



**CITY OF SEWARD  
City Council  
Regular Meeting**

**Agenda**

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**Tuesday, August 18,  
2020**

**7:00 PM**

**East & West Basement of the Seward  
Civic Center**

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**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, 2020, in the Seward Civic Center East & West Basement, 616 Bradford St, Seward, NE 68434, which 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 Council Chambers 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. A participant sign-in sheet is available for use by any Citizen addressing the Council. 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**

**MINUTES**

1. Draft Minutes of August 4, 2020- City Clerk Otte

**CONSENT AGENDA**

1. Claims & Payables Reports
2. City Treasurer Report
3. City Codes Director Report
4. Police Department Report
5. Add Nicholas Blair and Brock Maloy to Volunteer Firefighter Roster

6. Infrastructure Cost Items Reimbursable Back to the City

**PUBLIC HEARINGS**

1. Public Hearing - 7:00 P.M. - Tax Increment Financing Application of GH Coffee (Scooters), 240 N 6th St., Seward - TIF Attorney Willis
  - A. Presentation and Review of Redevelopment Plan
  - B. Presentation and Review of Redevelopment Plan Amendment and Cost Benefit Analysis
  - C. Presentation and Review of Redevelopment Agreement
  - D. Resolution Approving the Redevelopment Plan Amendment and Adopting a Cost Benefit Analysis for the Redevelopment Project
  - E. Resolution Approving the Redevelopment Plan Agreement for a Redevelopment Project Including the Issuance of TIF Indebtedness for the Redevelopment Project and Other Such Actions Under the Community Development Law
2. Public Hearing - 7:00 PM - Ordinance Approving the Final Plat of Country Club Heights 6th Addition - City Administrator Butcher
3. Public Hearing - 7:00 PM - Resolution Approving the One & Six Year Street Improvement Plan - Engineer Oneby
4. Public Hearing - 7:00 PM - Liquor License Application of Uptown Spirits, LLC dba Uptown Spirits, 621 Jackson Avenue - City Administrator Butcher
  - A. Resolution Recommending Approval of Class C Liquor License for Uptown Spirits, LLC dba Uptown Spirits
  - B. Application Recommending Alyssa Hendrix as Manager of Class C Liquor License for Uptown Spirits, LLC dba Uptown Spirits

**ADMINISTRATIVE ITEMS**

1. Resolution Approving Stop Signs at the Intersection of Maple Street and Hawthorn Street, Directing Northbound Vehicular Traffic on Hawthorn Street to Stop Before Entering the Intersection with Maple Street - City Administrator Butcher
2. Resolution Approving Yield Sign Installed at: SW and NE Corner of 2nd Street and Bradford Street Intersection and SW and NE Corner of 2nd Street and Pearl Street Intersection; and, a Stop Sign Installed at NE Corner of 2nd Street and Bek Avenue - City Administrator Butcher
3. Award Three-Year Garbage Collection Bid for Services Provided to City of Seward Facilities - City Administrator Butcher
4. Compilation Engagement Letter with AMGL for the Preparation of the Budget in the Form Prescribed by the State of Nebraska Budget Act for Fiscal Year 2020-2021 - City Administrator Butcher
5. Engagement Letter for 5-Year Term with Gilmore and Bell, P.C. for Providing Continuing Disclosure Compliance Services, Related to City's Outstanding Municipal Bonds - City Administrator Butcher
6. Approve Amendments to the "Articles of Incorporation" and "Bylaws" of the League of Nebraska Municipalities by Voting "for" Proposed Actions 1, 2, and 3 on the "Regular Member Ballot"; Authorize the Mayor to Sign the "Regular Member Ballot"; and Authorize the Return of Both Pages of the "Regular Member Ballot" to the League by No Later Than 5 P.M., October 1, 2020 - City Administrator Butcher

**COUNCIL REQUEST**

**REPORTS**

1. City Administrator's Report - City Administrator Butcher  
**FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR  
ADMINSTRATIVE ACTION  
ANNOUNCEMENT OF UPCOMING EVENTS  
MOTION TO ADJOURN**

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I, Julie Moody, the duly appointed qualified and acting Deputy 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 County Courthouse, Seward Memorial Library and CityofSewardNE.com

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

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Julie Moody  
Deputy City Clerk

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Date

August 4, 2020

The Seward City Council met at 7:00 p.m. on Tuesday, August 4, 2020, with Mayor Joshua Eickmeier presiding and Assistant Administrator /Clerk-Treasurer /Budget & Human Resources Director Bonnie Otte recording the proceedings. Upon roll call, the following Councilmembers were present: Jonathon Wilken, Ellen Beck, Sid Kamprath, Jessica Kolterman, Karl Miller, John Singleton, Chris Schmit, Alyssa Hendrix. Absent: None. Other officials present: City Administrator Greg Butcher and City Attorney Kelly Hoffschneider.

Notice of the meeting was given in advance thereof by the method of communicating advance notice of the regular and special meetings of the City Council of the City of Seward, Nebraska, as stated in Ordinance No. 2015-08, which was adopted on the 5th day of May, 2015; said method stating that the notice of such meeting, with the agenda thereon, be posted in the following places: City Hall, Seward County Courthouse, Municipal Building, and Seward Memorial Library. The certificate of posting notice is attached to these minutes. Notice of this meeting was simultaneously given to the Mayor and all members of the City Council and a copy of their acknowledgment of receipt of notice and the agenda are attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

THE PLEDGE OF ALLEGIANCE

Mayor Eickmeier announced that a copy of the Agenda for this meeting is posted in the room of the Civic Center and copies are available where a copy of the Open Meetings Act is also posted for public inspection. He also noted that any citizen wishing to address the Council should come to the podium, state their name and address and limit their comments to five minutes. All remarks should be directed to the Mayor/Chairperson, who will then determine who will make any appropriate response. 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.

1. APPROVAL OF MINUTES OF JULY 21, 2020 COUNCIL MEETING

Councilmember Singleton moved, seconded by Councilmember Schmit, that the minutes of the July 21, 2020 City Council meeting be approved.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

1-2. CONSENT AGENDA CONSIDERATION ITEMS

The following Consent Agenda items were approved in one single motion made by Councilmember Singleton, seconded by Councilmember Kamprath:

1. Claims & Payables Reports
2. Infrastructure Cost Items Reimbursable Back to the City

CLAIMS LIST  
8-4-20  
COUNCIL MEETING

Abbreviations: Bu, Building Upkeep; Eq, Equipment; Ex, Expense; Ma, Maintenance; Mi, Mileage; Misc, Miscellaneous; Re, Repairs; Sa, Salaries, Se, Services; Su, Supplies; Ut, Utilities, CI, Capital Improvements; GU, Grounds Upkeep.

|                    |     |        |
|--------------------|-----|--------|
| 911 Custom         | Su  | 115.94 |
| Akrs Equipment     | Su  | 26.74  |
| American Red Cross | Tng | 30.00  |

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|                               |                    |            |
|-------------------------------|--------------------|------------|
| Aqua-Chem Inc                 | Su                 | 3,750.90   |
| Black Hills Energy            | Ex                 | 66.06      |
| Blue Cross Blue Shield Ne     | Ins                | 50,457.79  |
| Border States Industries      | Re, Ci             | 17,535.51  |
| Burco Promotional Print       | Su                 | 870.00     |
| Capital Business-Dallas       | Ma                 | 351.00     |
| Caterpillar Financial         | Eq                 | 51,765.00  |
| Chase Card Service            |                    | 3,800.69   |
| Walmart                       | Su, Eq, Misc, Food | 434.07     |
| Amazon Mktp                   | Eq, Bu, Su         | 182.53     |
| USPS                          | Su                 | 49.60      |
| Tractor Supply                | Su                 | 247.24     |
| SamsClub.com                  | Su                 | 205.05     |
| ConstantContact.com           | Ex                 | 20.00      |
| DLT Solutions                 | Ex                 | 1,118.70   |
| HomeDepot.com                 | Bu                 | 153.91     |
| Amazon.com                    | Su                 | 64.18      |
| Zoomshift                     | Ex                 | 81.60      |
| Costco Whse                   | Eq                 | 214.41     |
| Uline*Ship Supplies           | Bu                 | 279.79     |
| Runza                         | Food               | 160.64     |
| DotGov Registration           | Misc               | 400.00     |
| Talech                        | Ex                 | 67.00      |
| MSFT                          | Ex                 | 105.94     |
| Zoom.us                       | Ex                 | 16.03      |
| City Seward Buildings/Grounds | Op                 | 3,000.00   |
| City Seward Electric Fund     | UT                 | 55,229.46  |
| City Seward Library Petty     | Su                 | 89.80      |
| City Seward Payroll Account   | Payroll            | 178,316.88 |
| City Seward Petty Cash Fund   | Su, Ex, Misc       | 213.91     |
| Constellation Newenergy       | Ut                 | 198.60     |
| Dodd Chad                     | Eq                 | 24.99      |
| Dutton-Lainson Co             | Inv                | 4,545.36   |
| Eakes Office Solutions        | Su                 | 166.88     |
| Emergency Medical Product     | Su                 | 980.40     |
| Fastenal Company              | Su, Bu             | 774.58     |
| Galls LLC                     | Un                 | 279.70     |
| Gehring Construction          | Ci                 | 171,008.06 |
| General Excavating            | Ci                 | 58,500.00  |
| Gerhold Concrete Co Inc       | Re, Ma             | 1,141.50   |
| Gilmore & Bell Pc             | Se                 | 2,000.00   |
| Great Plains Communication    | Se                 | 490.00     |
| Hamilton Equipment Company    | Su                 | 180.79     |
| Hireright LLC                 | Se                 | 138.47     |
| Hobson Automotive & Tire      | Re, Ma             | 77.00      |
| Hoffschneider Law PC LLO      | Se                 | 4,500.00   |
| Husker Electric Supply Co     | Tools, Re          | 487.08     |
| J R Welding Inc               | Ma                 | 30.00      |
| Janicek Gary M                | Misc               | 31.00      |
| K & Z Distributing            | Su                 | 300.50     |
| Last Mile Network Consult     | ETHER RING         | 75.30      |
| Lee's Refrigeration           | Bu                 | 83.75      |
| Lincoln Journal-Star          | Ex                 | 920.00     |
| Lincoln Winwater Works        | Re, Ci             | 1,505.54   |
| Memorial Health-Drug          | Se                 | 299.00     |
| Menards North                 | Su, Re, Gu, Eq     | 1,080.54   |
| Mid-American Benefits Inc     | Ins                | 716.47     |
| Midwest Turf & Irrigation     | Re, Su             | 416.93     |
| Miracle Recreation Equip      | Su                 | 1,969.18   |
| Municipal Supply Omaha        | Re, Ma             | 5,929.85   |
| Naber's Locksmith Service     | Su                 | 81.25      |
| Nebraska D A S Acct OCIO      | Se                 | 231.00     |

August 4, 2020

|                             |                |                |
|-----------------------------|----------------|----------------|
| Nebraska Equipment Inc      | Re             | 83.94          |
| Nebraska Fire Marshal       | Se             | 144.00         |
| Nebraska Health Environment | Se             | 127.00         |
| Norris Public Power Distr   | Ut             | 1,027.26       |
| Olsson                      | Se             | 15,094.21      |
| O'Reilly Automotive Inc     | Su             | 145.41         |
| Orscheln Farm & Home        | Su, Re, Gu, Eq | 653.75         |
| Precision Tool & Machine    | Re             | 278.00         |
| Principal Financial Group   | Ins            | 1,520.87       |
| Quality Brands Of Lincoln   | Su             | 1,309.10       |
| R R Donnelley               | Su             | 58.68          |
| Sam's Club (Lib-Rec-Pool)   | Bu, Su         | 290.04         |
| Sapp Brothers Petroleum     | Su             | 6,716.00       |
| Seward County Chamber & Dev | Misc           | 100.00         |
| Short Elliott Hendrickson   | Se             | 12,871.22      |
| Siteone Landscape Supply    | Gu             | 18.50          |
| Sports Express              | Su, Un         | 463.25         |
| State Distributing Co       | Su             | 216.80         |
| Stephanie's Pest Control    | Bu             | 65.00          |
| Time Warner Cable           | Se             | 751.95         |
| Ty's Outdoor Power & Serv   | Re             | 36.30          |
| U S Cellular                | Se             | 389.98         |
| Van Kirk Bros Contracting   | Ci             | 384,144.31     |
| Verizon Wireless            | Se             | 302.25         |
| York County Emergency M     | Su             | 19.20          |
|                             |                | <hr/>          |
|                             |                | \$1,051,610.42 |

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

#### **CONFIRMATION OF MAYOR APPOINTMENTS**

Councilmember Kamprath moved, seconded by Councilmember Kolterman, that Mayor Eickmeier's appointment of Suzanne Gligorevic to the Civic Center Commission (replace Gary Pomerence) for a 3-Yr Term be approved.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

Councilmember Schmit moved, seconded by Councilmember Wilken, that Mayor Eickmeier's appointment of Suzanne Gligorevic to the Planning Commission (replace Chris Corum) for a 3-Yr Term be approved.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

#### **ADMINISTRATIVE ITEMS**

##### **1. ACKNOWLEDGE RECEIPT FROM CLAIM FROM ROBERT DANIELS, 141 E MOFFITT ST., SEWARD, FOR PERSONAL PROPERTY DAMAGE AND FORWARD TO THE CITY'S INSURANCE CARRIER**

Councilmember Kolterman moved, seconded by Councilmember Miller, that the claim from Robert Daniels, 141 E Moffitt St., Seward, for personal property damage be acknowledged and forwarded to the City's insurance carrier and the City Attorney for disposition.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

August 4, 2020

2. LEASE AGREEMENT WITH NEBRASKA GOLF AND TURF FOR A 5-YEAR LEASE ON GOLF CARTS

City Administrator Butcher explained that the City obtained quotes for providing golf carts at the City golf course. There is one year left on the current lease. Nebraska Golf and Turf provided a quote for Club Cars (current type of cart used). The quote is for a 5-year lease (buy-out remaining year of current lease) with the annual payments the same as current lease. This quote was the best of all of the vendors providing quotes.

