report utility billings and unbilled revenue as their major receivables.

In the fund financial statements, receivables in governmental funds include revenue accruals such as special assessments and property taxes, since they are usually both measurable and available. Proprietary fund receivables consist of all revenues earned at year end and not yet received. Utility accounts receivable and unbilled revenue compose the majority of proprietary fund receivables. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable.

Due from Other Governments

The total due from other governments consists of the following:

<u>Fund</u>	<u>Amount</u>	<u>Service</u>
General	\$ 412,953	Sales Tax
Street	69,768	Sales Tax
Street	16,968	Motor Vehicle Fees
Street	83,707	Highway Allocation
Capital Projects	<u>137,651</u>	Sales Tax
	<u>\$ 721,047</u>	

Inventory

All inventories are valued at cost using the first-in/first-out (FIFO) method.

Restricted Assets

Restricted assets include cash and investments that are legally restricted as to their use. The primary restricted assets are related to debt service and proceeds of specific revenue sources that are legally restricted to expenditures for certain purposes.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Capital Assets

The accounting treatment over property, plant, and equipment (capital assets) depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

Government-wide Statements

In the government-wide financial statements, capital assets that are purchased or acquired with an original cost of \$5,000 or more are capitalized and reported on the Statement of Net Position. Capital assets are valued at historical cost or estimated historical cost if actual is unavailable, except for donated capital assets, which are recorded at their estimated fair value at the date of donation. The City has elected the depreciation approach for reporting infrastructure.

Depreciation of general capital assets and all proprietary capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The ranges of estimated useful lives by type of asset are as follows:

Buildings	25-40 years
Improvements	5-25 years
Machinery and Equipment	5-20 years
Utility System	20-50 years
Infrastructure	20-50 years

Prior to July 1, 1980, governmental funds' infrastructure assets were not capitalized. These assets (back to July 1, 1980) have been valued at estimated historical cost. The cost of normal maintenance, preservation, and repairs that do not add to the value of the assets or materially extend the assets' lives are not capitalized.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Capital Assets, continued

Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same as in the government-wide statements.

Unavailable Revenues

Unavailable revenues consist of property taxes and special assessments expected to be collected after 60 days.

Compensated Absences

During the year ended September 30, 2025, the City implemented GASB 101, *Compensated Absences*. This statement requires governments to recognize a liability for certain types of leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The objective of this Statement is to better align the recognition of compensated absences liabilities with the accrual basis of accounting and improve consistency.

The City's policies regarding vacation time permit employees to accumulate earned but unused vacation leave. A portion of the liability for these compensated absences is recorded as long-term debt in the government-wide statements. The current portion of this obligation is estimated based on historical trends. In the fund financial statements, governmental funds report only the current compensated absence liability payable from expendable available financial resources, while the proprietary funds report the total liability.

Employees generally earn sick leave at the rate of one day per month with the total accumulation up to 900 hours. In the event of retirement, an employee is reimbursed 50 percent of the accumulated sick leave if the employee meets certain eligibility requirements.

Compensated absences are accrued based on the likelihood of time used in the accompanying financial statements.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Long-term Debt

The accounting treatment of long-term debt depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

Government-wide Statements

All long-term debt to be repaid from governmental and business-type resources is reported as liabilities in the government-wide statements. The long-term debt consists primarily of notes payable and accrued compensated absences.

Fund Financial Statements

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements. The debt proceeds are reported as other financing sources and payment of principal and interest reported as expenditures. The accounting for proprietary funds is the same in the fund financial statements as it is in the government-wide statements.

Equity Classifications

Government-wide Statements

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – Consists of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Equity Classifications, continued

Fund Financial Statements

Governmental fund equity is classified as fund balance. Proprietary fund equity is classified the same as in the government-wide statements.

Effective October 1, 2010, the City adopted GASB Statement No. 54, which redefined how fund balances of the governmental funds are presented in the financial statements. Fund balances are classified as follows:

Nonspendable—Amounts that cannot be spent either because they are not in a spendable form or because they are legally or contractually required to be maintained intact.

Restricted—Amounts that can be spent only for specific purposes because of the City Charter, City Code, state or federal laws or externally imposed conditions by grantors or creditors.

Committed—Amounts that can be used only for specific purposes determined by a formal action by City Council ordinance or resolution.

Assigned—Amounts that are designated by the Mayor for a specific purpose but are not spendable until a budget ordinance is passed by the City Council.

Unassigned—All amounts not included in other spendable classifications.

The details of the fund balances are included in the Governmental Funds Balance Sheet (page 16). Restricted funds are used first as appropriate. Assigned Funds are reduced to the extent that expenditure authority has been budgeted by the City Council or the Assignment has been changed by the Mayor. Decreases to fund balance first reduce Unassigned Fund balance; in the event that Unassigned Fund Balance becomes zero, then Assigned and Committed Fund Balances are used in that order.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

5. Revenues, Expenditures, and Expenses

Sales and Use Tax

The City presently levies a 2.0 cent sales tax on taxable sales within the City. The sales tax is collected by the Nebraska Department of Revenue and remitted to the City in the month following receipt. The Nebraska Department of Revenue receives the sales tax approximately one month after collection by vendors. Sales tax collected on the sale of motor vehicles is restricted for street improvements as required by LB904. Effective January 1, 2023, 0.5 percent is allocated to service debt on the new wellness center. The balance of the sales tax is allocated to the General and Debt Service Funds for property tax relief, with up to \$150,000 per year approved for the LB840 Fund to be used for economic development.

Sales taxes collected by the State in September (which represent sales for August) and received by the City in October have been accrued and are included under the caption “Due from other governments.”

Property Taxes

The City has the power to levy taxes each year sufficient to pay any judgment existing against the City, the interest on bonded debt, and the principal on bonded debt maturing during the fiscal year or within six months thereafter, as well as taxes authorized by state law.

The tax levies for all political subdivisions in Seward County are certified by the County Board on or before October 20. Real estate taxes are due on December 31 and attach as an enforceable lien and become delinquent in two equal installments on May 1 and September 1. Personal property taxes are due in the same manner as real estate taxes. Delinquent taxes bear 14 percent interest.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

5. Revenues, Expenditures, and Expenses, continued

Property Taxes, continued

Property taxes levied for 2024-2025 are recorded as revenue when expected to be collected within 60 days after September 30, 2025. Prior-year levies were recorded using these same principles, and remaining receivables are re-evaluated annually. Property taxes expected to be collected after 60 days are recorded as deferred revenue on the fund balance sheets.

The City-owned electric, water, and sewer utilities make payments in lieu of taxes (10 percent of gross revenues for electric and 5 percent of gross revenues for water).

Operating Revenues and Expenses

Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services. They also include all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities.

Expenditures/Expenses

In the government-wide financial statements, expenses are classified by function for both governmental and business-type activities.

In the fund financial statements, expenditures are classified as follows:

Governmental Funds – by Character and Function

Proprietary Fund – by Operating and Nonoperating

In the fund financial statements, governmental funds report expenditures of financial resources. Proprietary funds report expenses relating to use of economic resources.

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

5. Revenues, Expenditures, and Expenses, continued

Interfund Transfers

Permanent reallocation of resources between funds of the reporting entity is classified as transfers. For the purposes of the Statement of Activities, all interfund transfers between individual governmental funds have been eliminated.

NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

By its nature as a local government unit, the City and its component units are subject to various federal, state, and local laws and contractual regulations. An analysis of the City's compliance with significant laws and regulations and demonstration of its stewardship over City resources follows:

1. Fund Accounting Requirements

The City complies with all state and local laws and regulations requiring the use of separate funds. The legally required funds used by the City include: Special Revenue, Debt Service, and Permanent Funds.

2. Deposit Laws and Regulations

Custodial credit risk is the risk that, in the event of a bank failure, a government's deposits may not be returned to it. The City's deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance or with U.S. Treasury and U.S. agency securities having an aggregate value at least equal to the amount of the deposits. The City's demand deposits are insured up to \$250,000 and certificates of deposit/savings accounts are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC). Any cash deposits or certificates of deposit in excess of the FDIC limits are insured by collateral held by the pledging institution in the City's name.

The Airport Authority had unsecured funds of \$172,083 as of September 30, 2025.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued

3. Revenue Restrictions

The City has various restrictions placed over certain revenue sources from state or local requirements. The primary restricted revenue sources are described in Note A2 for the various funds.

4. Debt Restrictions and Covenants

Bonds Payable

The various bond ordinances relating to the bonds payable contain some restrictions or covenants that are financial-related. These include covenants such as debt service coverage requirements and required reserve account balances. The City is in compliance with the bond restrictions and covenants.

5. Budgetary Data

The City is required by state laws to adopt annual budgets for all fund types. Each budget is presented on the cash basis of accounting, which is consistent with the requirements of the state budget act.

The Nebraska Budget Act provides the prescribed budget practices and procedures that governing bodies are required to follow. The amounts that may be budgeted for certain specific funds are subject to various expenditure and/or tax levy limitations.

The City follows these procedures in establishing the budgetary data reflected in the accompanying financial statements.

- a. On or before August 1, the City prepares a budget for the fiscal year commencing October 1. The budget includes proposed expenditures and resources available.
- b. The budget is published with subsequent public hearings to obtain taxpayer comments.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued

5. Budgetary Data, continued

- c. Prior to September 30, the City Council adopts the budget, which is then filed with the appropriate state and county officials.
- d. Total expenditures may not legally exceed total appropriations. Appropriations lapse at year end and any revisions require board approval.
- e. The County Clerk certifies a preliminary property tax levy for each fund of the City which levied property taxes in the county the previous year based on the combined valuation and amount required for the City the prior year. The preliminary levy becomes the final levy unless the governing board passes, by a majority vote, a resolution setting the levy at a different amount.
- f. The property tax requirements resulting from the budget process are utilized by the County Assessor to establish the tax levy. Taxes are levied annually on or before October 20. Real property taxes and personal property taxes are due December 31 with the first half delinquent May 1 and the second half delinquent September 1.
- g. Appropriations lapse at the end of the fiscal year, except for capital improvement appropriations and certain encumbrances against operating budgets.
- h. The City of Seward adopts a budget by resolution for all fund types.

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS

The following notes present detail information to support the amounts reported in the basic financial statements for its various assets, liabilities, equity, revenues, and expenditures/expenses.

1. Cash and Investments

Deposits

The City's policies regarding deposits of cash are discussed in Note A4. The table presented below is designed to disclose how its deposits were insured or secured with collateral at September 30, 2025. The categories of collateral are defined as follows:

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

1. Cash and Investments, continued

Deposits, continued

Category 1 – Insured by FDIC or collateralized with securities held by the City (or public trust) or by its agent in its name.

Category 2 – Uninsured but collateralized with securities held by the pledging financial institution's trust department or agent in the City's name.

Category 3 – Uninsured and uncollateralized; or collateralized with securities held by the pledging financial institution, or by its trust department or agent, but not in the City's name; or collateralized with no written or approved collateral agreement.

<u>Types of Deposits</u>	<u>Total Bank Balance</u>	<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>	<u>Total Carrying Value</u>
Demand deposits and certificates of deposit	\$ 14,246,364	\$ 1,635,786	\$ 12,438,495	\$ 172,083	\$ <u>14,238,991</u>

Reconciliation to Government-wide Statement of Net Position:

Primary Government –

Unrestricted cash and cash equivalents	\$ 2,927,802
Unrestricted certificates of deposit	4,444,538
Restricted cash and cash equivalents	4,861,878
Restricted certificates of deposit	1,410,339

Component Units –

Unrestricted cash and cash equivalents	528,029
Unrestricted certificates of deposit	<u>66,405</u>
	\$ <u>14,238,991</u>

Investments

The City's policies and applicable laws regarding investments are discussed in Notes A4 and B2. The table presented below is designed to disclose whether the investments are insured or registered and who holds the security at September 30, 2025. The categories of investments are defined as follows:

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

1. Cash and Investments, continued

Investments, continued

Category 1 – Insured or registered with securities held by the entity or its agent in the entity's name.

Category 2 – Uninsured and unregistered with securities held by the counterparty's trust department or agent in the entity's name.

Category 3 – Uninsured and unregistered with securities held by the counterparty or by its trust department or agent but not in the City's name.

<u>Type of Investment</u>	<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>	<u>Carrying Amount</u>	<u>Fair Value</u>
Publicly Traded Equities	\$ -	\$ 996,830	\$ -	\$ <u>996,830</u>	\$ <u>996,830</u>

Reconciliation to Government-wide Statement of Net Position:

Component Units –

Unrestricted investments	\$ 911,214
Permanently restricted investments	<u>85,616</u>
	\$ <u>996,830</u>

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

2. Restricted Assets

The restricted assets as of September 30, 2025, are as follows:

	<u>Governmental Activities</u>	<u>Business- type Activities</u>	<u>Total Primary Government</u>	<u>Component Unit</u>
Type of Restricted Assets:				
Cash and cash equivalents	\$ 2,261,425	\$ 2,600,453	\$ 4,861,878	\$ -
Certificates of deposit	15,000	1,395,339	1,399,261	-
Investments	-	-	-	85,616
	<u>\$ 2,276,425</u>	<u>\$ 3,995,792</u>	<u>\$ 6,272,217</u>	<u>\$ 85,616</u>

Restricted cash and investments for governmental activities consists of \$864,553 of Street Fund cash restricted for street projects, \$194,874 of Debt Service Fund cash restricted for debt service, \$17,511 of CDBG Fund cash restricted for Federal programs, \$185,190 of LB840 Fund cash restricted for economic development, \$203,622 of TIF Fund cash restricted for economic development, \$551,819 of Capital Projects Fund cash restricted for capital projects, and \$258,856 of Perpetual Care Fund cash and certificates of deposit restricted for cemetery perpetual care.

Restricted business-type assets consist of debt service reserves of \$476,071 for the Electric Fund, \$974,633 for the Water Fund, and \$2,428,406 for the Sewer Fund. The Electric Fund has \$116,682 restricted for customer deposits.

The Seward Library Foundation has \$85,616 of permanently restricted investments endowed for the income only to be used to support the Seward library.

3. Accounts and Notes Receivable

Accounts receivable of the business-type activities consist of utilities receivable. Accounts receivable for the governmental activities and component units consist of minor receivables. Receivables detail at September 30, 2025, is as follows:

	<u>Governmental Activities</u>	<u>Business- type Activities</u>	<u>Total Primary Government</u>	<u>Component Units</u>
Accounts receivable	\$ 1,093	\$ 1,593,900	\$ 1,594,993	\$ 16,487
Allowance for doubtful accounts	-	(6,250)	(6,250)	-
Net accounts receivable	<u>\$ 1,093</u>	<u>\$ 1,587,650</u>	<u>\$ 1,588,743</u>	<u>\$ 16,487</u>

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

3. Accounts and Notes Receivable, continued

Notes receivable for the governmental activities consist of the following at September 30, 2025:

<u>Type of Loan</u>	<u>Due From</u>	Note Balance at September 30, <u>2025</u>	<u>Terms</u>
LB840	Seward Hotel Group	\$ 16,555	3.25%; monthly payments over 15 years; final payment due 9/1/27
LB840	ECES, Inc	14,843	2.625%; monthly payments due over 10 years; final payment due 1/1/29
LB840	Barely Legal Distilling, LLC	70,000	2.25%; monthly payments due over 5 years; final payment due 2/1/25
LB840	Green Future Properties	152,421	2.75%; monthly payments due over 15 years; 12% of the loan will be forgiven after 166 payments have been made; final payment due 9/1/34
LB840	Turning Point Behavioral Health & Addiction Counseling	3,377	1.75%; monthly payments due over 10 years; final payment due 12/1/26
LB840	Nixon Restaurant and Property, Inc.	15,428	1.625%; monthly payments due over 5 years; final payment due 3/1/27
LB840	14tin, LLC	39,745	1.625%; monthly payments due over 10 years; final payment due 9/1/32
LB840	Hexagon Properties	48,079	1.875%; monthly payments due over 15 years; final payment due 3/30/32
LB840	Red Path Gallery & Tasting Room	17,211	2.375%; monthly payments due over 10 years; final payment due 8/1/28

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

3. Accounts and Notes Receivable, continued

<u>Note Held By</u>	<u>Due From</u>	Note Balance at September 30, <u>2025</u>	<u>Terms</u>
LB840	The Alps Dog Retreat	19,150	2.375%; monthly payments due over 72 months; \$13,081.50 is forgivable after 64 payments; final payment due 12/1/26
LB840	Fullfield Ag, LLC	90,432	1.875%; monthly payments due over 15 years; final payment due 2/15/32
LB840	I. H. Freary Building, LLC	29,671	3.875%; monthly payments due over 10 years; final payment due 5/1/28
LB840	Buds Flower Shop, LLC	79,450	4.25%; monthly payments due over 120 months; \$21,176.09 is forgivable after 120 payments; final payment due 4/1/35
LB840	MC Retail, LLC	91,799	4.25%; monthly payments due over 10 years; final payment due 3/1/35
LB840	H&H Recreation Inc.	40,000	3.875%; 20 percent forgivable annually if borrower retains improvements; due 3/31/29
LB840	Neutral Grounds Coffee Co	2,100	3.875%; 20 percent forgivable annually if borrower retains improvements; due 10/31/28
LB840	Focus Properties 511, LLC	200,000	3.75%; monthly payments due over 180 months; \$79,462 is forgivable after 120 payments; final payment due 3/1/41
LB840	Brex Properties, LLC	121,875	3.75%; monthly payments due over 9 years; final payment due 9/1/34
LB840	Squire Wards, LLC	168,050	4.0%; monthly payments due over 10 years; final payment due 12/1/34

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

3. Accounts and Notes Receivable, continued

Allowance for uncollectible note receivable	(<u>70,000</u>)
Total notes receivable	\$ <u>1,150,186</u>
Current portion	\$ 162,751
Noncurrent portion	<u>987,435</u>
	\$ <u>1,150,186</u>

4. Capital Assets

Capital asset activity for the year ended September 30, 2025, was as follows:

	Balance at October 1, 2024	Additions	Disposals	Reclass	Balance at September 30, 2025
<u>Governmental Activities:</u>					
Capital assets not being depreciated:					
Land	\$ 852,951	\$ 60,466	\$ -	\$ -	\$ 913,417
Construction in progress	<u>9,473,340</u>	<u>989,977</u>	<u>-</u>	<u>(8,862,595)</u>	<u>1,600,722</u>
Total capital assets not being depreciated	10,326,291	1,050,443	-	(8,862,595)	2,514,139
Other capital assets being depreciated:					
Infrastructure	23,251,286	421,870	-	6,089,350	29,762,506
Buildings	12,501,095	16,405,494	-	2,761,007	31,667,596
Machinery and equipment	<u>7,661,245</u>	<u>1,006,462</u>	<u>(203,936)</u>	<u>12,238</u>	<u>8,476,009</u>
Total other capital assets at historical cost	43,413,626	17,833,826	(203,936)	8,862,595	69,906,111
Less accumulated depreciation for:					
Infrastructure	(8,761,901)	(875,432)	-	-	(9,637,333)
Buildings	(4,626,047)	(303,325)	-	-	(4,929,372)
Machinery and equipment	<u>(5,541,250)</u>	<u>(506,946)</u>	<u>203,936</u>	<u>-</u>	<u>(5,844,260)</u>
Total accumulated depreciation	<u>(18,929,198)</u>	<u>(1,685,703) *</u>	<u>203,936</u>	<u>-</u>	<u>(20,410,965)</u>
Other capital assets, net	<u>24,484,428</u>	<u>16,148,123</u>	<u>-</u>	<u>8,862,595</u>	<u>49,495,146</u>
Governmental activities capital assets, net	<u>\$ 34,810,719</u>	<u>\$ 17,198,566</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 52,009,285</u>

* Depreciation expense was charged to governmental activities as follows:

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

4. Capital Assets, continued

Governmental Activities, continued:

General government	\$ 17,360
Public safety	
Fire	63,997
Police	<u>76,194</u>
Total public safety	140,191
Public works:	
Streets and storm sewers	913,262
Cemetery	<u>37,021</u>
Total public works	950,283
Environment and leisure:	
Civic Center	49,573
Golf	75,557
Library	135,122
Parks and recreation	211,530
Senior Center	20,042
Trails	70,012
Wellness Center	<u>16,033</u>
Total environment and leisure	<u>577,869</u>
Total governmental depreciation expense	\$ <u>1,685,703</u>

Construction in progress at September 30, 2025, consists of \$62,718 for the Pinewood Avenue project, \$69,548 for the Plum Creek bridge project, \$696,685 for the Worthman Blvd project, \$156,881 for the E Hillcrest Street project, \$500,227 for the levee drainage pump station project, \$56,936 for the hike/bike trail project and \$57,727 for bandshell shade project. See Note D3 for additional details on these projects.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

4. Capital Assets, continued

	Balance at October 1, 2024	Additions	Disposals	Reclass	Balance at September 30, 2025
<u>Business-type Activities:</u>					
Capital assets not being depreciated:					
Land	\$ 1,883,771	\$ -	\$ (223,773)	\$ -	\$ 1,659,998
Construction in progress	8,480,810	3,034,235	-	(3,676,393)	7,838,652
Total capital assets not being depreciated	10,364,581	3,034,235	(223,773)	(3,676,393)	9,498,650
Other capital assets being depreciated:					
Buildings	1,958,818	-	-	-	1,958,818
Distribution systems	52,832,724	2,437,682	-	3,676,393	58,946,799
Equipment	5,581,313	-	(10,277)	-	5,571,036
Total other capital assets at historical cost	60,372,855	2,437,682	(10,277)	3,676,393	66,476,653
Less accumulated depreciation for:					
Buildings	(685,846)	(69,069)	-	-	(754,915)
Distribution systems	(31,314,152)	(1,541,076)	-	-	(32,855,228)
Equipment	(3,540,009)	(363,829)	10,277	-	(3,893,561)
Total accumulated depreciation	(35,540,007)	(1,973,974) *	10,277	-	(37,503,704)
Other capital assets, net	24,832,848	463,708	-	3,676,393	28,972,949
Business-type capital assets, net	<u>\$ 35,197,429</u>	<u>\$ 3,497,943</u>	<u>\$ (223,773)</u>	<u>\$ -</u>	<u>\$ 38,471,599</u>

* Depreciation expense was charged to functions as follows:

Electric	\$ 988,954
Water	472,911
Sewer	512,109
Total business-type activities depreciation expense	<u>\$ 1,973,974</u>

Construction in progress at September 30, 2025, consists of \$4,577,922 for the water tower project, \$268,318 for SCADA system upgrades, \$29,113 for recycling center retaining wall, \$1,993,884 for the wastewater treatment plant improvement project, \$3,070 for police department services, \$609,083 for wastewater treatment facility soil surcharge, \$85,501 for Worthman Blvd extension project, and \$271,761 for industrial substation upgrade. See Note D3 for additional detail of the construction in progress at September 30, 2025.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

4. Capital Assets, continued

	Balance at October 1, 2024	<u>Additions</u>	<u>Disposals</u>	<u>Reclass</u>	Balance at September 30, 2025
<u>Airport Authority:</u>					
Capital assets not being depreciated:					
Land	\$ 105,156	\$ -	\$ -	\$ -	\$ 105,156
Construction in progress	388,780	1,549,523	-	-	1,938,303
	<u>493,936</u>	<u>1,549,523</u>	<u>-</u>	<u>-</u>	<u>2,043,459</u>
Other capital assets being depreciated:					
Buildings	4,311,353	18,147	-	-	4,329,500
Improvements	2,543,114	-	-	-	2,543,114
Equipment	266,828	25,760	-	-	292,588
Total other capital assets at historical cost	7,121,295	43,907	-	-	7,165,202
Less accumulated depreciation for:					
Buildings	(1,737,643)	(116,600)	-	-	(1,854,243)
Improvements	(1,725,137)	(78,516)	-	-	(1,803,653)
Equipment	(205,948)	(24,782)	-	-	(230,730)
Total accumulated depreciation	<u>(3,668,728)</u>	<u>(219,898)</u>	<u>-</u>	<u>-</u>	<u>(3,888,626)</u>
Other capital assets, net	<u>3,452,567</u>	<u>(175,991)</u>	<u>-</u>	<u>-</u>	<u>3,276,576</u>
Airport Authority capital assets, net	<u>\$ 3,946,503</u>	<u>\$ 1,373,532</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,320,035</u>

5. Accounts Payable

Payables in the general, capital projects, other governmental, and proprietary funds are primarily composed of payables to vendors.