Councilmember Kamprath moved, seconded by Councilmember Singleton, that the lease agreement with Nebraska Golf and Turf for a 5-year lease term on golf carts be approved.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

3. RENEW AGREEMENT WITH GWORKS FOR SIMPLCITY PHYSICAL ASSET MANAGEMENT CLOUD APPLICATION FOR A 3-YEAR TERM

Councilmember Kolterman moved, seconded by Councilmember Schmit, that the renewal agreement with gWorks for SimpleCity physical asset management cloud application for a 3-year term be approved.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

4. RESOLUTION TO RESTRICT PARKING NEAR CROSSWALKS AT THE INTERSECTION OF NORTH COLUMBIA AVENUE AND PINWOOD AVENUE

City Administrator Butcher stated he met with the Street Superintendent, City Engineer and Seward Schools to discuss the construction project on Waverly Road and its impact on traffic (traversing to and from schools) and the intersection with North Columbia Avenue. Due to the construction, the schools rerouted their fleet of busses. It was noted that the intersection of North Columbia Avenue and Pinewood Avenue will become a main bus route as the busses leave the elementary school and traverse to the middle school. Current vehicle parking close to this intersection makes it very difficult for the busses to turn in the intersection. Mr. Butcher stated that the recommendation is to permanently restrict parking 25' in all directions of this intersection to clean up the site triangles for the safety of the pedestrians using the crosswalks and the traversing public.

Mr. Butcher mentioned that there will be a temporary restriction on parking in certain areas until the Waverly Road project is completed. The restrictions will be on North Columbia Avenue just passed Kolterman Avenue on the south side of Pinewood Avenue. This will allow the busses more room to line up and to exit safely. The temporary parking restrictions will be in force Monday-Friday from 8:00 a.m. to 4:00 p.m. The information will be shared with residents in the area and signage will be installed.

Councilmember Kolterman introduced the following resolution:

RESOLUTION NO. 2020-29

WHEREAS, Section 382-4.4 of the City Municipal Code of the City of Seward, Nebraska provides that the City may, by Resolution, prohibit or fix the time for parking or stopping of vehicles on any street or streets as may be designated in such resolution, and

August 4, 2020

WHEREAS, it is deemed necessary to prohibit or fix the time for parking and stopping of vehicles on portions of streets as hereinafter designated in the City of Seward, Nebraska.

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

1. No vehicles shall be parked or permitted to stand or stop, whether attended or unattended at any time during the day or night on the following describe areas or portions of streets, to-wit:

- a. The east side of North Columbia Avenue, north of Pinewood Avenue, beginning at the radius return thence north 25 feet;
- b. The west side of North Columbia Avenue, north of Pinewood Avenue, beginning at the radius return thence north 25 feet;
- c. The east side of North Columbia Avenue, south of Pinewood Avenue, beginning at the radius return thence south 25 feet;
- d. The west side of North Columbia Avenue, south of Pinewood Avenue, beginning at the radius return thence south 25 feet;
- e. The north side of Pinewood Avenue, east of North Columbia, beginning at the radius return thence east 25 feet;
- f. The south side of Pinewood Avenue, east of North Columbia, beginning at the radius return thence east 25 feet;
- g. The north side of Pinewood Avenue, west of North Columbia, beginning at the radius return thence west 25 feet;
- h. The south side of Pinewood Avenue, west of North Columbia, beginning at the radius return thence west 25 feet;

2. All previous resolutions in conflict with this resolution as they relate of the above described area or portion of street are hereby revoked.

3. Appropriate signs or markings shall be placed limiting and prohibiting parking at appropriate locations in accordance with this resolution.

Councilmember Miller moved, seconded by Councilmember Schmit, that the resolution be adopted.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix

Nay: None

Absent: None. Motion carried.

Mayor Eickmeier declared the resolution adopted.

Dated: 4th day of August, 2020

THE CITY OF SEWARD, NEBRASKA

ATTEST:

\_\_\_\_\_  
Joshua Eickmeier, Mayor

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & HR Director

August 4, 2020

**REPORTS**

1. CITY ADMINISTRATOR'S REPORT

Councilmember Kamprath moved, seconded by Councilmember Hendrix, that City Administrator Butcher's report of August 4, 2020 be accepted.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR ADMINISTRATIVE ACTION

ANNOUNCEMENT OF UPCOMING EVENTS

MOTION TO ADJOURN

Councilmember Singleton moved, seconded by Councilmember Kamprath, that the August 4, 2020 City Council Meeting be adjourned.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

THE CITY OF SEWARD, NEBRASKA

\_\_\_\_\_  
Joshua Eickmeier, Mayor

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator  
Clerk-Treasurer  
Budget & Human Resources Director

CLAIMS LIST  
8-18-20

COUNCIL MEETING

Abbreviations: Bu, Building Upkeep; Eq, Equipment; Ex, Expense; Gu, Ground Upkeep; Inv, Inventory; Ma, Maintenance; Mi, Mileage; Misc, Miscellaneous; Re, Repairs; Sa, Salaries, Se, Services; Su, Supplies; Ut, Utilities, CI, Capital Improvements, Gu, Grounds Upkeep.

|                             |                 |           |
|-----------------------------|-----------------|-----------|
| Amazon.Com Credit Service   | Su, Bu          | 324.09    |
| B N S F Railway Company     | Pumphouse Lease | 1,966.91  |
| Baker & Taylor              | Su              | 3,339.58  |
| Bizco Technologies          | Se, Su          | 4,485.28  |
| Black Hills Energy          | Ut              | 230.38    |
| Border States Industries    | Re              | 1,838.50  |
| Burlington Northern Santa   | Misc            | 1,467.98  |
| Campbell Cleaning           | Se              | 975.00    |
| Carroll Construction Supp   | Gu, Su          | 475.00    |
| Cihal Alan F                | Incentive       | 600.00    |
| City Seward Library Petty   | Su              | 142.16    |
| City Seward Merchant Serv   | Fees            | 2,595.37  |
| Consolidated Management     | Trng            | 17.48     |
| Cross Creek Animal Health   | Se              | 60.00     |
| Danko Emergency Equipment   | Eq, Un          | 4,093.50  |
| Eakes Office Solutions      | Su, Eq          | 192.83    |
| Egan Supply Co              | Bu              | 6,955.00  |
| Electronic Contracting Co   | Se              | 81.00     |
| Emergency Medical Product   | Eq              | 53.76     |
| Engineered Controls         | Su              | 1,148.90  |
| Farmers Coop Seward         | Su, Re          | 2,254.10  |
| Fastenal Company            | Su              | 101.11    |
| Fortres Grand Corp          | Eq              | 443.50    |
| G & P Development Landfill  | Gu              | 61.93     |
| Galls LLC                   | Un              | 207.94    |
| Gehring Construction        | Ci              | 87,264.05 |
| General Excavating          | Ci              | 7,936.00  |
| General Fire & Safety Eq    | Se              | 193.50    |
| Gerhold Concrete Co Inc     | Re, Ma          | 3,815.25  |
| H & S Plumbing Heating      | Bu, Se          | 1,269.39  |
| Hamilton Equipment Company  | Su              | 66.90     |
| Hawkins Inc                 | Su              | 1,176.17  |
| Hobson Automotive & Tire    | Re              | 59.00     |
| Hydraulic Equipment Service | Re              | 240.34    |
| Internal Revenue Service    | Fees            | 129.54    |
| Int'l Public Management     | Se              | 215.50    |
| J E O Consulting Group Inc  | Se              | 1,565.00  |
| Jackson Services Inc        | Su              | 172.40    |
| Jacobsen Rock & Gravel      | Bu, Gu          | 775.50    |
| K & Z Distributing          | Su              | 147.20    |
| Last Mile Network Consult   | Se              | 90.00     |
| Lee's Refrigeration         | Bu              | 380.00    |
| Lincoln Winwater Works      | Re, Ci          | 13,730.51 |
| Lynn Peavey Co              | Su              | 46.00     |
| Matheson Tri-Gas Inc        | Su              | 329.02    |
| Mead Lumber & Rental-York   | Re              | 192.23    |
| Mellen & Associates Inc     | Se              | 6,280.25  |
| Merle's Garden Center       | Gu              | 202.70    |
| Meyer Automotive            | Ma              | 162.71    |
| Midwest Auto Parts          | Su, Re, Refnd   | 580.54    |

|                             |                        |                     |
|-----------------------------|------------------------|---------------------|
| Midwest Automotive          | Re                     | 162.14              |
| Midwest Laboratories Inc    | Se                     | 932.58              |
| Midwest Service & Sales     | Ma                     | 65.35               |
| Midwest Turf & Irrigation   | Re                     | 833.04              |
| Municipal Pipe Services     | Ci                     | 7,029.00            |
| Municipal Supply Omaha      | Ma, Re                 | 4,439.73            |
| Nebraska Equipment Inc      | Eq, Re, Su             | 2,905.89            |
| Nebraska Library Assoc      | Dues                   | 225.00              |
| Nebraska Library Commission | Fees                   | 718.10              |
| Nebraska Pub Pow-Desmoine   | Incentives, Ut, Ma, Su | 573,584.18          |
| Neenah Foundry Company      | Ci                     | 1,101.00            |
| Olsson                      | Se                     | 896.72              |
| Omaha World Herald          | Ex                     | 977.82              |
| One Call Concepts Inc       | Se                     | 127.22              |
| One Source Background Check | Se                     | 19.00               |
| O'Reilly Automotive Inc     | Su, Re                 | 242.40              |
| Orscheln Farm & Home        | Su, Gu, Re             | 758.27              |
| Overland Ready Mixed        | Su                     | 840.13              |
| Pac 'N' Save Discount Food  | Bu, Re, Su, Ma, Meals  | 3,281.17            |
| Paper Tiger Shredding       | Se                     | 30.00               |
| Pitney Bowes Inc            | Se                     | 105.00              |
| Plunkett's Pest Control     | Bu                     | 61.61               |
| Quality Brands Of Lincoln   | Su                     | 824.45              |
| Quill Corp                  | Su                     | 359.16              |
| Recorded Books Inc          | Su                     | 154.71              |
| Reed Electric               | Re, Ma                 | 464.00              |
| Rumery Lawn & Landscape     | Re                     | 8.84                |
| Sack Lumber Company         | Ma                     | 49.99               |
| Schemmer Architects Engin   | Ci, Se                 | 7,218.55            |
| Seward County Clerk/Reg D   | Ex                     | 110.00              |
| Seward County Independent   | Ex                     | 1,575.03            |
| Seward County Treasurer     | Se                     | 18,692.50           |
| Seward Electronics          | Re                     | 473.13              |
| Seward Lumber & Home Cent   | Bu, Su, Re, Gu, Ma     | 958.59              |
| Seward Public Schools       | Fines                  | 130.19              |
| Seward Wind LLC             | Ut                     | 25,366.70           |
| Society Human Resource Ma   | Dues                   | 219.00              |
| State Distributing Co       | Su                     | 297.40              |
| Steager Irrigation LLC      | Gu                     | 330.78              |
| Ty's Outdoor Power & Serv   | Re                     | 32.20               |
| U S Postal Service          | Su                     | 800.00              |
| Valentino's                 | Misc                   | 86.17               |
| Verizon Wireless            | Se                     | 268.96              |
| Visa - Pinnacle Bank        |                        | 321.45              |
| Walmart                     | Bu, Ma                 | 12.98               |
| Samsclub                    | Su                     | 40.20               |
| Bluestem Network            | Se                     | 100.00              |
| Zoom.Us                     | Misc                   | 16.03               |
| Harlequin                   | Su                     | 37.24               |
| Jostens Inc                 | Misc                   | 50.00               |
| Paypal - Mountain Plains    | Dues                   | 65.00               |
| Wesco Distribution Inc      | Re                     | 1,810.44            |
| Windstream Nebraska Inc     | Se                     | 2,013.01            |
| Woods & Aitken LLP          | Se                     | 180.00              |
| Zimco Supply Co             | Su                     | 3,550.85            |
| CLAIMS TOTAL                |                        | <u>\$826,762.45</u> |