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

6. Accrued Compensated Absences

Accrued compensated absences for the city consisted of the following as of September 30, 2025.

	Balance at <u>9/30/2024</u>	<u>Additions</u>	<u>Reductions</u>	Balance at <u>9/30/2025</u>	Current <u>Portion</u>
Accrued compensated absences:					
Governmental activities	<u>\$ 190,686</u>	<u>\$ 249,640</u>	<u>\$ -</u>	<u>\$ 440,326</u>	<u>\$ 57,602</u>
Business-type Activities	<u>\$ 231,267</u>	<u>\$ 123,815</u>	<u>\$ -</u>	<u>\$ 355,082</u>	<u>\$ 31,808</u>

The change in accrued compensated absences is presented as a net change.

Current portion of compensated absences is included in accrued expenses on the financial statements.

7. Long-term Debt

The reporting entity's long-term debt is segregated between the amounts to be repaid from governmental activities and amounts to be repaid from business-type activities.

Changes in Long-term Debt

The following is a summary of changes in long-term debt for the year ended September 30, 2025:

<u>Type of Debt</u>	Balance <u>9/30/2024</u>	<u>Additions</u>	<u>Deductions</u>	Balance <u>9/30/2025</u>	Due Within <u>One Year</u>
Governmental Activities:					
Bonds payable	\$ 3,886,494	\$ 3,703,712	\$ (530,000)	\$ 7,060,206	\$ 485,000
Financing agreements	175,303	273,465	(156,104)	292,664	111,527
Total governmental	<u>\$ 4,061,797</u>	<u>\$ 3,977,177</u>	<u>\$ (686,104)</u>	<u>\$ 7,352,870</u>	<u>\$ 596,527</u>
Business-type Activities					
Bonds payable	<u>\$ 6,045,000</u>	<u>\$ -</u>	<u>\$ (1,035,000)</u>	<u>\$ 5,010,000</u>	<u>\$ 1,040,000</u>
Component Units:					
Airport Authority	<u>\$ 192,828</u>	<u>\$ 252,234</u>	<u>\$ (86,628)</u>	<u>\$ 358,434</u>	<u>\$ 106,200</u>

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

7. Long-term Debt, continued

Governmental Activities

As of September 30, 2025, the governmental long-term liabilities consisted of the following:

Bonds payable:

General obligation refunding bonds - series 2020, with original issue amount of \$4,725,000. Interest ranges from 1.15 to 1.80 percent with final maturity April 15, 2030.	\$ 2,375,000
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Highway allocation bonds – series 2016, with original issue amount of \$825,000. Interest ranges from 2.0 to 4.0 percent with final maturity October 1, 2031.	360,000
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Tax supported municipal improvement bond - series 2023, with original issue amount of up to \$9,800,000. Interest of 4.65 percent is due in monthly payments until December 15, 2025 then semi-annual payments of principal and interest will begin June 15, 2026 until final maturity December 15, 2045.	<u>4,325,206</u>
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Total bonds payable	7,060,206
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Financing Agreements:

Financing agreement due to Exchange Bank dated September 1, 2020, with original issue amount of \$148,882 to finance golf carts. The note bears interest of 3.25 percent and is due in 30 monthly principal and interest payments of \$3,300, commencing April 1, 2021 through September 1, 2025 (no note payments are due October through March each year), with a final installment of \$64,762 due September 1, 2025. This agreement was replaced with a financing agreement dated January 29, 2026.	64,762
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CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

7. Long-term Debt, continued

Governmental Activities, continued

Financing Agreements, continued:

Financing agreement due to Jones National Bank dated April 10, 2024, with original issue amount of \$59,811 to finance a Greensmaster mower. The note bears interest of 5.03 percent and is due in ten semi-annual principal and interest payments of \$6,871, commencing October 30, 2024 through April 30, 2029.

49,155

Financing agreement due to Cattle Bank & Trust dated October 1, 2020, with original issue amount of \$115,700 to finance a 2020 Case 621GXR wheel loader. The note bears interest of 2.20 percent and is due in five annual principal and interest payments of \$24,245, commencing November 30, 2020 through November 30, 2024.

-

Financing agreement due to Jones National Bank dated December 4, 2020, with original issue amount of \$47,459 to finance a Toro Reelmaster 3555-D. The note bears interest of 2.13 percent and is due in five annual principal and interest payments of \$9,980, commencing April 30, 2021 through April 30, 2025.

-

Financing agreement due to Cattle Bank & Trust dated April 1, 2025, with original issue amount of \$273,465 to finance a pumper truck. The note bears interest of 5.40 percent and is due in ten semi-annual principal and interest payments of \$31,573, commencing October 1, 2025 through April 1, 2030. The agreement was modified August 19, 2025 to semi-annual payments of \$20,351 after a large payment \$94,718 was paid.

178,747

Total financing agreements 292,664

Total governmental activities long-term obligations \$ 7,352,870

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

7. Long-term Debt, continued

Governmental Activities, continued

Current portion	\$ 596,527
Noncurrent portion	<u>6,756,343</u>
Total	\$ <u>7,352,870</u>

The Debt Service Fund and Capital Improvements Fund are making the bond payments, and the General Fund and Street Fund are making the payments on the financing agreements.

Business-type Activities

As of September 30, 2025, the long-term debt payable from proprietary fund resources consisted of the following:

Bonds and notes payable:

Electric revenue refunding bonds - series 2012, with original issue amount of \$1,855,000. Interest ranges from 0.40 to 2.55 percent with final maturity February 15, 2025.	\$ -
Electric revenue refunding bonds - series 2016, with original issue amount of \$4,755,000. Interest ranges from 0.85 to 3.20 percent with final maturity February 15, 2036.	2,110,000
Water revenue refunding bonds - series 2020, with original issue amount of \$1,635,000. Interest ranges from 1.20 to 2.15 percent with final maturity February 15, 2036.	930,000
Water revenue refunding bonds - series 2016, with original issue amount of \$1,205,000. Interest ranges from 0.95 to 1.80 percent with final maturity June 1, 2026.	245,000
Sewer revenue refunding bonds – series 2021, with original issue amount of \$3,055,000. Interest ranges from 0.25 to 1.50 percent with final maturity September 1, 2032.	<u>1,725,000</u>
Total business-type activity debt	\$ <u>5,010,000</u>
Current portion	\$ 1,040,000
Noncurrent portion	<u>3,970,000</u>
Total	\$ <u>5,010,000</u>

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

7. Long-term Debt, continued

Component Unit

Airport debt:

Three lines of credit at a local bank to fund project costs until Federal and state grant money is received, bearing interest of 6.20, 8.10, and 8.10 percent, respectively. \$ 106,200

Nebraska Department of Transportation, Division of Aeronautics, bearing interest of 0.00 percent. Repayment is not required until the completion of the project. 252,234

Total Airport notes and bonds payable \$ 358,434

Current portion \$ 106,200

Noncurrent portion 252,234

Total \$ 358,434

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

7. Long-term Debt, continued

Annual debt service requirements to maturity, including principal and interest, for long-term debt as of September 30, 2025, are as follows:

Year Ending September 30,	Governmental Activities				Business-type Activities	
	<u>Direct Placement Debt</u>		<u>Other Debt Issues</u>		<u>Other Debt Issues</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Principal</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 111,527	\$ 7,680		\$ 485,000	\$ 1,040,000	\$ 95,005
2027	45,672	8,773		679,950	595,000	80,385
2028	47,802	6,640		691,298	515,000	72,167
2029	49,952	4,491		657,945	530,000	63,629
2030	37,711	1,514		669,904	530,000	54,132
2031-2035	-	-		1,020,926	1,605,000	125,113
2036-2040	-	-	1,980,000	1,121,138	195,000	3,120
2041-2045	-	-	380,000	1,410,838	-	-
2046	-	-		323,207	-	-
	<u>\$ 292,664</u>	<u>\$ 29,098</u>	<u>\$ 2,360,000</u>	<u>\$ 7,060,206</u>	<u>\$ 5,010,000</u>	<u>\$ 493,551</u>

As of the reporting date, the Airport Authority has an outstanding loan balance of \$252,234 with 0% interest held by the Nebraska Department of Transportation (NDOT), Division of Aeronautics, related to the Airport project. No amortization schedule has been established for this loan, as repayment is not required until the completion of the project. Consequently, this loan has been excluded from the standard long-term debt repayment schedule.

8. Interfund Transactions and Balances

The General Fund transferred \$1,000,000 to the Street Fund during the year ended September 30, 2025. Also, the Street Fund transferred \$178,511 to the Debt Service Fund during the year ended September 30, 2025.

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES

1. Employee Pension and Other Benefit Plans

Under Nebraska statutes, the City is to maintain a retirement plan for City police officers. This plan is funded through employee and employer contributions. The total contributions under this plan are deposited under a money purchase retirement plan with Ameritas Retirement. This plan requires that covered employees and the City contribute an amount equal to seven percent of the employee's monthly salary until such employee becomes eligible for regular retirement, at which time contributions shall cease. The eligible and covered payroll amounted to \$1,039,868 for the year ended September 30, 2025. Both the City and the covered employees' required contribution of \$72,786 was made for the year ended September 30, 2025. The employer contributions vest at the following rate: 0 to 2 years - 0 percent, 2 to 3 years - 40 percent, 4 years - 60 percent, 5 to 6 years - 80 percent, 7 years - fully vested. The employees also have the ability to make voluntary contributions to a deferred compensation plan in accordance with Internal Revenue Code Section 457. Voluntary 457 contributions totaled \$0 during the year ended September 30, 2025.

The City maintains a defined contribution plan for the City employees in accordance with Internal Revenue Code Sections 457 and 401(a). The plan is available to all full-time City employees after six months of service. This plan is funded through employee and employer contributions. The total contributions under this plan are deposited with Ameritas Retirement. This plan requires that both covered employees and the City contribute six percent of the employee's salary to the plan. The total payroll amounted to \$4,258,663 and the covered payroll amounted to \$4,141,368 for the year ended September 30, 2025. The City and the employees contributed \$248,482 and \$248,482, respectively, for the year ended September 30, 2025. The employees also contributed \$36,050 to a deferred compensation plan in accordance with Internal Revenue Code Section 457 during the year ended September 30, 2025.