| TREASURER'S REPORT               | MONTH OF: JULY 2020 |                   |            |                  |                   |                  |
|----------------------------------|---------------------|-------------------|------------|------------------|-------------------|------------------|
| VARIANCE AT: 83.33%              |                     |                   |            |                  |                   |                  |
|                                  | REVENUE             | CURRENT YTD       |            | UNEXPENDED       | PREVIOUS YTD      | DIFFERENCE       |
| DEPARTMENT                       | BUDGET              | REVENUE           | VARIANCE   | BALANCE          | REVENUE           | B/W BUDGET YEARS |
| ELECTRIC                         | 9,950,500           | 7,765,172         | 78%        | 2,185,328        | 7,864,836         | (99,663)         |
| ELEC BOND PYMT                   |                     |                   |            |                  |                   |                  |
| WATER                            | 1,897,050           | 1,602,684         | 84%        | 294,366          | 1,475,993         | 126,691          |
| WATER BOND PYMTS                 |                     |                   |            |                  |                   |                  |
| WATER SINKING FUND               | 20,000              | 20,000            | 100%       | - 0 -            | 20,000            | - 0 -            |
| WASTEWATER TREATMENT             | 1,535,750           | 1,324,366         | 86%        | 211,384          | 1,286,478         | 37,888           |
| WWTW BOND PYMT                   |                     |                   |            |                  |                   |                  |
| WWTW SINKING FUND                | 15,000              | 15,000            | 100%       | - 0 -            | 15,000            | - 0 -            |
| <b>TOTAL BUSINESS-TYPE FUNDS</b> | <b>13,418,300</b>   | <b>10,727,222</b> | <b>80%</b> | <b>2,691,078</b> | <b>10,662,306</b> | <b>64,916</b>    |
| GENERAL (LESS DONATIONS)         |                     |                   |            |                  |                   |                  |
| DONATIONS                        |                     |                   |            |                  |                   |                  |
| LEGAL                            |                     |                   |            |                  |                   |                  |
| POLICE                           | 7,350               | 8,544             | 116%       | (1,194)          | 4,096             | 4,448            |
| E911                             |                     |                   |            |                  |                   |                  |
| POLICE EQUITABLE SHARING         | 100,000             | - 0 -             | 0%         | 100,000          | - 0 -             | - 0 -            |
| STREET                           | 5,564,147           | 5,755,808         | 103%       | (191,661)        | 891,234           | 4,864,575        |
| STREET STP                       | 144,386             | 144,385           | 100%       | 1                | 574,843           | (430,458)        |
| DEBT SERVICE                     | 570,412             | 577,056           | 101%       | (6,644)          | 136,982           | 440,074          |
| RAIL CAMPUS                      | 1,000               | 6,000             | 0%         | (5,000)          | 498,061           | (492,061)        |
| CDBG ECON. DEV. LOAN FUND        | 300                 | 583               | 194%       | (283)            | 938               | (355)            |
| CDBG AFFORD HOUSING              | - 0 -               | - 0 -             | 0%         | - 0 -            | - 0 -             | - 0 -            |
| CDBG RURAL ENTERPRISE ASST       | - 0 -               | - 0 -             | 0%         | - 0 -            | - 0 -             | - 0 -            |
| CDBG RAIL SITE                   | - 0 -               | - 0 -             | 0%         | - 0 -            | - 0 -             | - 0 -            |
| CDBG DOWNTOWN REVITAL GRANT      | 308,000             | 158,727           | 52%        | 149,273          | 24,595            | 134,132          |
| BLDGS & GRDS (CITY HALL)         | 36,000              | 30,000            | 83%        | 6,000            | 30,000            | - 0 -            |
| CIVIC CENTER                     | 276,252             | 109,432           | 40%        | 166,820          | 91,364            | 18,069           |
| LIBRARY                          | 74,050              | 29,055            | 39%        | 44,995           | 23,399            | 5,656            |
| LIBRARY MAINTENANCE FUND         | 50                  | 44                | 0%         | 6                | 127               | (83)             |
| PUBLIC PROPERTIES                | 17,050              | 82,423            | 483%       | (65,373)         | 59,186            | 23,237           |
| CEMETERY                         | 40,000              | 42,150            | 105%       | (2,150)          | 44,878            | (2,728)          |
| GOLF COURSE                      | 246,600             | 248,189           | 101%       | (1,589)          | 208,487           | 39,702           |
| NEW PARK DEVELOPMENT             | 350                 | 255               | 73%        | 95               | 7,074             | (6,819)          |
| NEW CEMETERY DEVELOPMENT         | 500                 | 760               | 152%       | (260)            | 971               | (210)            |
| GUTHMAN TRUST - REGULAR          | 260                 | 329               | 127%       | (69)             | 259               | 70               |
| GUTHMAN TRUST - PAVING           | 100                 | 80                | 80%        | 20               | 103               | (22)             |
| PERPETUAL CARE - PRINCIPAL       | 6,000               | 7,650             | 128%       | (1,650)          | 6,375             | 1,275            |
| PERPETUAL CARE - INTEREST        | 500                 | 864               | 173%       | (364)            | 1,057             | (193)            |
| BLDGS & GRDS (OTHER)             | 150                 | - 0 -             | 0%         | 150              | - 0 -             | - 0 -            |
| BUILDING INSPECTION              | 92,200              | 125,412           | 136%       | (33,212)         | 88,551            | 36,861           |
| FIRE (LESS DONATIONS)            | 50,075              | - 0 -             | 0%         | 50,075           | 643               | (643)            |
| FIRE DONATIONS                   | 100,000             | - 0 -             | 0%         | 100,000          | - 0 -             | - 0 -            |
| FIRE EQUIPMENT SINKING FUND      | 62,200              | 64,373            | 103%       | (2,173)          | 17,257            | 47,116           |
| TREE BOARD                       | - 0 -               | - 0 -             | 0%         | - 0 -            | - 0 -             | - 0 -            |
| PLANNING COMMISSION              | 5,100               | 3,919             | 77%        | 1,181            | 43,962            | (40,043)         |
| ENGINEER                         | 131,639             | 38,648            | 29%        | - 0 -            | - 0 -             | 38,648           |
| DOWDING POOL (LESS DONATIONS)    | 85,050              | 33,959            | 40%        | 51,091           | 76,786            | (42,828)         |
| POOL DONATIONS                   | 130,000             | - 0 -             | 0%         | 130,000          | - 0 -             | - 0 -            |
| CONCESSION STAND                 | 800                 | - 0 -             | 0%         | 800              | - 0 -             | - 0 -            |
| SWIMMING LESSONS                 | 18,000              | 1,549             | 9%         | 16,451           | 15,678            | (14,129)         |
| RECREATION                       | 39,100              | 15,417            | 39%        | 23,683           | 30,788            | (15,371)         |
| SPORTS COMPLEX LIGHTS            | 300                 | 202               | 67%        | 98               | 394               | (192)            |
| SENIOR CENTER                    | 68,500              | 68,332            | 100%       | 168              | 53,834            | 14,499           |
| SENIOR SHUTTLE                   | 3,088               | 1,905             | 62%        | 1,183            | 2,239             | (334)            |
| RECYCLING                        | 5,000               | 506               | 10%        | 4,494            | 397               | 109              |
| ECONOMIC DEVELOPMENT             | 257,902             | 214,267           | 83%        | 43,635           | 227,909           | (13,642)         |
| TAX INCREMENT FINANCING          | 357,355             | 461,924           | 129%       | (104,569)        | 188,420           | 273,504          |
| GENERAL REVENUES                 | 4,166,635           | 3,405,890         | 82%        | 760,745          | 3,036,416         | 369,474          |
| <b>TOTAL GOVERNMENTAL FUNDS</b>  | <b>12,966,401</b>   | <b>11,638,640</b> | <b>90%</b> | <b>1,234,770</b> | <b>6,387,303</b>  | <b>5,251,338</b> |
| (UNAUDITED)                      |                     |                   |            |                  |                   |                  |

| TREASURER'S REPORT               |                   | MONTH OF: JULY 2020 |            |                  |                   |                  |  |
|----------------------------------|-------------------|---------------------|------------|------------------|-------------------|------------------|--|
| VARIANCE AT: 83.33%              |                   |                     |            |                  |                   |                  |  |
|                                  | EXPENDITURES      | CURRENT YTD         |            | UNEXPENDED       | PREVIOUS YTD      | DIFFERENCE       |  |
| DEPARTMENT                       | BUDGET            | EXPENDITURES        | VARIANCE   | BALANCE          | EXPENDITURES      | B/W BUDGET YEARS |  |
| ELECTRIC                         | 11,219,036        | 8,798,454           | 78%        | 2,420,582        | 8,769,020         | 29,434           |  |
| ELEC BOND PYMT                   | 495,934           | 445,278             | 90%        | 50,657           | 438,878           | 6,400            |  |
| WATER                            | 2,060,915         | 1,299,475           | 63%        | 761,440          | 1,003,111         | 296,364          |  |
| WATER BOND PYMTS                 | 400,220           | 381,269             | 95%        | 18,951           | 394,717           | (13,448)         |  |
| WATER SINKING FUND               | 30,000            | 24,664              | 82%        | 5,336            | - 0 -             | 24,664           |  |
| WASTEWATER TREATMENT             | 1,473,694         | 953,652             | 65%        | 520,042          | 924,111           | 29,541           |  |
| WWTW BOND PYMT                   | 314,703           | 44,163              | 14%        | 270,540          | 46,125            | (1,962)          |  |
| WWTW SINKING FUND                | - 0 -             | - 0 -               | 0%         | - 0 -            | - 0 -             | - 0 -            |  |
| <b>TOTAL BUSINESS-TYPE FUNDS</b> | <b>15,994,502</b> | <b>11,946,956</b>   | <b>75%</b> | <b>4,047,546</b> | <b>11,575,962</b> | <b>370,994</b>   |  |
| GENERAL (LESS DONATIONS)         | 731,414           | 701,733             | 96%        | 29,681           | 135,192           | 566,541          |  |
| DONATIONS                        | 100,000           | 12,098              | 12%        | 87,902           | 8,722             | 3,376            |  |
| LEGAL                            | 69,299            | 57,604              | 83%        | 11,695           | 51,530            | 6,075            |  |
| POLICE                           | 1,345,565         | 1,020,966           | 76%        | 324,599          | 991,731           | 29,235           |  |
| E911                             | 224,310           | 168,233             | 75%        | 56,078           | 194,719           | (26,487)         |  |
| POLICE EQUITABLE SHARING         | 100,000           | - 0 -               | 0%         | 100,000          | 1,188             | (1,188)          |  |
| STREET                           | 6,321,628         | 3,374,456           | 53%        | 2,947,172        | 1,083,627         | 2,290,829        |  |
| STP FUNDS                        | 138,835           | 138,834             | 100%       | 1                | 135,865           | 2,969            |  |
| DEBT SERVICE                     | 567,912           | 500,048             | 88%        | 67,864           | 509,572           | (9,524)          |  |
| RAIL CAMPUS                      | 40,000            | 61,497              | 154%       | (21,497)         | 96,912            | (35,415)         |  |
| CDBG ECON. DEV. LOAN FUND        | 2,000             | 146,827             | 7341%      | (144,827)        | 817               | 146,009          |  |
| CDBG AFFORD HOUSING              | - 0 -             | - 0 -               | 0%         | - 0 -            | - 0 -             | - 0 -            |  |
| CDBG RURAL ENTERPRISE ASST       | - 0 -             | - 0 -               | 0%         | - 0 -            | - 0 -             | - 0 -            |  |
| CDBG RAIL SITE                   | - 0 -             | - 0 -               | 0%         | - 0 -            | - 0 -             | - 0 -            |  |
| CDBG-DOWNTOWN REVITAL GRANT      | 308,000           | 158,727             | 52%        | 149,273          | 24,595            | 134,132          |  |
| BLDGS & GRDS (CITY HALL)         | 40,478            | 22,446              | 55%        | 18,032           | 22,702            | (256)            |  |
| CIVIC CENTER                     | 276,252           | 123,256             | 45%        | 152,996          | 104,302           | 18,953           |  |
| LIBRARY                          | 575,352           | 398,090             | 69%        | 177,262          | 389,199           | 8,891            |  |
| LIBRARY MAINTENANCE FUND         | 20,000            | 19,714              | 99%        | 286              | - 0 -             | 19,714           |  |
| PUBLIC PROPERTIES                | 467,254           | 347,184             | 74%        | 120,070          | 315,234           | 31,949           |  |
| CEMETERY                         | 200,279           | 125,418             | 63%        | 74,861           | 113,165           | 12,253           |  |
| GOLF COURSE                      | 531,758           | 416,610             | 78%        | 115,148          | 291,401           | 125,210          |  |
| NEW PARK DEVELOPMENT             | 205,000           | 117,439             | 57%        | 87,561           | 17,970            | 99,469           |  |
| NEW CEMETERY DEVELOPMENT         | 1,000             | - 0 -               | 0%         | 1,000            | - 0 -             | - 0 -            |  |
| GUTHMAN TRUST - REGULAR          | 145               | 145                 | 100%       | - 0 -            | 145               | - 0 -            |  |
| GUTHMAN TRUST - PAVING           | - 0 -             | - 0 -               | 0%         | - 0 -            | - 0 -             | - 0 -            |  |
| PERPETUAL CARE - PRINCIPAL       | - 0 -             | - 0 -               | 0%         | - 0 -            | - 0 -             | - 0 -            |  |
| PERPETUAL CARE - INTEREST        | - 0 -             | - 0 -               | 0%         | - 0 -            | - 0 -             | - 0 -            |  |
| BLDGS & GRDS (OTHER)             | 12,575            | 2,991               | 24%        | 9,584            | 3,111             | (120)            |  |
| BUILDING INSPECTION              | 107,622           | 66,885              | 62%        | 40,737           | 68,215            | (1,329)          |  |
| FIRE (LESS DONATIONS)            | 266,259           | 76,243              | 29%        | 190,016          | 101,213           | (24,970)         |  |
| FIRE DONATIONS                   | 100,000           | - 0 -               | 0%         | 100,000          | - 0 -             | - 0 -            |  |
| FIRE EQUIPMENT SINKING FUND      | - 0 -             | - 0 -               | 0%         | - 0 -            | 600               | (600)            |  |
| TREE BOARD                       | 2,550             | 30                  | 1%         | 2,520            | 542               | (512)            |  |
| PLANNING COMMISSION              | 39,322            | 69,608              | 177%       | (30,286)         | 114,500           | (44,892)         |  |
| ENGINEER                         | 174,530           | 106,561             | 61%        | - 0 -            | - 0 -             | 106,561          |  |
| DOWDING POOL (LESS DONATIONS)    | 370,304           | 195,577             | 53%        | 174,727          | 183,239           | 12,338           |  |
| POOL DONATIONS                   | 130,000           | - 0 -               | 0%         | 130,000          | - 0 -             | - 0 -            |  |
| CONCESSION STAND                 | - 0 -             | - 0 -               | 0%         | - 0 -            | - 0 -             | - 0 -            |  |
| SWIMMING LESSONS                 | 13,750            | 1,660               | 12%        | 12,090           | 6,282             | (4,621)          |  |
| RECREATION                       | 249,353           | 188,392             | 76%        | 60,961           | 182,869           | 5,523            |  |
| SPORTS COMPLEX LIGHTS            | 30,000            | 30,000              | 100%       | - 0 -            | - 0 -             | 30,000           |  |
| SENIOR CENTER                    | 155,426           | 119,951             | 77%        | 35,475           | 97,545            | 22,406           |  |
| SENIOR SHUTTLE                   | 3,088             | 2,047               | 66%        | 1,041            | 1,451             | 597              |  |
| RECYCLING                        | 39,814            | 29,951              | 75%        | 9,863            | 16,716            | 13,235           |  |
| ECONOMIC DEVELOPMENT             | 200,150           | 49,441              | 25%        | 150,709          | 218,425           | (168,983)        |  |
| TAX INCREMENT FINANCING          | 336,038           | 296,842             | 88%        | 39,196           | 273,093           | 23,748           |  |
| <b>TOTAL GOVERNMENTAL FUNDS</b>  | <b>14,497,262</b> | <b>9,147,502</b>    | <b>63%</b> | <b>5,281,791</b> | <b>5,756,387</b>  | <b>3,391,115</b> |  |

(UNAUDITED)

# Pledges By Pledgee And Maturity



**Pledged To: CITY TREASURER**

Jones Bank - Seward, NE

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As Of 7/31/2020

| Receipt#<br>Safekeping Location | CUSIP | ASC 320             | Description<br>Maturity                          | Prerefund | Pool/Type<br>Coupon | Moody<br>S&P | Original Face<br>Pledged Percent | Pledged       |            |            |              |
|---------------------------------|-------|---------------------|--|-----------|---------------------|--------------|----------------------------------|---------------|------------|------------|--------------|
|                                 |       |                     |  |           |                     |              |                                  | Original Face | Par        | Book Value | Market Value |
| 803765BN5                       | AFS   | COMM: COMMERCE BANK | SARPY SAN 208-REF NE 23<br>08/15/23 @ 100.00     |           | 2.15                |              | 115,000.00<br>100.00%            | 115,000.00    | 115,000.00 | 115,000.00 | 117,581.75   |
| 818483EP0                       | AFS   | COMM: COMMERCE BANK | SEWARD-REF-ELEC REV NE 22<br>02/15/22            |           | 2.20                |              | 105,000.00<br>100.00%            | 105,000.00    | 105,000.00 | 105,000.00 | 105,124.95   |
| 803770SC1                       | AFS   | COMM: COMMERCE BANK | SARPY CO SD #37-B-REF NE 31<br>06/15/31 @ 100.00 |           | 3.00                | AA-          | 250,000.00<br>100.00%            | 250,000.00    | 250,000.00 | 250,000.00 | 263,005.00   |
| 25931PAU9                       | AFS   | COMM: COMMERCE BANK | DOUGLAS SD #15-BLDG NE 22<br>12/15/22            |           | 1.75                |              | 210,000.00<br>100.00%            | 210,000.00    | 210,000.00 | 210,000.00 | 211,753.50   |
| 45289MGF9                       | AFS   | COMM: COMMERCE BANK | IMPERIAL-REF NE 22<br>12/15/22                   |           | 1.45                |              | 190,000.00<br>100.00%            | 190,000.00    | 190,000.00 | 190,000.00 | 191,497.20   |
| 079212T63                       | AFS   | COMM: COMMERCE BANK | BELLEVUE-TAX ANTIC NE 24<br>06/01/24             |           | 2.35                |              | 100,000.00<br>100.00%            | 100,000.00    | 100,000.00 | 100,000.00 | 100,140.00   |
| 810183AZ6                       | AFS   | COMM: COMMERCE BANK | SCOTTS BLUFF SD #32 NE 24<br>06/15/24            |           | 2.50                |              | 250,000.00<br>100.00%            | 250,000.00    | 250,000.00 | 250,000.00 | 250,385.00   |
| 919558KE5                       | AFS   | COMM: COMMERCE BANK | VLY CO-REF NE 24<br>12/15/24                     |           | 2.65                |              | 200,000.00<br>100.00%            | 200,000.00    | 200,000.00 | 200,000.00 | 200,318.00   |
| 256449BC2                       | AFS   | COMM: COMMERCE BANK | DODGE SD #595-QSCB NE 25<br>12/15/25             |           | 6.00                |              | 300,000.00<br>100.00%            | 300,000.00    | 300,000.00 | 300,000.00 | 301,059.00   |
| 412606CP8                       | AFS   | COMM: COMMERCE BANK | HARLAN CNTY-REF NE 26<br>06/01/26                |           | 1.75                |              | 200,000.00<br>100.00%            | 200,000.00    | 200,000.00 | 200,000.00 | 201,596.00   |
| 943776JA3                       | AFS   | COMM: COMMERCE BANK | WAVERLY-REF NE 26<br>06/15/26                    |           | 2.25                |              | 200,000.00<br>100.00%            | 200,000.00    | 200,000.00 | 200,000.00 | 201,750.00   |
| 148006EZ8                       | AFS   | COMM: COMMERCE BANK | CASS CO SD #1 NE 26<br>12/15/26                  |           | 2.35                |              | 200,000.00<br>100.00%            | 200,000.00    | 200,000.00 | 200,000.00 | 202,140.00   |
| 123825FJ5                       | AFS   | COMM: COMMERCE BANK | BUTLER PWR DT-A-REF NE 27<br>06/15/27            |           | 2.50                |              | 195,000.00<br>100.00%            | 195,000.00    | 195,000.00 | 195,000.00 | 196,803.75   |

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.  
7/26/2020 7:49 PM - BLA / JNBT

# Pledges By Pledgee And Maturity



**Pledged To: CITY TREASURER**

Jones Bank - Seward, NE

**As Of 7/31/2020**

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| Receipt#<br>Safekeeping Location | CUSIP     | ASC 320 | Description                 | Maturity | Prerefund | Pool/Type | Moody S&P | Original Face | Pledged       |            |              |
|----------------------------------|-----------|---------|-----------------------------|----------|-----------|-----------|-----------|---------------|---------------|------------|--------------|
|                                  |           |         |                             |          |           |           |           |               | Original Face | Book Value | Market Value |
| COMM: COMMERCE BANK              | 3128MMQA4 | AFS     | FHLMC 15YR                  | 11/01/27 |           | G18448    | 2.00      | 2,000,000.00  | 569,455.78    | 562,501.23 | 593,286.87   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 406036HY2 | AFS     | HALL CO SCH DIST NE 27      | 12/15/27 |           |           | 3.00      | 250,000.00    | 250,000.00    | 250,000.00 | 256,587.50   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 557354DY0 | AFS     | MADISON CO SD #5-REF NE 27  | 12/15/27 |           |           | 2.25      | 245,000.00    | 245,000.00    | 245,000.00 | 247,496.55   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 68905WEF5 | AFS     | OTOE CO SD #501-BLDG NE 27  | 12/15/27 |           |           | 2.00      | 250,000.00    | 250,000.00    | 250,000.00 | 252,857.50   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 661615SQ8 | AFS     | N PLATTE-REF NE 28          | 06/01/28 |           |           | 2.60      | 200,000.00    | 200,000.00    | 200,000.00 | 202,210.00   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 840372RA6 | AFS     | S SIOUX CITY UTIL-A NE 28   | 06/01/28 |           |           | 2.50      | 250,000.00    | 250,000.00    | 250,000.00 | 252,427.50   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 25933AFG6 | AFS     | DOUGLAS SID #492-REF NE 28  | 08/15/28 |           |           | 3.20      | 175,000.00    | 175,000.00    | 175,000.00 | 181,198.50   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 80373YCT1 | AFS     | SARPY CO SID #158-REF NE 29 | 11/15/29 |           |           | 3.10      | 155,000.00    | 155,000.00    | 155,000.00 | 160,122.75   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 361091BE0 | AFS     | FURNAS CO SD #18 NE 29      | 12/15/29 |           |           | 3.15      | 250,000.00    | 250,000.00    | 250,000.00 | 256,395.00   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 486841DW6 | AFS     | KEARNEY CO SD #503 NE 29    | 12/15/29 |           |           | 3.00      | 250,000.00    | 250,000.00    | 250,574.04 | 257,912.50   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 123825GB1 | AFS     | BUTLER PWR DIST-B NE 30     | 08/15/30 |           |           | 2.90      | 200,000.00    | 200,000.00    | 200,385.30 | 201,994.00   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 486890X92 | AFS     | KEARNEY NE 30               | 10/15/30 |           |           | 2.60      | 150,000.00    | 150,000.00    | 150,000.00 | 153,595.50   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |
| COMM: COMMERCE BANK              | 0792124W3 | AFS     | BELLEVUE-REF NE 30          | 12/15/30 |           |           | 3.10      | 250,000.00    | 250,000.00    | 250,000.00 | 260,970.00   |
|                                  |           |         |                             |          |           |           |           | 100.00%       |               |            |              |

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.  
7/26/2020 7:49 PM - BLA / JNBT

# Pledges By Pledgee And Maturity



**Pledged To: CITY TREASURER**

Jones Bank - Seward, NE

As Of 7/31/2020

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| Receipt#<br>Safekeeping Location | CUSIP     | ASC 320 | Description<br>Maturity                 | Prerefund | Pool/Type<br>Coupon | Moody<br>S&P | Original Face<br>Pledged Percent | Pledged       |            |            |
|----------------------------------|-----------|---------|---|-----------|---------------------|--------------|----------------------------------|---------------|------------|------------|
|                                  |           |         |   |           |                     |              |                                  | Original Face | Par        | Book Value |
| COMM: COMMERCE BANK              | 751265RA9 | AFS     | RALSTON-VEHICLE NE 32<br>06/01/32       |           | 3.70                |              | 300,000.00<br>100.00%            | 300,000.00    | 300,000.00 | 300,390.00 |
| COMM: COMMERCE BANK              | 661615UB8 | AFS     | N PLATTE-REF NE 32<br>12/15/32          |           | 3.00                | A-           | 200,000.00<br>100.00%            | 200,000.00    | 201,202.89 | 210,240.00 |
| COMM: COMMERCE BANK              | 79517YAR6 | AFS     | SALINE CO EDL-A-REF NE 33<br>02/15/33   |           | 3.30                | A            | 350,000.00<br>100.00%            | 350,000.00    | 334,218.73 | 350,346.50 |
| COMM: COMMERCE BANK              | 698864HR9 | AFS     | PAPILLION MUNI FACS NE 33<br>12/15/33   |           | 3.00                | Aa1          | 175,000.00<br>100.00%            | 175,000.00    | 178,303.41 | 184,887.50 |
| COMM: COMMERCE BANK              | 80449PEB7 | AFS     | SAUNDERS SD #9-REF NE 33<br>12/15/33    |           | 3.35                |              | 400,000.00<br>100.00%            | 400,000.00    | 395,128.93 | 400,372.00 |
| COMM: COMMERCE BANK              | 818468BN9 | AFS     | SEWARD-REF NE 33<br>12/15/33            |           | 2.35                | AA           | 400,000.00<br>100.00%            | 400,000.00    | 400,000.00 | 411,760.00 |
| COMM: COMMERCE BANK              | 943776KA1 | AFS     | WAVERLY NE 34<br>06/01/34               |           | 2.95                |              | 335,000.00<br>100.00%            | 335,000.00    | 335,000.00 | 348,379.90 |
| COMM: COMMERCE BANK              | 25928KCK5 | AFS     | DOUGLAS SAN #466-REF NE 34<br>09/15/34  |           | 3.20                |              | 175,000.00<br>100.00%            | 175,000.00    | 175,000.00 | 176,583.75 |
| COMM: COMMERCE BANK              | 25930PDA1 | AFS     | DOUGLAS SID #477-REF NE 34<br>09/15/34  |           | 4.00                |              | 150,000.00<br>100.00%            | 150,000.00    | 150,000.00 | 154,674.00 |
| COMM: COMMERCE BANK              | 31418BY59 | AFS     | FNMA 20YR<br>02/01/36                   |           | MA2531<br>3.50      |              | 1,125,000.00<br>100.00%          | 492,582.94    | 514,368.28 | 528,491.30 |
| COMM: COMMERCE BANK              | 122861JN8 | AFS     | BURT CO PUB PWR-A-REF NE 31<br>07/01/36 |           | 3.50                |              | 350,000.00<br>100.00%            | 350,000.00    | 350,000.00 | 353,976.00 |
| COMM: COMMERCE BANK              | 25936FAU6 | AFS     | DOUGLAS SANTN #513 NE 36<br>08/15/36    |           | 3.65                |              | 225,000.00<br>100.00%            | 225,000.00    | 225,000.00 | 226,748.25 |
| COMM: COMMERCE BANK              | 80378EDN2 | AFS     | SARPY SID #263-REF NE 36<br>09/15/36    |           | 3.80                |              | 260,000.00<br>100.00%            | 260,000.00    | 260,000.00 | 270,280.40 |

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# Pledges By Pledgee And Maturity