2. Risk Management

Insurance

The City is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or natural disasters. The City purchases commercial insurance to protect against risks listed above. Insurance is maintained for the various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; dishonest employees; injuries to employees; and natural disasters. During the year ended September 30, 2025, the City did not reduce insurance coverage from levels in place during the prior year. No settlements have exceeded coverage levels in place during the past three fiscal years.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES, continued

2. Risk Management, continued

Deposits and Investments

Custodial Credit Risk. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All of the underlying securities for the City's investments at September 30, 2025, are held by the counterparties not in the name of the City. The underlying securities consist of cash, direct obligations of or guaranteed by the full faith and credit of the U.S. Government, and other similar obligations of the U.S. Government or its agencies.

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy requires that market conditions and investment securities be analyzed to determine the maximum yield to be obtained and to minimize the impact of rising interest rates. The certificate of deposit maturities are as follows:

<u>Maturities by Month</u>	<u>Amount</u>
November 2025	\$ 89,648
December 2025	1,589,477
January 2026	233,896
February 2026	857,925
March 2026	333,415
April 2026	995,399
May 2026	62,297
June 2026	540,930
July 2026	152,257
September 2026	311,175
March 2027	300,545
May 2027	273,973
December 2028	113,940
	<u><u>\$ 5,854,877</u></u>

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The City's investments consist of certificates of deposit and money market funds, minimizing credit risk associated with the City's investment portfolio.

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE D – OTHER NOTES, continued

2. Risk Management, continued

Deposits and Investments, continued

Concentration of Credit Risk. The City's investment policy places no limit on the amount that may be invested in any one issuer. At September 30, 2025, the City's investments in certificates of deposit consisted of the following:

<u>Financial Institution</u>	<u>Amount</u>
Cattle National Bank	\$ 3,165,324
Jones National Bank	2,455,657
Union Bank	233,896
	<u>\$ 5,854,877</u>

Foreign Currency Risk. This risk relates to adverse effects on the fair value of an investment from changes in exchange rates. The City's investments had no exposure to foreign currency risk and the City held no investments denominated in foreign currency at September 30, 2025.

3. Commitments

Construction/Contractual Commitments

The City has numerous construction projects and other contracts in progress. The City intends to fund the construction through operations or long-term financing.

<u>Project</u>	<u>Contract Amount</u>	<u>Paid Through 9/30/25</u>	<u>Obligation Pending</u>	<u>Expected Completion Date</u>
Bandshell Shade	146,574	(57,726)	88,848	December 2025
Worthman Blvd Extension	2,429,660	(768,604)	1,661,056	April 2026
E Hillcrest Improvements	329,267	(235,669)	93,598	September 2026
2026 Chevrolet Silverado	47,414	-	47,414	October 2025
Grasshopper 900d Mower	21,500	-	21,500	October 2025
Handheld Wireless Radios	5,920	-	5,920	October 2025
Exmark 96" Mower	56,854	-	56,854	October 2025
GIS Upgrades	309,844	(305,345)	4,499	October 2025
Industrial Substation 12.47kv	301,750	(240,692)	61,058	December 2025
Water Tower	3,521,790	(3,315,348)	206,442	June 2026
Worthman Water Main Extension	207,452	(162,291)	45,161	April 2026
SCADA Upgrades - Phase 200	161,740	(153,182)	8,558	October 2025
WWTF Improvements	3,628,689	(1,960,018)	1,668,671	October 2028
WWTF Soil Surcharge	577,422	(547,662)	29,760	December 2025

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES, continued

3. Commitments, continued

Power Contract

In December 2015, the City entered into a contract with the Nebraska Public Power District (NPPD) for the purchase of electric power on a wholesale basis for a term of 20 years. The contract stipulates that if the City determines at any time that it wished to obtain power from another source, it must give written notice to NPPD five years prior to the time it proposes to change wholesale providers. Beginning on the date of the change, the City would be obligated to pay each month for an amount of power equal to an average of the maximum amounts of power purchased during the same month in each of the five years prior to the date of change. As of the date of this report, the City plans to continue its contract with NPPD and thus, no liability associated with this commitment has been accruing in the financial statements.

4. Interlocal Agreements

The City has the following interlocal agreements in effect as of September 30, 2025:

Parties to Agreement	Agreement Period	Descriptions
Civil Defense	1981 - ongoing	Joint City/County Organization
Police Department	1990 – ongoing	Interlocal cooperative “RAP”/Rural Apprehension Program
Nebraska Community Energy Alliance	6/17/14 thru 6/17/2074	Advancement of Natural Gas & Electric Vehicle Infrastructure and Use
Seward County	6/01/2025 thru 5/31/2026	Prosecution Services/Per Year
Seward County	2004 – ongoing	Emergency Management Organization (Joint County-City)
Seward County	1997 – ongoing	EL overhead line-Section 27 & 28, Township N Range 3E
Seward County	1995 – ongoing	Combined Communications Center (Enhanced 911)
Seward County	1999 – ongoing	Police firearms range
Seward County	2011 – ongoing	Wellhead protection/City pays admin & Legal fees
Seward County Public Power	1980 – ongoing	Joint use of poles/SPPD to pay \$1.50/pole
South Crest Subdivision	1982 – ongoing	Sanity Imp Dist #3-WA & SE/City to provide routine maintenance
Staplehurst, Village of	2000 – ongoing	Use of burn site for brush & untreated wood/Staplehurst pays \$1,000/yr

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES, continued

4. Interlocal Agreements, continued

Parties to Agreement	Agreement Period	Descriptions
Statewide Communications Alliance	2002 – 2032	Jointly own, operate, regulate, manage and maintain statewide system
Upper Big Blue Natural Resources District	5/02/2017 thru 6/30/2023 (extended)	Construction costs for hiking/bicycle trail \$150,000 paid by Upper Big Blue NRD
Seward County Rural Fire Protection District	07/01/2025 thru 06/30/2026	Fire Protection/Equipment
Seward County Chamber & Development Partnership	10/1/2024 thru 9/30/2025	Economic Development
H-GAC	10/1/2022 thru 9/30/2023; auto renews	Cooperative purchasing program #17-5994
Seward County	4/26/2022 – project completion	E Seward St construction
Seward County School District	2/15/22 – 2/15/32	Wellness Center construction and board
Butler, Saline, Seward, York Counties and Cities of Seward and York	01/14/2020 – 01/14/2026	Public safety software, hardware, and services with Zuercher
Statewide Communications Alliance	2002 – 2032	Jointly own, operate, regulate, manage and maintain statewide system
Upper Big Blue Natural Resources District	02/20/2018 – 06/30/2027	Pay up to 50% of Levee accreditation
Seward County, Saline County, Cities of: Seward, Milford, Crete, Friend, Villages of: Goehner, Staplehurst, Bee, Tamora, Pleasant Dale, Beaver Crossing, Dorchester	09/14/1993- 09/14/2043	Seward/Saline County Solid Waste Management Agency

5. Tax Abatements/Conduit Debt

The Community Development Agency (CDA), who is authorized by Nebraska statutes to enter into property tax abatement agreements for the purpose of developing properties in blighted areas, has entered into tax increment financing (TIF) agreements with various redevelopers. The TIF program has the stated purpose of increasing valuation, business activity and employment in the community.

Under the TIF program, redevelopers can apply for TIF financing whereby the property tax they pay on the increased valuation of property under a TIF agreement is returned to the redeveloper (in the form of payments on conduit debt) by the CDA to finance the project for a period of up to 15 years.

CITY OF SEWARD, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES, continued

5. Tax Abatements/Conduit Debt, continued

Information relevant to the abatements granted by the CDA for the year ended September 30, 2025 is as follows:

TIF Project:	Years Remaining on TIF Agreements	2025 TIF Valuation	TIF Proceeds Received during the year 9-30- 2025
Progressive Sheet Metal	3	\$ 183,594	\$ 2,625
Sports Express	3	179,903	2,573
Cobblestone Inn	3	1,883,763	16,336
B & M Seed	3	449,098	3,874
Jones Bank	4	1,035,594	14,795
Grimes Construction	0	-	5,592
CNG, Inc.	5	7,108,954	100,993
Lindner	5	333,310	4,755
Two Creeks Holding	6	370,616	5,302
Bottle Rocket Brewing	6	290,847	4,493
Bradford	7	260,364	3,720
Peek Properties	5	95,061	1,358
Plex Homes (Phase 1)	10	1,570,190	22,405
Project Superior	10	24,305,229	347,656
Green Futures	10	737,832	10,554
Kach 139	15	432,540	-
Kach 647	11	99,071	2,129
Kach 640/644	11	316,034	3,969
Else & Burger	11	314,315	4,491
Seward Dairy Queen	11	626,025	8,954
Alps Dog Retreat	12	294,814	4,377
GH Coffee	11	261,369	3,737
Levanders Body Shop	11	850,200	7,275
Two Creeks Storage	9	134,362	1,921
Old Town Square	12	194,900	2,911
Ironhide (IHC)	12	772,713	11,052
Plex Homes (Phase 2)	12	1,528,693	19,820
Plex Homes (Phase 3 & 4)	13	3,295,087	42,655

CITY OF SEWARD, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE D – OTHER NOTES, continued

5. Tax Abatements/Conduit Debt, continued

TIF Project:	Years Remaining on TIF Agreements	2025 TIF Valuation	TIF Proceeds Received during the year 9-30- 2025
Fast Mart	8	744,665	10,641
14TIN	14	52,513	611
Ironhide (IHC Phase 2)	14	1,910,800	24,830
SCCDP Daycare	14	283,546	2,818
360 Properties	15	458,311	-
Focus Properties	15	3,795,520	-
Meyco Holding	15	357,374	-
			\$ 699,222

6. Related Party Transactions

A former council member is the redeveloper on three TIF projects in Note D5 (Bradford, Kach 647, and Kach 640/644).

7. Subsequent Events

Management has evaluated subsequent events through August 10, 2026, the date on which the financial statements were available for issue.

On January 20, 2026, the City awarded a construction contract for the Worthman Blvd water main phase III project to Van Kirk Brothers Contracting in the amount of \$396,160. The City also approved Schemmer Associates to perform construction engineering services for the Worthman Blvd phase III project in the amount of \$103,506.

On March 3, 2026, the City approved amendment #4 in the amount of \$630,209 to the agreement with SEH Inc. for design and bidding services. The City also approved a 24 month rental agreement with Aqua Aerobic Systems Inc. for a temporary treatment system.

On March 17, 2026, the City awarded a construction contract for the Seward industrial substation expansion project to Jolma Utilities LLC in the amount of \$2,878,989.