Jones Bank - Seward, NE

Pledged To: CITY TREASURER

As Of 7/31/2020

| Receipt#<br>Safekeeping Location | CUSIP     | ASC 320<br>Description<br>Maturity          | Prerefund | Pool/Type<br>Coupon | Moody<br>S&P | Original Face<br>Pledged Percent | Pledged       |            | Market Value |
|----------------------------------|-----------|---|-----------|---------------------|--------------|----------------------------------|---------------|------------|--------------|
|                                  |           |   |           |                     |              |                                  | Original Face | Par        |              |
| COMM: COMMERCE BANK              | 306584AT0 | AFS FALLS CO UTL REV-REF NE 36<br>12/15/36  |           | 3.25                |              | 180,000.00<br>100.00%            | 180,000.00    | 177,839.00 | 180,995.40   |
| COMM: COMMERCE BANK              | 31418CGF5 | AFS FNMA 20YR<br>02/01/37                   | MA2897    | 3.00                |              | 1,000,000.00<br>100.00%          | 643,929.57    | 653,300.11 | 681,913.29   |
| COMM: COMMERCE BANK              | 80379KCR9 | AFS SАРY CO SID #272 NE 37<br>12/15/37      |           | 4.25                |              | 200,000.00<br>100.00%            | 200,000.00    | 200,000.00 | 206,006.00   |
| COMM: COMMERCE BANK              | 25932EDK2 | AFS DOUGLAS CO SID #438 NE 38<br>08/15/38   |           | 4.20                |              | 250,000.00<br>100.00%            | 250,000.00    | 250,000.00 | 266,632.50   |
| COMM: COMMERCE BANK              | 25930LDG7 | AFS DOUGLAS CO NE SID#530 NE 4C<br>09/15/40 |           | 3.00                |              | 150,000.00<br>100.00%            | 150,000.00    | 150,000.00 | 153,211.50   |
| COMM: COMMERCE BANK              | 25933EEG9 | AFS DOUGLAS CO SAN & IMPT NE 4C<br>11/15/40 |           | 3.15                |              | 190,000.00<br>100.00%            | 190,000.00    | 190,000.00 | 193,469.40   |
| COMM: COMMERCE BANK              | 164543BF6 | AFS CHERRY CO NE 40<br>12/15/40             |           | 3.00                | Aa3          | 200,000.00<br>100.00%            | 200,000.00    | 207,210.38 | 211,190.00   |
| COMM: COMMERCE BANK              | 3136A3E64 | AFS FNR 2012-9 YC<br>11/25/41               |           | 2.00                |              | 2,250,000.00<br>100.00%          | 2,250,000.00  | 605,834.56 | 637,495.86   |
| COMM: COMMERCE BANK              | 3137BMSR8 | AFS FHR 4548 GB<br>07/15/42                 |           | 3.00                |              | 1,100,000.00<br>100.00%          | 370,062.43    | 376,678.67 | 378,875.17   |
| COMM: COMMERCE BANK              | 3136ARSY5 | AFS FNR 2016-8 EH<br>08/25/42               |           | 4.00                |              | 1,000,000.00<br>100.00%          | 336,117.63    | 346,889.27 | 349,246.86   |
| COMM: COMMERCE BANK              | 3137B75J9 | AFS FHR 4292 PA<br>03/15/43                 |           | 3.00                |              | 1,550,000.00<br>100.00%          | 548,653.47    | 559,926.86 | 582,067.45   |

50 Securities Pledged To: 1010 - CITY TREASURER

19,655,000.00 13,211,858.86 13,239,361.66 13,578,441.35

CASH IN BANK \$13,169,456.17

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

Pledged Securities Detail  
July 31, 2020

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Report Sequence: sgrp, CUSIP, Ticket

| SGrp<br>STyp<br>Loc/PI       | CUSIP<br>Description<br>S&P | Moody | Rate  | Ticket-P#   | Call Type<br>Next Call Dt<br>Call Price | Maturity Dt<br>Issue Dt<br>Intent | Total Face<br>Total Par | Pledged Face<br>% of Total | Pledge Values           |                         |                                | Carrying Value<br>Interest Rec | Market Value<br>Collateral Value |
|------------------------------|-----------------------------|-------|-------|-------------|---|-----------------------------------|-------------------------|----------------------------|-------------------------|-------------------------|--------------------------------|--------------------------------|----------------------------------|
|                              |                             |       |       |             |   |                                   |                         |                            | Par Value<br>Book Value | Par Value<br>Book Value | Carrying Value<br>Interest Rec |                                |                                  |
| PLEDGEE: CITY OF SEWARD (02) |                             |       |       |             |   |                                   |                         |                            |                         |                         |                                |                                |                                  |
| CMO                          | 3137AWU78                   |       | 1.250 | 185157011-1 |   | 12/15/2027                        | 1,500,000.00            | 1,500,000.00               | 205,996.43              | 205,996.43              | 203,350.59                     | 203,350.59                     |                                  |
| FHR                          | FHR 4145 AC                 |       |       |             |   | 12/1/2012                         | 205,996.43              | 100.00%                    | 204,067.92              | 204,067.92              | 214.58                         | 203,565.17                     |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |
| CMO                          | 3137B0NV2                   |       | 1.500 | 185157163-1 |   | 9/15/2025                         | 2,000,000.00            | 2,000,000.00               | 225,726.42              | 225,726.42              | 228,347.81                     | 228,347.81                     |                                  |
| FHR                          | FHR 4176 EC                 |       |       |             |   | 3/1/2013                          | 225,726.42              | 100.00%                    | 224,329.99              | 224,329.99              | 282.16                         | 228,629.97                     |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |
| GNMA                         | 36176W2B6                   |       | 4.000 | 185168920-1 |   | 12/15/2026                        | 560,000.00              | 560,000.00                 | 75,221.00               | 75,221.00               | 79,978.50                      | 79,978.50                      |                                  |
| GNMA                         | GNMA POOL 778670            |       |       |             |   | 12/1/2011                         | 75,221.00               | 100.00%                    | 78,154.88               | 78,154.88               | 250.74                         | 80,229.24                      |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |
| GNMA                         | 3620ZERL5                   |       | 5.000 | 185171012-1 |   | 3/20/2023                         | 500,000.00              | 500,000.00                 | 13,915.65               | 13,915.65               | 14,447.33                      | 14,447.33                      |                                  |
| GNM2                         | GNMA2 POOL 4091             |       |       |             |   | 3/1/2008                          | 13,915.65               | 100.00%                    | 14,195.09               | 14,195.09               | 57.98                          | 14,505.31                      |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |
| GNMA                         | 3620A9QG9                   |       | 3.500 | 185171527-1 |   | 9/15/2024                         | 750,000.00              | 750,000.00                 | 62,258.80               | 62,258.80               | 64,792.98                      | 64,792.98                      |                                  |
| GNMA                         | GNMA POOL 723255            |       |       |             |   | 9/1/2009                          | 62,258.80               | 100.00%                    | 64,126.03               | 64,126.03               | 181.59                         | 64,974.57                      |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |
| GNMA                         | 3620ARB59                   |       | 3.500 | 185171588-1 |   | 5/15/2025                         | 1,000,000.00            | 1,000,000.00               | 105,164.30              | 105,164.30              | 110,342.20                     | 110,342.20                     |                                  |
| GNMA                         | GNMA POOL 737260            |       |       |             |   | 5/1/2010                          | 105,164.30              | 100.00%                    | 107,345.03              | 107,345.03              | 306.73                         | 110,648.93                     |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |
| GNMA                         | 36241KJN9                   |       | 5.500 | 185173887-1 |   | 12/20/2020                        | 750,000.00              | 750,000.00                 | 41.88                   | 41.88                   | 42.19                          | 42.19                          |                                  |
| GNM2                         | GNMA2 POOL 782069           |       |       |             |   | 3/1/2006                          | 41.88                   | 100.00%                    | 42.06                   | 42.06                   | 0.19                           | 42.38                          |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |
| MBS                          | 3128MEHL8                   |       | 5.000 | 185145155-1 |   | 11/1/2024                         | 557,000.00              | 557,000.00                 | 3,710.10                | 3,710.10                | 3,768.63                       | 3,768.63                       |                                  |
| FGLM                         | FHLMC POOL G15435           |       |       |             |   | 5/1/2015                          | 3,710.10                | 100.00%                    | 3,810.95                | 3,810.95                | 15.46                          | 3,784.09                       |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |
| MBS                          | 3128MMLQ4                   |       | 4.500 | 185145399-1 |   | 12/1/2024                         | 1,015,000.00            | 1,015,000.00               | 36,117.39               | 36,117.39               | 38,127.77                      | 38,127.77                      |                                  |
| FGLM                         | FHLMC POOL G18334           |       |       |             |   | 12/1/2009                         | 36,117.39               | 100.00%                    | 36,939.46               | 36,939.46               | 135.44                         | 38,263.21                      |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |
| MBS                          | 3128PNBR8                   |       | 4.000 | 185147186-1 |   | 7/1/2024                          | 1,300,000.00            | 1,300,000.00               | 45,020.95               | 45,020.95               | 47,552.93                      | 47,552.93                      |                                  |
| FGLM                         | FHLMC POOL J09948           |       |       |             |   | 6/1/2009                          | 45,020.95               | 100.00%                    | 46,400.40               | 46,400.40               | 150.07                         | 47,703.00                      |                                  |
| D02/02                       |                             |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                |                                  |

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H231 Pledged Securities Detail  
As of: 7/31/2020, Created: 7/29/2020 10:45:31 PM

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

**Pledged Securities Detail**

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**July 31, 2020**

Report Sequence: sgrp, CUSIP, Ticket

| SGrp<br>STyp<br>Loc/PI | CUSIP<br>Description<br>S&P | Moody | Rate  | State | Ticket-#    | Call Type<br>Next Call Dt<br>Call Price | Maturity Dt<br>Issue Dt<br>Intent | Total Face<br>Total Par | Pledged Face<br>% of Total | Pledge Values           |                         | Carrying Value<br>Interest Rec | Market Value<br>Collateral Value |
|------------------------|-----------------------------|-------|-------|-------|-------------|---|-----------------------------------|-------------------------|----------------------------|-------------------------|-------------------------|--------------------------------|----------------------------------|
|                        |                             |       |       |       |             |   |                                   |                         |                            | Par Value<br>Book Value | Par Value<br>Book Value |                                |                                  |
| MBS                    | 3128PQ4E8                   |       | 4.500 |       | 185147195-1 |   | 2/1/2025                          | 1,200,000.00            | 1,200,000.00               | 52,916.33               | 52,916.33               | 55,934.96                      | 55,934.96                        |
| FGLM                   | FHLMC POOL J11721           |       |       |       |             |   | 2/1/2010                          | 52,916.33               | 100.00%                    | 54,956.36               | 54,956.36               | 198.44                         | 56,133.40                        |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 3128PWN22                   |       | 3.000 |       | 185147378-1 |   | 6/1/2021                          | 285,000.00              | 285,000.00                 | 4,569.50                | 4,569.50                | 4,816.30                       | 4,816.30                         |
| FGLM                   | FHLMC POOL J15809           |       |       |       |             |   | 6/1/2011                          | 4,569.50                | 100.00%                    | 4,590.80                | 4,590.80                | 11.42                          | 4,827.72                         |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 3128QOGL5                   |       | 4.000 |       | 185147609-1 |   | 5/1/2027                          | 425,000.00              | 425,000.00                 | 61,493.78               | 61,493.78               | 65,853.33                      | 65,853.33                        |
| FGLM                   | FHLMC POOL J19203           |       |       |       |             |   | 5/1/2012                          | 61,493.78               | 100.00%                    | 64,436.29               | 64,436.29               | 204.98                         | 66,058.31                        |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 31294MML2                   |       | 3.000 |       | 185147907-1 |   | 3/1/2022                          | 1,000,000.00            | 1,000,000.00               | 25,238.60               | 25,238.60               | 26,601.65                      | 26,601.65                        |
| FGLM                   | FHLMC POOL E03063           |       |       |       |             |   | 3/1/2012                          | 25,238.60               | 100.00%                    | 25,470.75               | 25,470.75               | 63.10                          | 26,664.75                        |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 31335HUG6                   |       | 6.000 |       | 185150272-1 |   | 10/1/2022                         | 700,000.00              | 700,000.00                 | 1,877.72                | 1,877.72                | 2,080.66                       | 2,080.66                         |
| FGLM                   | FHLMC POOL C90583           |       |       |       |             |   | 10/1/2002                         | 1,877.72                | 100.00%                    | 1,882.24                | 1,882.24                | 9.39                           | 2,090.05                         |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 31335HYR8                   |       | 5.500 |       | 185150298-1 |   | 10/1/2023                         | 3,250,000.00            | 3,250,000.00               | 40,460.84               | 40,460.84               | 42,926.08                      | 42,926.08                        |
| FGLM                   | FHLMC POOL C90720           |       |       |       |             |   | 10/1/2003                         | 40,460.84               | 100.00%                    | 41,812.43               | 41,812.43               | 185.45                         | 43,111.53                        |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 31371LQY8                   |       | 5.000 |       | 185155978-1 |   | 6/1/2024                          | 500,000.00              | 500,000.00                 | 7,810.52                | 7,810.52                | 8,560.75                       | 8,560.75                         |
| FNMA                   | FNMA POOL 255271            |       |       |       |             |   | 5/1/2004                          | 7,810.52                | 100.00%                    | 7,776.78                | 7,776.78                | 32.54                          | 8,593.29                         |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 31371NJG9                   |       | 6.500 |       | 185156082-1 |   | 8/1/2022                          | 1,100,000.00            | 1,100,000.00               | 12,716.64               | 12,716.64               | 13,238.88                      | 13,238.88                        |
| FNMA                   | FNMA POOL 256871            |       |       |       |             |   | 7/1/2007                          | 12,716.64               | 100.00%                    | 13,049.92               | 13,049.92               | 68.88                          | 13,307.76                        |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 31375HAP9                   |       | 3.869 |       | 185156211-1 |   | 2/1/2026                          | 1,000,000.00            | 1,000,000.00               | 1,422.83                | 1,422.83                | 1,473.59                       | 1,473.59                         |
| FNMV                   | FNMA ARM POOL 334914        |       |       |       |             |   | 1/1/1996                          | 1,422.83                | 100.00%                    | 1,428.14                | 1,428.14                | 4.59                           | 1,478.18                         |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 3138AMK38                   |       | 4.500 |       | 185159473-1 |   | 7/1/2026                          | 500,000.00              | 500,000.00                 | 72,187.56               | 72,187.56               | 76,198.62                      | 76,198.62                        |
| FNMA                   | FNMA POOL AI7513            |       |       |       |             |   | 7/1/2011                          | 72,187.56               | 100.00%                    | 74,986.18               | 74,986.18               | 270.70                         | 76,469.32                        |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |
| MBS                    | 3138EJLQ9                   |       | 4.000 |       | 185159924-1 |   | 7/1/2027                          | 443,000.00              | 443,000.00                 | 75,501.24               | 75,501.24               | 80,855.94                      | 80,855.94                        |
| FNMA                   | FNMA POOL AL2134            |       |       |       |             |   | 7/1/2012                          | 75,501.24               | 100.00%                    | 78,663.16               | 78,663.16               | 251.67                         | 81,107.61                        |
| D02/02                 |                             |       |       |       |             |   | AFS                               |                         |                            |                         |                         |                                |                                  |