On May 26, 2026, the City awarded a construction contract for the metering, manhole, and sampling building project to Van Kirk Brothers Contracting in the amount of \$311,520.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF SEWARD, NEBRASKA
BUDGETARY COMPARISON SCHEDULE -
GENERAL FUND

Year ended September 30, 2025

	Budget (Original and Final)	Actual	Variances - Actual Over (Under) Final Budget
RESOURCES (INFLOWS)			
Taxes:			
Property	\$ 2,152,487	\$ 2,142,625	\$ (9,862)
Motor vehicle	174,000	191,617	17,617
Sales tax	1,173,326	1,480,749	307,423
Franchise	1,322,031	1,480,043	158,012
Occupation	257,000	263,277	6,277
Intergovernmental	53,000	354,386	301,386
Charges for services	1,849,088	1,839,891	(9,197)
Interest income	62,060	82,141	20,081
Grants	315,830	41,394	(274,436)
Contributions	250,500	2,171,982	1,921,482
Bond/loan proceeds	-	273,465	273,465
Other	1,884,484	16,365	(1,868,119)
	<u>9,493,806</u>	<u>10,337,935</u>	<u>844,129</u>
Total resources			
	9,493,806	10,337,935	844,129
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
General government	362,898	279,810	(83,088)
Public safety	2,260,428	2,256,505	(3,923)
Public works	564,360	486,414	(77,946)
Environment and leisure	3,352,542	3,074,154	(278,388)
Capital outlay	2,984,183	3,110,718	126,535
Principal payments on debt	-	132,381	132,381
Interest expense	-	11,148	11,148
	<u>9,524,411</u>	<u>9,351,130</u>	<u>(173,281)</u>
Total charges to appropriations			
	9,524,411	9,351,130	(173,281)
Resources over (under) charges to appropriations	(30,605)	986,805	1,017,410
OTHER FINANCING USES			
Transfers out	(1,000,000)	(1,000,000)	-
	<u>(1,000,000)</u>	<u>(1,000,000)</u>	<u>-</u>
RESOURCES UNDER CHARGES TO APPROPRIATIONS AND OTHER FINANCING USES	<u>\$ (1,030,605)</u>	<u>\$ (13,195)</u>	<u>\$ 1,017,410</u>

CITY OF SEWARD, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE -
STREET FUND**

Year ended September 30, 2025

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Taxes:			
Sales tax	\$ 300,000	\$ 362,141	\$ 62,141
Intergovernmental	1,270,528	1,046,619	(223,909)
Charges for services	23,966	22,744	(1,222)
Interest income	-	6	6
Grants	1,583,000	190,429	(1,392,571)
Bond/loan proceeds	2,000,000	-	(2,000,000)
Other income	<u>10,000</u>	<u>42,864</u>	<u>32,864</u>
Total resources	5,187,494	1,664,803	(3,522,691)
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
Public works	919,859	949,845	29,986
Capital projects	5,877,721	1,544,142	(4,333,579)
Principal payments on debt	-	23,723	23,723
Interest on long-term debt	<u>-</u>	<u>433</u>	<u>433</u>
Total charges to appropriations	<u>6,797,580</u>	<u>2,518,143</u>	<u>(4,279,437)</u>
Resources under charges to appropriations	(1,610,086)	(853,340)	756,746
OTHER FINANCING SOURCES (USES)			
Transfers in	1,000,000	1,000,000	-
Transfers out	<u>(178,510)</u>	<u>(178,511)</u>	<u>(1)</u>
Net transfers	<u>821,490</u>	<u>821,489</u>	<u>(1)</u>
RESOURCES AND OTHER FINANCING SOURCES (USES) UNDER CHARGES TO APPROPRIATIONS			
	<u>\$ (788,596)</u>	<u>\$ (31,851)</u>	<u>\$ 756,745</u>

CITY OF SEWARD, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE -
DEBT SERVICE FUND**

Year ended September 30, 2025

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Sales tax	\$ 413,164	\$ 413,164	\$ -
Interest income	<u>5,000</u>	<u>9,176</u>	<u>4,176</u>
Total resources	418,164	422,340	4,176
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
Principal payments	530,000	530,000	-
Interest and fees	<u>61,674</u>	<u>60,924</u>	<u>(750)</u>
Total charges to appropriations	<u>591,674</u>	<u>590,924</u>	<u>(750)</u>
Resources under charges to appropriations	(173,510)	(168,584)	4,926
OTHER FINANCING SOURCES			
Transfer in	<u>178,510</u>	<u>178,511</u>	<u>1</u>
RESOURCES AND OTHER FINANCING SOURCES OVER CHARGES TO APPROPRIATIONS	<u>\$ 5,000</u>	<u>\$ 9,927</u>	<u>\$ 4,927</u>

CITY OF SEWARD, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE -
CAPITAL PROJECTS FUND**

Year ended September 30, 2025

	Budget (Original and Final)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Sales tax	\$ 780,000	\$ 680,869	\$ (99,131)
Grants	281,000	281,000	-
Bond/loan proceeds	10,100,000	3,703,712	(6,396,288)
Interest income	<u>100</u>	<u>961</u>	<u>861</u>
Total resources	11,161,100	4,666,542	(6,494,558)
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
General government	-	59,272	59,272
Capital outlay	11,100,000	3,990,604	(7,109,396)
Interest and fees	<u>-</u>	<u>170,953</u>	<u>170,953</u>
Total charges to appropriations	<u>11,100,000</u>	<u>4,220,829</u>	<u>(6,879,171)</u>
RESOURCES OVER CHARGES TO APPROPRIATIONS	<u>\$ 61,100</u>	<u>\$ 445,713</u>	<u>\$ 384,613</u>

CITY OF SEWARD, NEBRASKA

**BUDGETARY COMPARISON SCHEDULES -
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION**

Year ended September 30, 2025

**Note A - Explanation of Differences between Budgetary Inflows and Outflows and
GAAP Revenue and Expenditures**

	<u>General Fund</u>	<u>Street Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>
Sources/inflows of resources:				
Actual amounts of resources (budgetary basis) from the budgetary comparison schedules	\$ 10,337,935	\$ 1,664,803	\$ 422,340	\$ 4,666,542
Differences - budget to GAAP:				
Cash to accrual adjustments	<u>68,591</u>	<u>(10,137)</u>	<u>-</u>	<u>26,338</u>
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	<u><u>\$ 10,406,526</u></u>	<u><u>\$ 1,654,666</u></u>	<u><u>\$ 422,340</u></u>	<u><u>\$ 4,692,880</u></u>
Uses/outflows of resources:				
Actual amounts (budgetary basis) total charges to appropriations from the budgetary comparison schedules	\$ 9,351,130	\$ 2,518,143	\$ 590,924	\$ 4,220,829
Differences - budget to GAAP:				
Cash to accrual adjustments	<u>(281,362)</u>	<u>(516,093)</u>	<u>-</u>	<u>-</u>
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	<u><u>\$ 9,069,768</u></u>	<u><u>\$ 2,002,050</u></u>	<u><u>\$ 590,924</u></u>	<u><u>\$ 4,220,829</u></u>

SUPPLEMENTARY INFORMATION

CITY OF SEWARD, NEBRASKA
COMBINING BALANCE SHEET -
NONMAJOR GOVERNMENTAL FUNDS

September 30, 2025

	Special Revenue Funds		
	<u>CDBG</u>	<u>LB840</u>	<u>TIF</u>
ASSETS			
Interest receivable	\$ -	\$ -	\$ -
Restricted assets:			
Cash and cash equivalents	17,511	185,190	203,622
Certificates of deposit	-	-	-
Total assets	<u><u>\$ 17,511</u></u>	<u><u>\$ 185,190</u></u>	<u><u>\$ 203,622</u></u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ -	\$ -	\$ -
Fund balances:			
Nonspendable:			
Cemetery perpetual care	-	-	-
Restricted for:			
Federal programs	17,511	-	-
Economic development	-	185,190	203,622
Total fund balances	<u>17,511</u>	<u>185,190</u>	<u>203,622</u>
Total liabilities and fund balances	<u><u>\$ 17,511</u></u>	<u><u>\$ 185,190</u></u>	<u><u>\$ 203,622</u></u>

<u>Permanent Fund</u> <u>Perpetual</u> <u>Care</u>	<u>Total Nonmajor</u> <u>Governmental</u> <u>Funds</u>
\$ 25	\$ 25
243,856	650,179
15,000	15,000
<u>\$ 258,881</u>	<u>\$ 665,204</u>
\$ -	\$ -
258,881	258,881
-	17,511
-	388,812
<u>258,881</u>	<u>665,204</u>
<u>\$ 258,881</u>	<u>\$ 665,204</u>

CITY OF SEWARD, NEBRASKA

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS**

For the year ended September 30, 2025

	Special Revenue Funds		
	<u>CDBG</u>	<u>LB840</u>	<u>TIF</u>
REVENUES			
Sales tax	\$ -	\$ 150,000	\$ -
TIF proceeds	-	-	699,222
Grant revenue	84,151	-	-
Loan collections	-	139,540	-
Interest income	-	33,375	6,905
Miscellaneous income	-	-	68,839
Total revenues	<u>84,151</u>	<u>322,915</u>	<u>774,966</u>
EXPENDITURES			
General government	84,151	-	-
Economic development	-	568,208	775,642
Public works	-	-	-
Total expenditures	<u>84,151</u>	<u>568,208</u>	<u>775,642</u>
Net change in fund balances	-	(245,293)	(676)
Fund balances - September 30, 2024	<u>17,511</u>	<u>430,483</u>	<u>204,298</u>
Fund balances - September 30, 2025	<u>\$ 17,511</u>	<u>\$ 185,190</u>	<u>\$ 203,622</u>

Permanent Fund Perpetual <u>Care</u>	Total Nonmajor Governmental <u>Funds</u>
\$ -	\$ 150,000
-	699,222
-	84,151
-	139,540
16,994	57,274
-	68,839
<u>16,994</u>	<u>1,199,026</u>
-	84,151
-	1,343,850
146	146
<u>146</u>	<u>1,428,147</u>
16,848	(229,121)
<u>242,033</u>	<u>894,325</u>
<u>\$ 258,881</u>	<u>\$ 665,204</u>

CITY OF SEWARD, NEBRASKA

**COMBINING STATEMENT OF NET POSITION -
COMPONENT UNITS**

September 30, 2025

	<u>Seward Airport Authority</u>	<u>Seward Library Foundation</u>	<u>Total Component Units</u>
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 442,550	\$ 85,479	\$ 528,029
Certificates of deposit	-	66,405	66,405
County treasurer cash	5,539	-	5,539
Investments	-	911,214	911,214
Receivables:			
Property tax	5,539	-	5,539
Accounts receivable	16,487	-	16,487
Interest	5	-	5
Prepaid insurance	26,580	-	26,580
Total current assets	<u>496,700</u>	<u>1,063,098</u>	<u>1,559,798</u>
Noncurrent assets:			
Permanently restricted investments	-	85,616	85,616
Capital assets:			
Land	105,156	-	105,156
Construction in progress	1,938,303	-	1,938,303
Other capital assets, net of depreciation	<u>3,276,577</u>	<u>-</u>	<u>3,276,577</u>
Net capital assets	<u>5,320,036</u>	<u>-</u>	<u>5,320,036</u>
Total noncurrent assets	<u>5,320,036</u>	<u>85,616</u>	<u>5,405,652</u>
Total assets	5,816,736	1,148,714	6,965,450
LIABILITIES			
Current liabilities:			
Accrued interest payable	4,775	-	4,775
Unearned revenue	18,824	-	18,824
Current portion of long-term debt	<u>106,200</u>	<u>-</u>	<u>106,200</u>
Total current liabilities	<u>129,799</u>	<u>-</u>	<u>129,799</u>
Noncurrent liabilities:			
Noncurrent portion of long-term debt	<u>252,234</u>	<u>-</u>	<u>252,234</u>
Total liabilities	<u>382,033</u>	<u>-</u>	<u>382,033</u>
NET POSITION			
Net investment in capital assets	4,961,602	-	4,961,602
Permanently restricted-Guthal	-	85,616	85,616
Unrestricted	<u>473,101</u>	<u>1,063,098</u>	<u>1,536,199</u>
Total net position	<u><u>\$ 5,434,703</u></u>	<u><u>\$ 1,148,714</u></u>	<u><u>\$ 6,583,417</u></u>

CITY OF SEWARD, NEBRASKA

**COMBINING STATEMENT OF ACTIVITIES -
COMPONENT UNITS**

For the year ended September 30, 2024

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>
Seward Airport Authority:			
Airport	\$ 428,764	\$ 153,781	\$ -
Seward Library Foundation:			
Library support	<u>24,941</u>	<u>-</u>	<u>12,350</u>
Total component units	<u><u>\$ 453,705</u></u>	<u><u>\$ 153,781</u></u>	<u><u>\$ 12,350</u></u>

Capital Grants and <u>Contributions</u>	Net (Expenses) Revenues and Changes in Net Position		
	<u>Airport Authority</u>	<u>Seward Library Foundation</u>	<u>Total Component Units</u>
\$ 1,281,598	\$ 1,006,615	\$ -	\$ 1,006,615
-	-	(12,591)	(12,591)
<u>\$ 1,281,598</u>	<u>1,006,615</u>	<u>(12,591)</u>	<u>994,024</u>
General revenues:			
Taxes:			
Property	250,439	-	250,439
Interest income	3,757	3,975	7,732
Dividends	-	224	224
Gain on investments	-	144,698	144,698
Other income	10,796	-	10,796
Total general revenues	<u>264,992</u>	<u>148,897</u>	<u>413,889</u>
Change in net position	1,271,607	136,306	1,407,913
Net position - beginning of year	<u>4,163,096</u>	<u>1,012,408</u>	<u>5,175,504</u>
Net position - end of year	<u>\$ 5,434,703</u>	<u>\$ 1,148,714</u>	<u>\$ 6,583,417</u>

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Honorable Mayor and Members of the City Council
City of Seward, Nebraska

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Seward, Nebraska, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's financial statements, and have issued our report thereon dated August 10, 2026.

Our report includes a reference to other auditors who audited the financial statements of the Airport Authority, as described in our report on the City's financial statements. The results of the other auditors' testing of internal control over financial reporting and compliance and other matters for the Airport Authority are not included in this report. This report does include our consideration of internal control over financial reporting and compliance and other matters for Seward Library Foundation, which was audited as part of our audit.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Seward's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a

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

SHAREHOLDERS:

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

3123 W. Stolley Park Rd.
Suite A
P.O. Box 1407
Grand Island, NE 68802
P 308-381-1810
F 308-381-4824
EMAIL cpa@gicpas.com

**A PROFESSIONAL
CORPORATION**

timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies, and therefore material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a certain deficiency in internal control, described below, that we consider to be a significant deficiency.

Segregation of Duties

During our audit, we noted that key accounting duties are not adequately segregated due to limited staffing and the absence of a formal review process to offset the lack of segregation. As a result, there is an increased risk of errors, misappropriation of assets, or unauthorized transactions. The organization should have internal controls requiring incompatible duties be assigned to different individuals, or that effective compensating controls be implemented to reduce the risks noted above. We recommend management evaluate the current assignment of duties and, where segregation is not practical, implement documented compensating controls such as independent review of reconciliations, approval of transactions, periodic review of user access, and review of supporting documentation by someone independent of the transaction process.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Seward's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City of Seward's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of Seward's response to the findings identified in our audit and described above. The City of Seward's response to the findings identified in our audit is that due to the small size of the City, it is impractical to further segregate duties. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

AMGL P.C.

Grand Island, Nebraska
August 10, 2026

2. Consideration of a Claim from Steve Conner, 1698 Augusta Drive, for Property Damage in the Amount of \$7,190.00 - City Administrator Butcher

SEWARD, Nebraska

CITY OF SEWARD, NEBRASKA
537 MAIN ST.
PO BOX 38
SEWARD, NE 68434-0038PB: 402-643-2024
FAX: 402-643-6491

CLAIM FORM

CONTACT INFORMATION

Name: Steve Langer Home Phone: _____
Address: 1698 Augusta Dr Business Phone: _____
Date & Time of Incident: 3-21-25 7:30 AM Cell Phone: 402-584-9114
Location of Incident: 1698 Augusta Dr Email: _____
Type of Incident: ☐ Injured Person ☒ Property Damage ☐ Automobile Accident (Check all that apply)

INJURED PERSON

Occupation: _____ Employed by: _____
Did you see a doctor? Yes ☐ No ☒ Doctor's Name: _____
Were you hospitalized? Yes ☐ No ☒ Hospital: _____
Describe incident (nature & extent of injury): _____

Any Witnesses? _____

PROPERTY DAMAGE

List Property Damaged: Tree spa cover, roof and gutter hit, concrete broken retaining wall broken
Age of damaged property: 2 years at tree Estimated cost of repair: _____
How was the property damaged? power lines fell in blizzard and landed in the back yard
spa cover - \$5590
roof & gutter - \$1300
wall - \$300

AUTOMOBILE ACCIDENT

Driver, if other than owner: _____ Home Phone: _____
Address: _____ Business Phone: _____
Estimated cost of repair: _____ Police Notified? Yes ☐ No ☐
Vehicle: (year, make, model) _____
Your description of the accident: _____

INSURANCE INFORMATION

Amount of Claim: \$7190 (COPIES OF BILLS MUST BE ATTACHED VERIFYING AMOUNT OF CLAIM)
Your Insurance Company: _____ Your Insurance Agent: _____
Insurance Company Phone: _____ Insurance Agent Phone: _____
Did you report a claim? Yes ☐ No ☐ Did you receive payment? Yes ☐ No ☐ Deductible: _____

ADDITIONAL INFORMATION

Any other pertinent information: (write on back if more space needed)

Explain why you feel the City of Seward is responsible:

Your power poles fell on my property and caused the damage

SIGNATURE OF CLAIMANT: _____

DATE: 8-12-26

Acceptance of this form by the City of Seward is not an admission of liability.
By affixing your signature above you are affirming that the above statements are true and accurate. 04/22/2019

UPDATED

The logo for Supreme SPA & POOL features the word "Supreme" in a large, stylized, blue font with a white outline and a drop shadow effect. Below "Supreme", the words "SPA & POOL" are written in a smaller, blue, serif font, also with a white outline. The entire logo is set against a white background.**Sales Date:**REVISSED 05/10/23





3. Consideration of an Amendment (#5) to the Agreement with Short Elliott Hendrickson (SEH) Inc. for Design Engineering Services for the Wastewater Treatment Facility Improvements Project - City Engineer Oneby

Supplemental Letter Agreement

In accordance with the Agreement for Professional Services between City of Seward ("Client"), and Short Elliott Hendrickson Inc. ("Consultant"), effective October 18, 2021, this Supplemental Letter Agreement dated August 18, 2026 authorizes and describes the scope, schedule, and payment conditions for Consultant's work on the Project described as: **Wastewater Treatment Facility Improvements Design and Bidding - Amendment 5.**

Client's Authorized Representative: Greg Butcher

Address: 537 Main St, PO Box 38, Seward, Nebraska 68434

Telephone: 402.643.2928

Email: greg.butcher@cityofsewardne.gov

Project Manager: Colin Marcusen

Address: 15750 West Dodge Road, Suite 304, Omaha, Nebraska 68118

Telephone: 320.290.3610

Email: cmarcusen@sehinc.com

Scope: The Services to be provided by Consultant:

The scope of the design of the Wastewater Treatment Facility (WWTF) Improvements, Temporary Treatment, and Metering and Sampling Projects have changed significantly as the designs have progressed. These changes have impacted the amount of work our staff have needed to complete the work on these projects. The items below describe the changes in detail.

1. Metering and Sampling Structure Design and Construction Administration: The design of the metering and sampling structures at the DARI site has changed significantly in scope and schedule. The project has been divided into two phases. SEH developed the design documents for the first phase and bid the project such that the manholes, piping, building foundation, and other underground items could be installed. While Schemmer is leading construction administration and inspection on this project, SEH is involved in shop drawing and RFI review. We have also created multiple change order drawings to reflect revisions to the building foundation due to the precast building manufacturer's changes. SEH will now produce Phase 2 plans and specifications and bid this project to install equipment, electrical, and mechanical items and start up the systems. We will also assist the City in procuring items to be furnished by Owner. SEH will have additional design and construction administration time for these projects. This scope assumes that SEH will continue to provide construction administration services on the phase 1 project as necessary. Construction administration and construction inspection are anticipated to be in the scope of a future project.
2. Temporary Treatment: The design of the temporary treatment system has been split into two phases. Schemmer is leading the design of the first phase of this project, however, SEH has assisted with general site layout and design of underground piping, influent sanitary sewer, influent pump station and screening, sludge pumping, and electrical design. SEH will assist Schemmer with the preparation of the bid documents and bidding of the first phase and then we'll develop design documents for the second phase, which includes setting tanks for the temporary treatment system, connection of piping and electrical, and startup of the systems. This scope assumes SEH will provide limited construction administration and inspection on the phase 1 project but will include construction administration and inspection of the phase 2 project as part of a future project.
3. WWTF Design Documents Review: Al Bush will review the design documents for completeness, constructability, and ease of operation. He will also identify areas of potential cost savings.
4. WWTF Design Building 20 and Building 50 Bridge Crane Addition: The City instructed SEH to add a bridge crane to the blower room of both Building 20 and Building 50 for removal of blowers and equipment from the lower level of each building. The addition of the bridge cranes caused redesign efforts in the size of the rooms, height of the building, routing of mechanical ductwork and process piping, and lighting.

5. WWTF Design Pipe Support Design: Rather than requiring the contractor to design pipe supports for larger diameter piping, particularly blower piping, SEH will design the supports by performing pipe stress analysis. Often this work is delegated to the piping contractor which requires coordination between the contractor and SEH's structural engineers to determine maximum loads and pipe support design. By doing this in-house, SEH can reduce the risk of errors or undersized supports and can efficiently design expansion joints to address stress issues. The analysis work checks for thermal expansion and also addresses vibration and noise risks in the process air lines and ducts.
6. WWTF - Submittal of Plans and Specifications to NDWEE: A basis of design memo was requested by NDWEE to be submitted with the design documents for the State's review. SEH will prepare this memo and submit. In conjunction with the development of this memo, SEH will assist the City in responding to the NDWEE request for input on DARI's permit limits.
7. WWTF Funding/Financing: SEH prepared a memo which reviews the requirements of taking Congressionally Directed Spending (federal earmark) dollars vs. financing the project through State Revolving Fund only.
8. Miscellaneous WWTF Design Changes: Chemical storage, feed, containment in building 20, screen rebuild research in building 15, pump removal in building 20, potable water supply and metering, demolition and sequencing, UV disinfection bulb removal crane, changes in HVAC design to add or delete central dehumidification and associated calculations.

Schedule:

SEH has already begun work on some of these efforts but will continue development of the design documents for all three projects – WWTF, Temporary Treatment, and Metering and Sampling – upon written authorization, expected to be received at the Council Meeting on August 18, 2026. A bid date in November or December 2026 is anticipated for the WWTF project.

Payment:

The additional scope laid out in this Supplemental Letter Agreement amounts to a total Amendment of \$366,900.00, including expenses and equipment. The additional fee increases the not-to-exceed amount from \$3,628,688.92 to \$3,995,588.92.

The original agreement and all amendment fees are hourly estimated to be \$3,995,588.92 including expenses and equipment.

The payment method, basis, frequency and other special conditions are set forth in attached Exhibit A-1, as attached to the original agreement.

Other Terms and Conditions: Other or additional terms contrary to the Master Agreement for Professional Services that apply solely to this project as specifically agreed to by signature of the Parties and set forth herein: None.

Short Elliott Hendrickson Inc.