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

**Pledged Securities Detail**

H231

July 31, 2020

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Report Sequence: sgrp, CUSIP, Ticket

| SGrp   | CUSIP            | Description | Rate  | Moody | State | Ticket-#    | Call Type | Maturity Dt | Total Face   | Pledged Face | Pledge Values |            |            | Market Value |
|--------|------------------|-------------|-------|-------|-------|-------------|-----------|-------------|--------------|--------------|---------------|------------|------------|--------------|
|        |                  |             |       |       |       |             |           |             |              |              | Next Call Dt  | Call Price | Issue Dt   |              |
| MBS    | 3138EKR09        |             | 3.500 |       |       | 185160071-1 |           | 2/1/2028    | 500,000.00   | 500,000.00   | 98,619.77     | 104,607.80 | 104,607.80 |              |
| FNMA   | FNMA POOL AL3191 |             |       |       |       |             |           | 2/1/2013    | 98,619.77    | 100.00%      | 102,564.77    | 287.64     | 104,895.44 |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 3138EKV04        |             | 2.500 |       |       | 185160087-1 |           | 4/1/2023    | 525,000.00   | 525,000.00   | 51,611.29     | 52,938.66  | 52,938.66  |              |
| FNMA   | FNMA POOL AL3327 |             |       |       |       |             |           | 3/1/2013    | 51,611.29    | 100.00%      | 51,920.08     | 107.52     | 53,046.18  |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 3138ELYF4        |             | 4.000 |       |       | 185160221-1 |           | 10/1/2028   | 1,000,000.00 | 1,000,000.00 | 193,230.16    | 208,200.11 | 208,200.11 |              |
| FNMA   | FNMA POOL AL4309 |             |       |       |       |             |           | 10/1/2013   | 193,230.16   | 100.00%      | 201,671.84    | 644.10     | 208,844.21 |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 3138EMCY5        |             | 4.000 |       |       | 185160242-1 |           | 2/1/2027    | 575,000.00   | 575,000.00   | 93,370.85     | 99,299.13  | 99,299.13  |              |
| FNMA   | FNMA POOL AL4586 |             |       |       |       |             |           | 12/1/2013   | 93,370.85    | 100.00%      | 97,542.14     | 311.24     | 99,610.37  |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 3138WUJ82        |             | 3.000 |       |       | 178000698-1 |           | 1/1/2030    | 1,160,000.00 | 1,160,000.00 | 387,083.83    | 407,698.79 | 407,698.79 |              |
| FNMA   | FNMA POOL AS4206 |             |       |       |       |             |           | 12/1/2014   | 387,083.83   | 100.00%      | 409,053.82    | 967.71     | 408,666.50 |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 31407TJ8         |             | 5.000 |       |       | 185163606-1 |           | 10/1/2020   | 545,000.00   | 545,000.00   | 401.35        | 403.04     | 403.04     |              |
| FNMA   | FNMA POOL 840577 |             |       |       |       |             |           | 10/1/2005   | 401.35       | 100.00%      | 401.58        | 1.67       | 404.71     |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 3140J5EA3        |             | 2.500 |       |       | 185164038-1 |           | 12/1/2029   | 300,000.00   | 300,000.00   | 130,074.88    | 136,530.49 | 136,530.49 |              |
| FNMA   | FNMA POOL BM1028 |             |       |       |       |             |           | 3/1/2017    | 130,074.88   | 100.00%      | 130,642.96    | 270.99     | 136,801.48 |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 31410KAW4        |             | 4.000 |       |       | 185164389-1 |           | 3/1/2023    | 2,050,000.00 | 2,050,000.00 | 19,476.58     | 19,638.38  | 19,638.38  |              |
| FNMA   | FNMA POOL 869321 |             |       |       |       |             |           | 3/1/2008    | 19,476.58    | 100.00%      | 19,848.36     | 64.92      | 19,703.30  |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 31412P2K6        |             | 4.500 |       |       | 185164602-1 |           | 7/1/2024    | 2,900,000.00 | 2,900,000.00 | 77,010.69     | 81,265.39  | 81,265.39  |              |
| FNMA   | FNMA POOL 931478 |             |       |       |       |             |           | 6/1/2009    | 77,010.69    | 100.00%      | 79,478.54     | 288.79     | 81,554.18  |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 31417SAL4        |             | 4.500 |       |       | 185165282-1 |           | 10/1/2024   | 2,040,000.00 | 2,040,000.00 | 120,208.33    | 126,580.41 | 126,580.41 |              |
| FNMA   | FNMA POOL AC5410 |             |       |       |       |             |           | 10/1/2009   | 120,208.33   | 100.00%      | 124,467.29    | 450.78     | 127,031.19 |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |
| MBS    | 31418AAC2        |             | 3.000 |       |       | 185165786-1 |           | 11/1/2026   | 1,000,000.00 | 1,000,000.00 | 79,454.37     | 82,921.54  | 82,921.54  |              |
| FNMA   | FNMA POOL MA0902 |             |       |       |       |             |           | 10/1/2011   | 79,454.37    | 100.00%      | 80,518.18     | 198.64     | 83,120.18  |              |
| D02/02 |                  |             |       |       |       |             |           | AFS         |              |              |               |            |            |              |

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H231: Pledged Securities Detail  
 As of: 7/31/2020, Created: 7/29/2020 10:45:31 PM

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

**Pledged Securities Detail  
July 31, 2020**

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Report Sequence: sgrp, CUSIP, Ticket

| SGrp<br>STyp<br>Loc/PI | CUSIP<br>Description<br>S&P    | Rate  | Moody | State | Ticket-P#   | Call Type<br>Next Call Dt<br>Call Price | Maturity Dt<br>Issue Dt<br>Intent | Total Face<br>Total Par | Pledged Face<br>% of Total | Pledge Values           |                                |                                  |
|------------------------|--------------------------------|-------|-------|-------|-------------|---|-----------------------------------|-------------------------|----------------------------|-------------------------|--------------------------------|----------------------------------|
|                        |                                |       |       |       |             |   |                                   |                         |                            | Par Value<br>Book Value | Carrying Value<br>Interest Rec | Market Value<br>Collateral Value |
| MBS                    | 31418AGY7                      | 2.500 |       |       | 185166318-1 |   | 3/1/2023                          | 500,000.00              | 500,000.00                 | 47,875.35               | 49,083.25                      | 49,083.25                        |
| FNMA                   | FNMA POOL MA1370               |       |       |       |             |   | 2/1/2013                          | 47,875.35               | 100.00%                    | 48,197.85               | 99.74                          | 49,182.99                        |
| D02/02                 |                                |       |       |       |             |   | AFS                               |                         |                            |                         |                                |                                  |
| MBS                    | 31418AYS1                      | 2.500 |       |       | 185166625-1 |   | 10/1/2023                         | 587,000.00              | 587,000.00                 | 80,692.37               | 80,688.41                      | 80,688.41                        |
| FNMA                   | FNMA POOL MA1620               |       |       |       |             |   | 9/1/2013                          | 80,692.37               | 100.00%                    | 81,322.04               | 168.11                         | 80,856.52                        |
| D02/02                 |                                |       |       |       |             |   | AFS                               |                         |                            |                         |                                |                                  |
| MUNI                   | 123825GA3                      | 2.750 |       | NE    | 185139632-1 | Contin                                  | 8/15/2029                         | 150,000.00              | 150,000.00                 | 150,000.00              | 151,539.00                     | 151,539.00                       |
| REV                    | BUTLER NE PUB PWR DIST ELEC SY |       |       |       |             | 5/12/2021                               | 5/12/2016                         | 150,000.00              | 100.00%                    | 150,000.00              | 1,902.08                       | 153,441.08                       |
| D02/02                 |                                |       |       |       |             | 100.000                                 | AFS                               |                         |                            |                         |                                |                                  |
| MUNI                   | 199437KM5                      | 2.800 |       | NE    | 185141492-1 | Contin                                  | 6/15/2025                         | 205,000.00              | 205,000.00                 | 205,000.00              | 205,000.00                     | 205,000.00                       |
| REV                    | COLUMBUS NE COMB REV           |       |       |       |             | 8/1/2020                                | 8/7/2012                          | 205,000.00              | 100.00%                    | 204,070.70              | 733.44                         | 205,733.44                       |
| D02/02                 |                                |       |       |       |             | 100.000                                 | AFS                               |                         |                            |                         |                                |                                  |
| MUNI                   | 199437LA0                      | 2.875 |       | NE    | 185141494-1 | Contin                                  | 6/15/2026                         | 100,000.00              | 100,000.00                 | 100,000.00              | 100,000.00                     | 100,000.00                       |
| REV                    | COLUMBUS NE COMB REV           |       |       |       |             | 8/1/2020                                | 7/23/2015                         | 100,000.00              | 100.00%                    | 99,595.87               | 367.36                         | 100,367.36                       |
| D02/02                 |                                |       |       |       |             | 100.000                                 | AFS                               |                         |                            |                         |                                |                                  |
| MUNI                   | 231868NU0                      | 2.550 |       | NE    | 185142176-1 | Contin                                  | 12/1/2023                         | 100,000.00              | 100,000.00                 | 100,000.00              | 100,173.00                     | 100,173.00                       |
| REV                    | CUSTER NE PUBLIC PWR DIST      |       |       |       |             | 8/27/2020                               | 8/27/2015                         | 100,000.00              | 100.00%                    | 100,000.00              | 425.00                         | 100,598.00                       |
| D02/02                 |                                |       |       |       |             | 100.000                                 | AFS                               |                         |                            |                         |                                |                                  |
| MUNI                   | 239421JJ0                      | 2.750 |       | NE    | 185142338-1 | Contin                                  | 9/15/2027                         | 100,000.00              | 100,000.00                 | 100,000.00              | 100,216.00                     | 100,216.00                       |
| REV                    | DAWSON NEB PUB PWR DIST REV    |       |       |       |             | 9/17/2020                               | 9/17/2015                         | 100,000.00              | 100.00%                    | 99,038.91               | 1,038.89                       | 101,254.89                       |
| D02/02                 |                                |       |       |       |             | 100.000                                 | AFS                               |                         |                            |                         |                                |                                  |
| MUNI                   | 25928FBA9                      | 3.150 |       | NE    | 185142823-1 | Contin                                  | 7/15/2026                         | 100,000.00              | 100,000.00                 | 100,000.00              | 100,713.00                     | 100,713.00                       |
| GO                     | DOUGLAS CNTY NE SAN & IMPT     |       |       |       |             | 11/15/2021                              | 1/15/2016                         | 100,000.00              | 100.00%                    | 100,000.00              | 140.00                         | 100,853.00                       |
| D02/02                 |                                |       |       |       |             | 100.000                                 | AFS                               |                         |                            |                         |                                |                                  |
| MUNI                   | 259290EB6                      | 3.100 |       | NE    | 185142828-1 | Contin                                  | 8/15/2030                         | 150,000.00              | 150,000.00                 | 150,000.00              | 151,527.00                     | 151,527.00                       |
| GO                     | DOUGLAS CNTY NE SAN & IMPT DIS |       |       |       |             | 6/15/2021                               | 6/15/2016                         | 150,000.00              | 100.00%                    | 150,000.00              | 2,144.17                       | 153,671.17                       |
| D02/02                 |                                |       |       |       |             | 100.000                                 | AFS                               |                         |                            |                         |                                |                                  |
| MUNI                   | 259292CS7                      | 2.700 |       | NE    | 185142831-1 | Contin                                  | 11/15/2026                        | 280,000.00              | 280,000.00                 | 280,000.00              | 281,257.20                     | 281,257.20                       |
| GO                     | DOUGLAS CNTY SAN IMPT DIST 427 |       |       |       |             | 11/15/2022                              | 11/15/2017                        | 280,000.00              | 100.00%                    | 280,000.00              | 1,596.00                       | 282,853.20                       |
| D02/02                 |                                |       |       |       |             | 100.000                                 | AFS                               |                         |                            |                         |                                |                                  |
| MUNI                   | 25930HAU8                      | 2.400 |       | NE    | 185142850-1 | Contin                                  | 3/15/2022                         | 75,000.00               | 75,000.00                  | 75,000.00               | 75,070.50                      | 75,070.50                        |
| GO                     | DOUGLAS CNTY NE SAN & IMPT DIS |       |       |       |             | 8/1/2020                                | 3/15/2015                         | 75,000.00               | 100.00%                    | 75,000.00               | 680.00                         | 75,750.50                        |
| D02/02                 |                                |       |       |       |             | 100.000                                 | AFS                               |                         |                            |                         |                                |                                  |

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

**Pledged Securities Detail  
July 31, 2020**

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Report Sequence: sgrp, CUSIP, Ticket

| SGrp   | STyp | CUSIP     | Description                    | Rate  | Ticket-P#   | State | Moody | Call Type  | Maturity Dt | Total Face | Pledge Values           |            | Carrying Value | Market Value |
|--------|------|-----------|--------------------------------|-------|-------------|-------|-------|------------|-------------|------------|-------------------------|------------|----------------|--------------|
|        |      |           |                                |       |             |       |       |            |             |            | Next Call Dt            | Issue Dt   |                |              |
| Loc/P1 | S&P  |           |                                |       |             |       |       | Call Price | Intent      | Total Par  | Pledged Face % of Total | Par Value  | Interest Rec   |              |
| MUNI   | GO   | 25930PCG9 | DOUGLAS CNTY NE SAN & IMPT     | 2.900 | 185142864-1 | NE    |       | Contin     | 11/15/2028  | 80,000.00  | 80,000.00               | 80,000.00  | 81,227.20      | 81,227.20    |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 80,000.00  | 100.00%                 | 80,000.00  | 489.78         | 81,716.98    |
| MUNI   | GO   | 25930TBJ6 | DOUGLAS CNTY NEB SANI & #421   | 2.900 | 184003054-1 | NE    |       | Cont       | 11/15/2036  | 50,000.00  | 50,000.00               | 50,000.00  | 52,259.00      | 52,259.00    |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 50,000.00  | 100.00%                 | 50,000.00  | 290.00         | 52,549.00    |
| MUNI   | GO   | 25930VCD3 | DOUGLAS CNTY NE SAN & IMPT     | 2.550 | 185142867-1 | NE    |       | Contin     | 2/15/2024   | 50,000.00  | 50,000.00               | 50,000.00  | 50,445.50      | 50,445.50    |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 50,000.00  | 100.00%                 | 50,000.00  | 587.92         | 51,033.42    |
| MUNI   | GO   | 25931FK1  | DOUGLAS CNTY NE SAN & IMPT     | 3.000 | 185142860-1 | NE    |       | Contin     | 9/15/2031   | 240,000.00 | 240,000.00              | 240,000.00 | 242,767.20     | 242,767.20   |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 240,000.00 | 100.00%                 | 240,000.00 | 2,720.00       | 245,487.20   |
| MUNI   | GO   | 25931KAV8 | DOUGLAS CNTY NE SAN & IMPT     | 2.600 | 185142861-1 | NE    |       | Contin     | 5/15/2023   | 100,000.00 | 100,000.00              | 100,000.00 | 100,123.00     | 100,123.00   |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 100,000.00 | 100.00%                 | 100,000.00 | 548.89         | 100,671.89   |
| MUNI   | GO   | 25931LCN2 | DOUGLAS CNTY NE SAN & IMPT     | 2.700 | 185142862-1 | NE    |       | Contin     | 11/15/2028  | 170,000.00 | 170,000.00              | 170,000.00 | 172,306.90     | 172,306.90   |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 170,000.00 | 100.00%                 | 170,000.00 | 969.00         | 173,275.90   |
| MUNI   | GO   | 25931MBX9 | DOUGLAS CNTY NE SAN & IMPT     | 3.100 | 185142863-1 | NE    |       | Contin     | 10/15/2029  | 140,000.00 | 140,000.00              | 140,000.00 | 141,608.60     | 141,608.60   |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 140,000.00 | 100.00%                 | 140,000.00 | 1,277.89       | 142,886.49   |
| MUNI   | GO   | 25931QBD4 | DOUGLAS CNTY NE SAN & IMPT     | 3.200 | 185142864-1 | NE    |       | Contin     | 11/11/2026  | 100,000.00 | 100,000.00              | 100,000.00 | 100,643.00     | 100,643.00   |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 100,000.00 | 100.00%                 | 100,000.00 | 800.00         | 101,443.00   |
| MUNI   | GO   | 25931VBA9 | DOUGLAS CNTY NE SA & IMPT DIST | 3.050 | 185142865-1 | NE    |       | Contin     | 11/15/2029  | 135,000.00 | 135,000.00              | 135,000.00 | 136,298.70     | 136,298.70   |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 135,000.00 | 100.00%                 | 135,000.00 | 869.25         | 137,167.95   |
| MUNI   | GO   | 25931VBN1 | DOUGLAS CNTY NE SAN & IMPT     | 3.500 | 185142866-1 | NE    |       | Contin     | 8/15/2032   | 50,000.00  | 50,000.00               | 50,000.00  | 50,192.50      | 50,192.50    |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 50,000.00  | 100.00%                 | 50,000.00  | 806.94         | 50,999.44    |
| MUNI   | GO   | 25933BEB6 | DOUGLAS CNTY NEB SAN & IMPT DI | 3.000 | 184003099-1 | NE    |       | Cont       | 11/15/2035  | 150,000.00 | 150,000.00              | 150,000.00 | 154,260.00     | 154,260.00   |
| D02/02 |      |           |                                |       |             |       |       | 100.000    | AFS         | 150,000.00 | 100.00%                 | 150,000.00 | 900.00         | 155,160.00   |

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

Pledged Securities Detail  
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Report Sequence: sgrp, CUSIP, Ticket

| SGrp<br>STyp<br>Loc/PI | CUSIP<br>Description<br>S&P                | Moody | Rate  | State | Ticket-#    | Call Type<br>Next Call Dt<br>Call Price | Maturity Dt<br>Issue Dt<br>Intent | Total Face<br>Total Par  | Pledged Face<br>% of Total | Pledge Values            |                                | Market Value<br>Collateral Value |
|------------------------|--|-------|-------|-------|-------------|---|-----------------------------------|--------------------------|----------------------------|--------------------------|--------------------------------|----------------------------------|
|                        |  |       |       |       |             |   |                                   |                          |                            | Par Value<br>Book Value  | Carrying Value<br>Interest Rec |                                  |
| MUNI<br>GO<br>D02/02   | 25934ACJ2<br>DOUGLAS CNTY NE SAN & IMPT    |       | 3.100 | NE    | 185142882-1 | Contin<br>7/15/2021<br>100.000          | 12/15/2030<br>7/15/2016<br>AFS    | 120,000.00<br>120,000.00 | 120,000.00<br>100.00%      | 120,000.00<br>120,000.00 | 121,255.20<br>475.33           | 121,255.20<br>121,730.53         |
| MUNI<br>GO<br>D02/02   | 25934QDB3<br>DOUGLAS CNTY NE SAN & IMPT    |       | 2.000 | NE    | 185142887-1 | Contin<br>8/1/2020<br>100.000           | 10/1/2021<br>10/1/2016<br>AFS     | 80,000.00<br>80,000.00   | 80,000.00<br>100.00%       | 80,000.00<br>80,000.00   | 80,698.40<br>533.33            | 80,698.40<br>81,231.73           |
| MUNI<br>GO<br>D02/02   | 406028FB1<br>HALL CNTY NE ARPT AUTH        |       | 3.200 | NE    | 185176895-1 | Contin<br>8/1/2020<br>100.000           | 7/15/2030<br>6/5/2015<br>AFS      | 85,000.00<br>85,000.00   | 85,000.00<br>100.00%       | 85,000.00<br>85,000.00   | 85,138.55<br>120.89            | 85,138.55<br>85,259.44           |
| MUNI<br>GO<br>D02/02   | 406036HNG<br>HALL CNTY NE SCD #2 GRAND IS  |       | 2.400 | NE    | 185176896-1 | Contin<br>8/1/2020<br>100.000           | 12/15/2024<br>2/9/2015<br>AFS     | 100,000.00<br>100,000.00 | 100,000.00<br>100.00%      | 100,000.00<br>100,000.00 | 100,158.00<br>306.67           | 100,158.00<br>100,464.67         |
| MUNI<br>GO<br>D02/02   | 473260DB0<br>JEFFERSON CNTY NE             |       | 2.550 | NE    | 185178494-1 | Contin<br>8/1/2020<br>100.000           | 12/15/2025<br>6/5/2015<br>AFS     | 80,000.00<br>80,000.00   | 80,000.00<br>100.00%       | 80,000.00<br>80,000.00   | 80,132.00<br>260.67            | 80,132.00<br>80,392.67           |
| MUNI<br>GO<br>D02/02   | 487571FT3<br>KEITH CNTY NE SCD #1          |       | 2.950 | NE    | 185178859-1 | Contin<br>12/28/2020<br>100.000         | 12/15/2027<br>12/28/2015<br>AFS   | 100,000.00<br>100,000.00 | 100,000.00<br>100.00%      | 100,000.00<br>100,000.00 | 100,819.00<br>376.94           | 100,819.00<br>101,195.94         |
| MUNI<br>GO<br>D02/02   | 505318QS7<br>LA VISTA NE                   |       | 2.650 | NE    | 185179244-1 | Contin<br>8/1/2020<br>100.000           | 11/15/2024<br>12/31/2014<br>AFS   | 115,000.00<br>115,000.00 | 115,000.00<br>100.00%      | 115,000.00<br>115,000.00 | 115,192.05<br>643.36           | 115,192.05<br>115,835.41         |
| MUNI<br>REV<br>D02/02  | 57973FDD8<br>MCCOOK NE PUBLIC PWR DIST     |       | 3.150 | NE    | 185181069-1 | Contin<br>8/9/2022<br>100.000           | 12/15/2030<br>8/9/2017<br>AFS     | 100,000.00<br>100,000.00 | 100,000.00<br>100.00%      | 100,000.00<br>100,000.00 | 103,304.00<br>402.50           | 103,304.00<br>103,706.50         |
| MUNI<br>GO<br>D02/02   | 68905FFE4<br>OTOE CNTY NE SCH DIST #11     |       | 2.500 | NE    | 185184481-1 | Contin<br>8/1/2020<br>100.000           | 11/15/2023<br>2/15/2013<br>AFS    | 100,000.00<br>100,000.00 | 100,000.00<br>100.00%      | 100,000.00<br>100,000.00 | 100,195.00<br>527.78           | 100,195.00<br>100,722.78         |
| MUNI<br>GO<br>D02/02   | 803760EJ2<br>SARPY CNTY NE SAN & IMPT DIST |       | 3.650 | NE    | 185187204-1 | Prerefnd<br>12/15/2020<br>100.000       | 12/15/2029<br>12/15/2015<br>AFS   | 100,000.00<br>100,000.00 | 100,000.00<br>100.00%      | 100,000.00<br>100,000.00 | 101,303.00<br>466.39           | 101,303.00<br>101,769.39         |
| MUNI<br>GO<br>D02/02   | 803766BG8<br>SARPY CNTY NE SAN & IMPT      |       | 2.850 | NE    | 185187208-1 | Contin<br>8/1/2020<br>100.000           | 5/15/2022<br>7/1/2015<br>AFS      | 90,000.00<br>90,000.00   | 90,000.00<br>100.00%       | 90,000.00<br>90,000.00   | 90,144.90<br>541.50            | 90,144.90<br>90,686.40           |

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

Pledged Securities Detail  
July 31, 2020

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Report Sequence: sgrp, CUSIP, Ticket

| SGrp<br>Loc/PI        | CUSIP<br>Description<br>S&P                | Moody | Rate  | State | Ticket-#    | Call Type<br>Next Call Dt<br>Call Price | Maturity Dt<br>Issue Dt<br>Intent | Total Face<br>Total Par  | Pledged Face<br>% of Total | Pledge Values            |                                | Market Value<br>Collateral Value |
|-----------------------|--|-------|-------|-------|-------------|---|-----------------------------------|--------------------------|----------------------------|--------------------------|--------------------------------|----------------------------------|
|                       |  |       |       |       |             |   |                                   |                          |                            | Par Value<br>Book Value  | Carrying Value<br>Interest Rec |                                  |
| MUNI<br>GO<br>D02/02  | 80376DCN7<br>SARPY CNTY NE SAN & IMPT DIST |       | 3.250 | NE    | 185187210-1 | Contn<br>8/1/2020                       | 10/15/2023<br>10/15/2012          | 200,000.00<br>200,000.00 | 200,000.00<br>100.00%      | 200,000.00<br>200,000.00 | 200,452.00<br>1,913.89         | 200,452.00<br>202,365.89         |
| MUNI<br>GO<br>D02/02  | 80376ECZ8<br>SARPY CNTY NE SAN & IMPT DIST |       | 3.750 | NE    | 185187211-1 | Contn<br>2/15/2022                      | 8/15/2029<br>2/15/2017            | 90,000.00<br>90,000.00   | 90,000.00<br>100.00%       | 90,000.00<br>90,000.00   | 92,685.60<br>1,556.25          | 92,685.60<br>94,241.85           |
| MUNI<br>GO<br>D02/02  | 80376UBK6<br>SARPY CNTY NE SAN & IMPT DIST |       | 2.700 | NE    | 185187214-1 | Prerefd<br>7/15/2022                    | 8/15/2026<br>7/15/2017            | 50,000.00<br>50,000.00   | 50,000.00<br>100.00%       | 50,000.00<br>50,000.00   | 52,482.50<br>622.50            | 52,482.50<br>53,105.00           |
| MUNI<br>GO<br>D02/02  | 80377TBE2<br>SARPY CNTY NE SAN & IMPT DIST |       | 2.800 | NE    | 185187220-1 | Contn<br>11/15/2021                     | 11/15/2028<br>11/15/2016          | 85,000.00<br>85,000.00   | 85,000.00<br>100.00%       | 85,000.00<br>85,000.00   | 86,258.85<br>502.44            | 86,258.85<br>86,761.29           |
| MUNI<br>GO<br>D02/02  | 80377TBF9<br>SARPY CNTY NE SAN & IMPT DIST |       | 2.900 | NE    | 185187221-1 | Contn<br>11/15/2021                     | 11/15/2029<br>11/15/2016          | 85,000.00<br>85,000.00   | 85,000.00<br>100.00%       | 85,000.00<br>85,000.00   | 86,431.40<br>520.39            | 86,431.40<br>86,951.79           |
| MUNI<br>GO<br>D02/02  | 80378TEW8<br>SARPY CNTY NE SAN & IMPT DIST |       | 3.850 | NE    | 185187230-1 | Contn<br>4/15/2023                      | 10/15/2033<br>4/15/2018           | 85,000.00<br>85,000.00   | 85,000.00<br>100.00%       | 85,000.00<br>85,000.00   | 86,054.00<br>963.57            | 86,054.00<br>87,017.57           |
| MUNI<br>REV<br>D02/02 | 818483FG9<br>SEWARD NE ELEC REV            |       | 2.450 | NE    | 185187557-1 | Contn<br>6/15/2021                      | 2/15/2028<br>6/15/2016            | 150,000.00<br>150,000.00 | 150,000.00<br>100.00%      | 150,000.00<br>150,000.00 | 151,590.00<br>1,694.58         | 151,590.00<br>153,284.58         |
| MUNI<br>REV<br>D02/02 | 818484DG9<br>SEWARD NE SANTN SWR SYS       |       | 2.300 | NE    | 185187560-1 | Contn<br>8/12/2021                      | 9/15/2029<br>8/12/2016            | 130,000.00<br>130,000.00 | 130,000.00<br>100.00%      | 130,000.00<br>130,000.00 | 131,341.60<br>1,129.56         | 131,341.60<br>132,471.16         |
| MUNI<br>REV<br>D02/02 | 854746DX9<br>STANTON CNTY NE PUB PWR DIST  |       | 2.550 | NE    | 185195280-1 | Contn<br>3/2/2021                       | 8/1/2028<br>3/2/2016              | 155,000.00<br>155,000.00 | 155,000.00<br>100.00%      | 155,000.00<br>155,000.00 | 156,227.60<br>1,976.25         | 156,227.60<br>158,203.85         |
| MUNI<br>GO<br>D02/02  | 886094CD1<br>THURSTON CNTY NEB             |       | 2.500 | NE    | 184003102-1 | Cont<br>5/28/2025                       | 12/15/2035<br>5/28/2020           | 200,000.00<br>200,000.00 | 200,000.00<br>100.00%      | 200,000.00<br>197,025.75 | 203,168.00<br>875.00           | 203,168.00<br>204,043.00         |
| MUNI<br>GO<br>D02/02  | 919558KF2<br>VLY CNTY NE                   |       | 2.900 | NE    | 185197361-1 | Contn<br>8/1/2020                       | 12/15/2025<br>5/28/2014           | 150,000.00<br>150,000.00 | 150,000.00<br>100.00%      | 150,000.00<br>150,000.00 | 150,345.00<br>555.83           | 150,345.00<br>150,900.83         |