City of Seward

By: 
Full Name: Colin Marcusen
Title: Principal

By: _____
Full Name: _____
Title: _____

Item Number	Description of Change	Approximate Cost	Disciplines Involved in Change	Comments
1	Metering and Sampling Structure Design and Construction Admininstration: The design of the metering and sampling structures at the DARI site has changed significantly in scope and schedule. The project has been divided into two phases. SEH developed the design documents for the first phase and bid the project such that the manholes, piping, building foundation, and other underground items could be installed. While Schemmer is leading construction administration and inspection on this project, SEH is involved in shop drawing and RFI review. We have also created multiple change order drawings to reflect revisions to the building foundation due to the precast building manufacturer's changes. SEH will now produce Phase 2 plans and specifications and bid this project to install equipment, electrical, and mechanical items and start up the systems. We will also assist the City in procuring items to be furnished by Owner. SEH will have additional design and construction administration time for these projects. This scope assumes that SEH will continue to provide construction administration services on the phase 1 project as necessary. Construction administration and construction inspection are anticipated to be in the scope of a future project.	\$58,000.00	Project Management, Process, Structural, Geotechincal, Electrical, Civil	
2	Temporary Treatment: The design of the temporary treatment system has been split into two phases. Schemmer is leading the design of the first phase of this project, however, SEH has assisted with general site layout and design of underground piping, influent sanitary sewer, influent pump station and screening, sludge pumping, and electrical design. SEH will assist Schemmer with the preparation of the bid documents and bidding of the first phase and then we'll develop design documents for the second phase, which includes setting tanks for the temporary treament system, connection of piping and electrical, and startup of the systems. This scope assumes SEH will provide limited construction administration and inspection on the phase 1 project but will include construction administration and inspection of the phase 2 project as part of a future project.	\$72,300.00	Project Management, Process, Structural, Geotechincal, Electrical, Civil	
3	WWTF Design Documents Review: Al Bush will review the design documents for completeness, constructability, and ease of operation. He will also identify areas of potential cost savings.	\$24,700.00	Project Management, Process	
4	WWTF Design Building 20 and Building 50 Bridge Crane Addition: The City instructed SEH to add a bridge crane to the blower room of both Building 20 and Building 50 for removal of blowers and equipment from the lower level of each building. The addition of the bridge cranes caused redesign efforts in the size of the rooms, height of the building, routing of mechanical ductwork and process piping, and lighting.	\$98,000.00	Project Management, Process, Structural, Electrical, Mechanical	
5	WWTF Design Pipe Support Design: Rather than requiring the contractor to design pipe supports for larger diameter piping, particularly blower piping, SEH will design the supports by performing pipe stress analysis. Often this work is delegated to the piping contractor which requires coordination between the contractor and SEH's strutural engineers to determine maximum loads and pipe support design. By doing this in-house, SEH can reduce the risk of errors or undersized supports and can efficiently design expansion joints to address stress issues. The analysis work checks for thermal expansion and also addresses vibration and noise risks in the process air lines and ducts.	\$25,000.00	Project Management, Process, Structural, Mechanical	
6	WWTF - Submittal of Plans and Specifications to NDWEE - A basis of design memo was requested by NDWEE to be submitted with the design documents for the State's review. SEH will prepare this memo and submit. In conjunction with the development of this memo, SEH will assis the City in responding to the NDWEE request for input on DARI's permit limits.	\$17,200.00	Project Management, Process	
7	WWTF Funding/Financing: SEH prepared a memo which reviews the requirements of taking Congressionally Directed Spending (federal earmark) dollars vs. financing the project through State Revolving Fund only.	\$7,500.00	Project Management, Process	
8	Miscellaneous WWTF design changes: Chemical storage, feed, containment in building 20, screen rebuild research in building 15, pump removal in building 20, potable water supply and metering, demolition and sequencing, UV disinfection bulb removal crane, changes in HVAC design to add or delete central dehumidification and associated calculations.	\$64,200.00	All Disciplines	
9				
10				

TOTAL: \$366,900.00

4. Consideration of an Amendment to Service Area Agreement 193 with the Norris Public Power District - City Administrator Butcher

STATE OF NEBRASKA
NEBRASKA POWER REVIEW BOARD

In the Matter of the Joint Application of the
City of Seward, Nebraska, and the Norris
Public Power District
headquarters in Beatrice, Nebraska to
amend its retail Service Area Agreement 193.

S.A.A. 193-26-A

This Amendment made and executed _____, 2026, by and between the City of Seward, Nebraska, (“Seward”) a municipal corporation of the State of Nebraska, and the Norris Public Power District (“Norris”) a public corporation and political subdivision of the State of Nebraska.

WHEREAS City of Seward and Norris PPD serve customers at retail in adjoining areas; and

WHEREAS, Chapter 70, Article 10 of the Revised Statutes of the State of Nebraska authorizes and directs suppliers of electricity serving customers at retail in adjoining service areas to enter into written agreements specifying either the service areas or customers each shall serve; and

WHEREAS the Parties pursuant to such statutes enter into a retail Service Area Agreement designated as SAA 193 which was approve by the Nebraska Power Review Board on January 11, 1973, and

NOW, THEREFORE, the Parties enters into this Amendment to SAA 193 pursuant to said statutes for the purpose of assigning or modifying specific adjoining retail service areas and customers to be served under the terms of the following mutual provisions.

FIRST

Attached hereto, marked Exhibit A, and made apart hereof by reference as though set forth in detail herein, is a map that shows the existing retail service area for Norris adjacent to the service area of Seward, the existing boundary between the two and also clearly identifies the proposed amended service area boundary between Seward and Norris.

The parties hereto propose that the existing retail Service Area Agreement 193 between the Parties be amended as set forth on Exhibit A.

SECOND

This amendment to the retail Service Area Agreement 193 shall become effective only after approval by the Nebraska Power Review Board and shall thereafter become a part of the retail Service Area Agreement 193, which was approved by the Nebraska Power Review Board.

THIRD

This amendment to the retail Service Area Agreement 193 is executed by the Parties to assign or modify only the retail service areas set forth in retail Service Area Agreement 193. All other provisions of retail Service Area Agreement 193 shall remain in full force and in effect.

Dated the _____ day of August 2026.

City of Seward, NEBRASKA

By: _____

Printed Name: _____

Title: _____

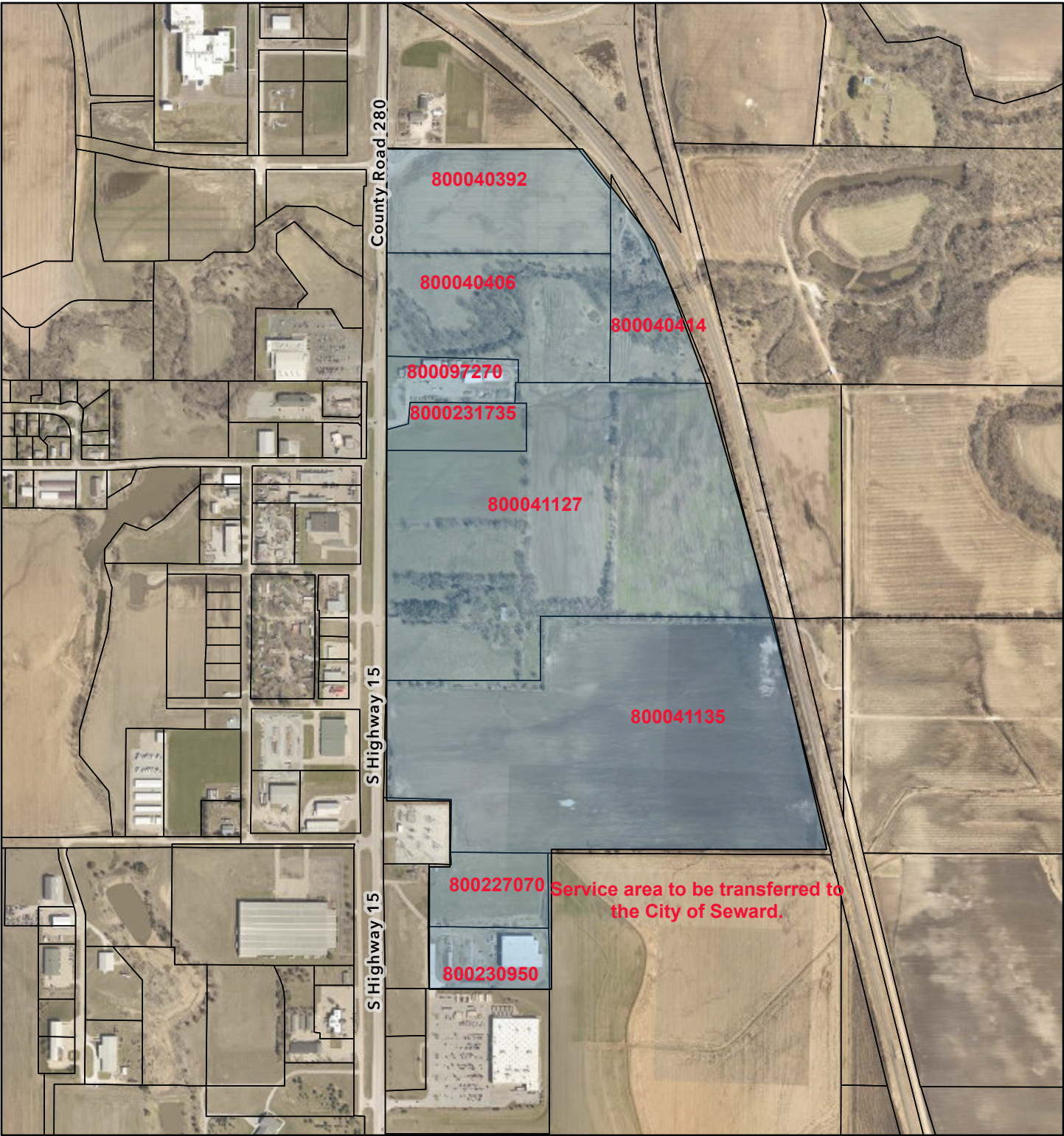
Norris Public Power District, Nebraska

By: _____

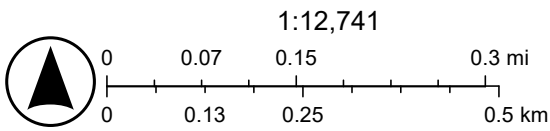
Printed Name: _____

Title: _____

Electric Boundaries Exhibit A



6/4/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, Inc.



City of Seward
537 Main Street
Seward NE 68434
Phone: 402-643-2928

8/14/2026

Jerry Enns
Norris Public Power
606 Irving Street
PO Box 399
Beatrice NE, 68310

RE: Nebraska Power Review Board Application Number 193-26-A

Dear Jerry:

The City of Seward Electric Department is planning to amend the service area between City of Seward and Norris Public Power. To acquire all parcels inside shaded area including 6 customer and equipment on the east side of HWY15. This area which is shown on the enclosed Exhibit "A". The city will pay Norris for value of facilities \$35,117.59 and loss of revenue \$33,162.25 for total compensation of \$68,279.84.

If you have no objection to this acquisition, please execute two copies of the enclosed joint application letter to amend service area agreement 193 and exhibit A addressed to the Nebraska Power Review Board and mail to this office. We will forward one copy to the Board and retain one copy for our files.

Thank you for your cooperation in this matter.

Sincerely,

Jared Hochstein
Electrical Superintendent
City of Seward
537 Main St.
Seward NE 68434
Enclosures

**SERVICE AREA ADJUSTMENT
2026 FACILITIES AND CUSTOMER TRANSFER
NORRIS PUBLIC POWER DISTRICT TO CITY OF SEWARD
DEPRECIATED VALUE SUMMARY
AND REVENUE COMPENSATION**

AS OF DECEMBER 31, 2025

COMPENSATION

VALUE OF FACILITIES

DEPRECIATED CONSTRUCTION UNIT VALUE	\$30,813.39	
DEPRECIATED DISTRIBUTION TRANSFORMER VALUE	<u>\$4,304.20</u>	\$35,117.59

JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

CUSTOMER REVENUES

REVENUE COMPENSATION (\$13,264.90 X 2.5)	\$33,162.25	<u>\$33,162.25</u>
TOTAL COMPENSATION		\$68,279.84

<u>Acct</u>	<u>Cycle</u>	<u>Name</u>	<u>Rate</u>	<u>Service Map</u> <u>Location</u>	<u>Meter</u>
1607281000	1	City of Seward	6	11328501	315473422
1607280100	1	Rumery Lawn & Landscape LLC	6	11328501	320880963
1607330700	1	BNSF Railway CO	6	11333700	320882456
1607330800	1	Brian Fehlhafer	1	11333501	320883845
1607330601	1	Windstream Communications	6	11333500	320884417
1607330400	5	Betty R Pitsch	5	11333600	320884426
1607330100	1	NE Dept of Transportation	6	11328500	320884427
			Total Revenues		
			Times		
			Due From Seward		

		Notes			
2025 YTD	2025 YTD	# of and Type of SYL- All lights are metered unless otherwise noted	1/2025	2/2025	
Revenue	Usage		kWh	kWh	
942.65	7,037		752	630	
4,142.10	46,298		6,043	5,908	
1,460.70	13,372		2,002	2,357	
2,880.07	34,920		4,497	3,539	
549.40	2,129		168	154	
439.97	370		-	-	
2,850.01	28,959		5,497	4,759	
13,264.90	133,085				
2.50					
33,162.25					

No Taxes Included

3/2025	4/2025	5/2025	6/2025	7/2025	8/2025	9/2025	10/2025	11/2025
kWh	kWh	kWh	kWh	kWh	kWh	kWh	kWh	kWh
540	535	484	439	466	483	568	663	711
3,106	3,578	3,511	3,593	3,892	2,883	2,646	3,093	3,860
951	713	543	415	519	662	1,078	1,378	1,163
2,616	2,533	2,042	3,489	3,518	2,530	1,502	1,887	3,052
151	169	186	186	198	171	200	196	175
-	-	-	-	-	-	-	-	-
1,804	1,616	1,690	1,481	1,809	1,502	1,407	1,660	1,988

12/2025

kWh

766

4,185

1,591

3,715

175

370

3,746

**2026 FACILITIES TRANSFER
NORRIS PUBLIC POWER TO CITY OF SEWARD
CONSTRUCTION UNITS**

<u>WO #</u>	<u>Year Built</u>	<u>Today's Value</u>	<u>Depreciation Factor</u>	<u>Depreciated Value</u>
Seward-PRE 1988	1987 or older	8,769.78	0.30	\$ 2,630.93
Seward-1988	1988	7,787.86	0.30	\$ 2,336.36
Seward-1995	1995	1,094.49	0.30	\$ 328.35
Seward-1996	1996	1,624.59	0.30	\$ 487.38
Seward-2005	2005	10,801.64	0.39	\$ 4,212.64
Seward-2009	2009	2,245.61	0.52	\$ 1,167.72
Seward-2010	2010	17,491.23	0.55	\$ 9,620.18
Seward-2012	2012	2,345.59	0.61	\$ 1,430.81
Seward-2016	2016	2,005.75	0.73	\$ 1,464.20
Seward-2021	2021	8,107.76	0.88	\$ <u>7,134.83</u>
				\$ 30,813.39

2026 FACILITIES TRANSFER
DISTRIBUTION TRANSFORMERS

<u>Equip Loc</u>	<u>KVA</u>	<u>NP#</u>	<u>Year</u>	<u>Type</u>	<u>Phase</u>	<u>Type</u>	<u>Value</u>	Depreciation <u>Factor</u>
11333500	10	WEST86A281447	1986	Pole	1		1,310.00	0.30
11333501	15	N275437YDTA	pre 1978	Pole	1		1,430.00	0.30
11333600	5	AC3257402	pre 1978	Pole	1	13	1,105.00	0.30
11328500	15	2513452204	2004 HOW	Pad	1	6	2,310.00	0.36
11328501	37.5	32695	2019	Pole	1	11	2,305.00	0.82
11333700	15	MAGEHF12079	post 1986	Pole	1	4	1,430.00	0.30

Depreciated Value	PCB Content	PCB Test Date
\$ 393.00	Nameplate	1PPM
\$ 429.00	22-737	<1PPM
\$ 331.50	3903QR	<2PPM
\$ 831.60	Nameplate	1PPM
\$ 1,890.10	Nameplate	1PPM
\$ 429.00	Nameplate	1PPM Assumed from profiling
<u>\$ 4,304.20</u>		

- A. Consideration of Approval to Purchase Equipment and Reimburse for Customer Revenues in the Amount of \$68,279.84
- 5. Consideration of a Resolution Authorizing the Signing of the Annual Certification of Program Compliance Form for the Nebraska Board of Public Roads Classifications and Standards - City Administrator Butcher

Do not recreate or revise the pages of this document, as revisions and recreations will not be accepted. Failure to **return both pages of the original document** by the filing deadline (October 31, 2026) may result in the suspension of Highway Allocation funds until the documents are filed.

RESOLUTION

SIGNING OF THE MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE 2026

Resolution No. _____

Whereas: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and standards; and

Whereas: State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include the resolution of the governing body of the municipality authorizing the signing of the certification.

Be it resolved that the Mayor ☐ Village Board Chairperson ☐ of _____
(Check one box) (Print name of municipality)
is hereby authorized to sign the Municipal Annual Certification of Program Compliance.

Adopted this _____ day of _____, 20____ at _____ Nebraska.
(Month)

City Council/Village Board Members

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

City Council/Village Board Member _____
Moved the adoption of said resolution
Member _____ Seconded the Motion
Roll Call: _____ Yes _____ No _____ Abstained _____ Absent
Resolution adopted, signed, and billed as adopted.

Attest:

(Signature of Clerk)

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Failure to **return both pages of the original document** by the filing deadline (October 31, 2026) may result in the
suspension of Highway Allocation funds until the documents are filed.

**MUNICIPAL
ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE
TO
NEBRASKA BOARD OF PUBLIC ROADS CLASSIFICATIONS
AND STANDARDS
2026**

In compliance with the provisions of the State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requiring annual certification of program compliance to the Board of Public Roads

Classifications and Standards, the City ☐ Village ☐ of _____
(Check one box) (Print name of municipality)

hereby certifies that it:

- ✓ has developed, adopted, and included in its public records the plans, programs, or standards required by sections 39-2115 and 39-2119;
- ✓ meets the plans, programs, or standards of design, construction, and maintenance for its highways, roads, or streets;
- ✓ expends all tax revenue for highway, road, or street purposes in accordance with approved plans, programs, or standards, including county and municipal tax revenue as well as highway-user revenue allocations;
- ✓ uses a system of revenue and costs accounting which clearly includes a comparison of receipts and expenditures for approved budgets, plans, programs, and standards;
- ✓ uses a system of budgeting which reflects uses and sources of funds in terms of plans, programs, or standards and accomplishments;
- ✓ uses an accounting system including an inventory of machinery, equipment, and supplies;
- ✓ uses an accounting system that tracks equipment operation costs;
- ✓ has included in its public records the information required under subsection (2) of section 39-2520; and
- ✓ **has included in its public records a copy of this certification and the resolution of the governing body authorizing the signing of this certification by the Mayor or Village Board Chairperson.**

Signature of Mayor ☐ Village Board Chairperson ☐ (Required)

(Date)

Signature of City Street Superintendent (Optional)

(Date)



Return the completed original signing resolution and annual certification of program compliance by October 31, 2026 to:

Nebraska Board of Public Roads Classifications and Standards
PO Box 94759

Lincoln NE 68509

or email to ndot.blshelp@nebraska.gov

CITY ADMINISTRATOR'S REPORT

CITY ADMINISTRATORS REPORT – 8/18/2026

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. Trying to troubleshoot a valve issue within the new tower which is delaying full in-service.
- Check in meeting with Building and Zoning Staff.
- NPPD Billable Demand Weekly Call.
- Held weekly Department Head Meetings.
- Worked on numerous Budget items with the Finance Director, reviewed end of the year estimates, also finalized CIP items.
- Assisted with the CEO search for SCCDP.
- Attended NPPD Wholesale Customer Committee meeting in Columbus.
- Golf Team Meeting to review plans for driving range.
- Attended County Commissioners Meeting to hear about potential Seward County water study.
- Worked with Mayor on reappointments and new appointments for numerous boards and commissions.
- Attended funeral for Crete Police Chief Gary Young.
- Attended the SCCDP Lunch and Learn for the Nebraska State Chamber Roadshow.
- Met with Max Wake on a number of items including Fairway Woods Phase 2 sale.
- Worked with SENDD to plan for closeout of remaining CDBG Grants and seek final reimbursements.
- Met with Mayor and new County Commissioner Jonathan Curtis.
- Held Seward Wellness Center Leadership Meeting.
- Met with Thomas Kayton (Arrowhead) on plans for Fairway Woods Development Phase 2.
- Assisted with a Seward Housing Tour (along with Seward Housing Corp.) for potential additional funding for an updated housing study.
- Reviewed short term planning for water and wastewater departments with upcoming retirements.
- Met with staff regarding electric meter issues.
- Took Son to eye appointment 10/10/26.
- Discussion with Professor Joel Helmer regarding presenting to CUNE class regarding planning and zoning.
- Bi-weekly catchup meeting with City Engineer.
- Review maps and items related to watermain issues in the area of Rainbow and Bek.

Building Inspection/Planning Department

- Planning Commission – Bluff Country Estates Final Plat.
- DARI LLC – Primus Trailer.
- Plan reviews – Walmart fueling station; Fairway Woods subdivision.
- Fairway Woods – Review meeting with developer on 8/11.
- Pekarek – modular house move to 875 S Columbia on 8/11.
- Seward High School – meet on ongoing/proposed athletics projects on 8/12.
- 437 S 6th St – Scheduled to burn on 8/15.

City Clerk/Human Resources/City Hall

- DR-4896 (August '25): Cat A (debris removal) to be finished
- Interviews: Electric Lineman/Journeyman; Admin Asst.
- AI Policy: Begin review and drafting.

Civic Center

- Entryway ramps pouring in progress.
- Deep cleaning SCCDP President & CEO Office in prep for Jordan Diedrich.

Electric Department

- 7200 conversion on 200-block of N 2nd Street.
- E Hillcrest Project bid opening on 8/12.
- Install primary riser for Ben Benson.
- 14th Street SCADA kickoff meeting on 8/13.
- Interviews for Lineman/Journeyman and offer letter.

Engineering

- E Hillcrest Dr Project – comments for 90% design review
- Seward East Bridge – additional title reports for NEMA/FEMA
- WW Treatment Plant Project – meet with NDWEE on 8/13; Review SEH specs.
- Temporary Treatment Project – influent wet well design meeting.
- Downtown Water Tower Project – AT&T and T-Mobile Lease Agreements.
- Seward Recycling Center Project – cost estimates for two alternatives, recommendation.
- Seward Industrial Substation – approval of maintenance plan.

Finance Department

- Claims.
- FY25 Audit presentation on 8/18.

Library

- Continuing Baker transition due to retirement on 8/28.
- Emily Parker will begin as new Asst. Library Director on 8/17.

Parks and Rec/Cemetery/Golf/Pool

- Ball fields maintenance – high school softball season begins week of 8/10.
- Fall golf leagues begin week of 8/10.
- Outdoor pool last day on 8/16.

Police Department

- First day of school on 8/12 – high visibility patrols before/after school.

Street Department

- Work on Wellness Center pad.
- Work on S Columbia Ave repairs.
- Mosquito spraying; mowing; tree trimming/removals.

Water/Wastewater Department

- Temp Treatment meeting on 8/12.
- Water Study meeting on 8/12.
- Gary Janicek to retire on 8/21.
- Lead Service Line Plan due in 2027.

Seward Wellness Center

- Youth VB skills clinic on 8/11 & 8/13.
- Preparing for fall recreation programs and swimming lessons.

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

1. Strategy Session with City Attorney Regarding Potential Litigation - 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