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

**Pledged Securities Detail**

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July 31, 2020

Report Sequence: sgrp, CUSIP, Ticket

| SGrp<br>STyp<br>Loc/PI | CUSIP<br>Description<br>S&P                | Rate  | Moody | State | Ticket-P#   | Call Type<br>Next Call Dt<br>Call Price | Maturity Dt<br>Issue Dt<br>Intent | Total Face<br>Total Par | Pledged Face<br>% of Total | Pledge Values           |                     | Carrying Value<br>Interest Rec | Market Value<br>Collateral Value |
|------------------------|--|-------|-------|-------|-------------|---|-----------------------------------|-------------------------|----------------------------|-------------------------|---------------------|--------------------------------|----------------------------------|
|                        |  |       |       |       |             |   |                                   |                         |                            | Par Value<br>Book Value | Carrying Value      |                                |                                  |
| MUNI<br>REV<br>D02/02  | 93811PBV9<br>WASHINGTON CNTY NE PUB SAFETY | 2.500 |       | NE    | 185197916-1 | Contin<br>8/1/2020                      | 12/1/2025<br>5/14/2015            | 150,000.00              | 150,000.00                 | 150,000.00              | 150,220.50          | 150,220.50                     | 150,220.50                       |
| MUNI<br>REV<br>D02/02  | 943781BN3<br>WAVERLY NE COMB UTIL REV      | 3.100 |       | NE    | 185198094-1 | Contin<br>1/20/2021                     | 6/15/2029<br>1/20/2016            | 150,000.00              | 100.00%                    | 150,000.00              | 625.00              | 150,845.50                     | 150,845.50                       |
| MUNI<br>REV<br>D02/02  | 68189TBA3<br>OMAHA NEB SPL OBLIG           | 6.400 |       | NE    | 185184294-1 | Contin<br>5/2/2021                      | 2/1/2026<br>3/25/2008             | 100,000.00              | 100.00%                    | 100,000.00              | 100,782.00          | 101,178.11                     | 101,178.11                       |
| MUNI<br>REV<br>D02/02  | 81847EMD5<br>SEWARD NE                     | 2.750 | Aa3   | NE    | 185187550-1 | Contin<br>10/1/2022                     | 10/1/2022<br>5/2/2016             | 65,000.00               | 53.85%                     | 35,000.00               | 40,993.75           | 42,113.75                      | 42,113.75                        |
| MUNI<br>REV<br>D02/02  | 81847EMD5<br>SEWARD NE                     | 2.750 | Aa3   | NE    | 185187550-1 | Contin<br>10/1/2022                     | 10/1/2022<br>5/2/2016             | 140,000.00              | 100.00%                    | 140,000.00              | 141,113.00          | 141,113.00                     | 141,113.00                       |
| <b>CITY OF SEWARD</b>  |  |       |       |       |             |   |                                   | <b>140,000.00</b>       | <b>100.00%</b>             | <b>140,000.00</b>       | <b>1,283.33</b>     | <b>142,396.33</b>              | <b>142,396.33</b>                |
|                        |  |       |       |       |             |   |                                   | <b>39,417,000.00</b>    |                            | <b>7,908,478.30</b>     | <b>8,075,260.29</b> | <b>8,121,684.91</b>            | <b>8,121,684.91</b>              |
|                        |  |       |       |       |             |   |                                   |                         |                            | <b>7,970,827.54</b>     | <b>46,434.62</b>    |                                |                                  |

CASH IN BANK \$7,104,383.94

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# OPEN Property Maintenance Code Violation Report

|                  |  |                         |   |               | Last Update; 8/7/2020   |
|------------------|--|-------------------------|---|---------------|---|
| Property Address | Violation Type   | Deadline                | Owner Information                                     | Delivery Type | Status  |
| 1115 N Columbia  | Weeds and brush need cut to comply with ordinance  | 8/7/2020                | Lorri Canning   | In person     | Bill Arkel (CSO) attempted contact and left a door hanger. Grass and weeds were cut in front yard but not in the rear yard.   |
| 906 Main St      | Vehicles stored with no current license and registration, Junk piled on the lot and junk appliances stored outside | 7/10/2020               | Daniel & Lorrie Pearson                               | In person     | The junk has been removed, the vehicles have been licensed and the appliance are scheduled for pick-up  |
| 29 Jackson Ave   | Abandoned property due to fire   | 8/7/2020                | Katherine & Joseph Desantiago                         |               | Property owener according to Seward PD is Wayne Piper of York, Wayne Piper is deceased. Katherine is currently residing in York according to neighbors.   |
|                  |  |                         |   |               | Joseph is deceased. Phone number no longer valid. Neighbor says she relocated to York.  |
| 345 S 9th St     | RV set up for residency in violation of the ULDO   | 6/26/2020               | Tod/Colleen Cameron 402-643-5418 Colleen 402-643-6209 |               | Camper has been moved to the driveway and the fence has been completed.   |
|                  |  | 6/11/2020               |   |               | Board of Adjustments meeting cancelled by Colleen Cameron. Camper will be moved on the driveway and comply with city ordinances. A fence permit has been issued as well though not required.  |
|                  |  | Extended due to weather |   | LM 5/5/2020   | Left message and advised to call back. Greg Butcher spoke with the City Attorney. Todd can have RV just behind front line of house. He talked about having an 8' fence which is not required, but he can only have a 6' tall fence. Applied for variance - Board of adjustment June 11,2020 |
| 950 Jackson      | Vehicles, abondened with no current license and registration   | 6/22/2020               | Keith Rader   | In person     | Bill Arkel reported the abondoned vehicles had been removed and the uncensed vehicles had been registered and licensed.   |

## OPEN Property Maintenance Code Violation Report

|               |   |                         |  |                               |   |
|---------------|---|-------------------------|--|-------------------------------|---|
|               |   | 6/22/2020               |  | Delivered by<br>SPD 6/13/2020 | 7 day compliance letter by Greg Butcher-City Administrator, hand delivered.   |
|               |   | 5/8/2020                |  | In person                     | Bill Arkel community officer took pictures of vehicles. Spoke to owner and let him know he had 7days to get license and registration on vehicles. If not done in 7days a letter will come from the City Administrator, after the 7days of the letter. The vehicles will be removed at the owners expense. |
| 810 Moffit St | Disrepair, protective treatments, decayed siding, facia/trim,       | 8/7/2020                | Patricia Murphy (life use)                             | Personal                      | Larae Rolenc and Jeremy Phillips met with me Friday 8/7/2020 to discuss options for this property and stated the house will come down in September  |
|               |   | Extended due to weather |  | Personal                      | In process, attempting to contact owner   |
| 90 Roberts St | Water leaking from tenant above and exterior in disrepair           |                         | Sandy Nuttleman  | Personal                      | Attempting to contact owner   |
| 345 S 9th St  | RV set up for residency in violation of the ULDO                    | 5/31/2019               | Tod/Colleen Cameron 402-643-5418                       | Spoke with in person          | Tod stated he would remove the skirting and move the RV to the paved drive and behind the leading edge of the house, he also stated he would disconnect the electric and only used as needed to charge the batteries.   |
| 722 N 3rd St  | Bedroom windows won't open  | 5/31/2019               | Jordan Splat 360-3525, rental property                 | Personal                      | Contacted owner and advised that bedroom windows do not open fully. He advsied that he will take care of.   |
| 444 N 2nd St  | Protective treatment, decayed siding/facia/trim, porch roof failing | Extended due to weather | Gary Weaver PO Box 5592 Irvine, CA 92616, 949-395-6341 | Certified mail                | The owner reports that he is working on a plan to abate code violations, can't paint currently due to winter, requests a time extension to comply, due to him living in CA.   |

## OPEN Property Maintenance Code Violation Report

|               |  |                         |  |                      |  |
|---------------|--|-------------------------|--|----------------------|--|
| 430 N 2nd     | Protective treatment, decayed siding/facia/trim, foundation walls, gutters                               | Extended due to weather | Gary Weaver PO Box 5592 Irvine, CA 92616, 949-395-6341                       | Certified mail       | The owner reports that he is working on a plan to abate code violations, can't paint currently due to winter, requests a time extension to comply, due to him living in CA.  |
| 648 Seward St | Unsafe Structure, Failing west exterior brick wall   | 10/19/2016              | New owners: Darko & Suzanne Gligorevic                                       | Served by City Staff | Owner has obtained building permit to repair exterior wall and construction is in progress.  |
| 110 S 12th St | Retaining wall failing   |                         | Locust Apartments 312 E 3rd St. Neligh, NE (402-992-1983) Lisa Regional Mgr. | Certified            | Owner requested time extension to secure Contractor. Owner is obtaining plans from structural engineer. New Notice & Order served. Installed temp reinforcing barricade. Owner has hired a structural engineer, proposed plans submitted. No permit has been applied for.  |
| 424 N 7th St. | Exterior openings, Protective treatment, decayed siding/soffitts/facsia, Trash-junk-vehicles, auto parts | 5/1/2019                | Jeremy Martin, 424 N 7th St. Seward, NE 402-641-6127                         | Served by SPD        | Owner plans on repairing gargae as soon as it warms up. Advised will need a Bldg permit, and to clean up yard while waiting. Owner is making progress cleaning, and repairing garage. Progress has stalled. New Notice & Order served. Failed to comply, little progress observed, see enclosed report and photos. |

### 2012

|           |   |           |  |                          |  |
|-----------|---|-----------|--|--------------------------|--|
| 149 N 1st | Protective treatment, decayed siding, windows, facia, soffits, roof, foundation | 6/12/2019 | New owner is Steve Butler, 268 4th St. Garland, NE. 402-508-0478 | Served by Certified mail | New owner has a buidling permit for a new roof and construction is in progress. Owner is planning on rectifying all code violations. Making good progress. |
|-----------|---|-----------|--|--------------------------|--|

### 2011

|                |   |           |   |                      |   |
|----------------|---|-----------|---|----------------------|---|
|                |   | 10/1/2018 |   |                      |   |
| 535 S Columbia | Unsafe Structures, Foundation failing, Protective treatment |           | Daniel & Barbara Liska, 1215 Eastridge Seward, NE 68434. 402-641-3600, 643-6784 | Served by City Staff | Barb reports that they thought that they had a buyer but it fell thru. If they don't sell it within 2 weeks, they are going to demo it. |

# OPEN Property Maintenance Code Violation Report

|                          |   |
|--------------------------|---|
| <p>1313 W<br/>Hwy 34</p> | <p>Foundation stem walls,<br/>grading-drainage, tall<br/>weeds, exterior<br/>storage, long/short<br/>term vehicle parking</p> |
|--------------------------|---|

|  |                      |   |
|--|----------------------|---|
| <p>Brian Fehlhafer, 1389<br/>Progressive Rd.</p> | <p>Served by SPD</p> | <p>Referred to City Atty 2-28-11 for non-compliance/further action. City Admin. will meet with Fehlhafer. Unknown status. New Notice &amp; Orders to be served, pending City Admin. NEW NOTICE &amp; ORDER served, PER CITY COUNCIL. 9-28-18, City Admin. instructed Bldg Dept. to HOLD OFF issuing citation, the Mayor and City Administrator are going to meet with the owner and work on a plan. No update from City Admin. has been received. City Admin reports that they will instruct owner to obtain a Demo permit. The owner has obtained a DEMO permit. No progress being made.</p> |
|--|----------------------|---|

CURRENT YEAR: July 2020

LAST YEAR: July 2019

| Permits        | Quantity  | Permit Fee         | Valuation            |
|----------------|-----------|--------------------|----------------------|
| NEW CONST.     | 2         | \$ 2,091.70        | \$ 233,642.15        |
| REMODEL/ADDIT. | 8         | \$ 529.00          | \$ 109,373.00        |
| ACCESSORY      | 13        | \$ 561.75          | \$ 106,320.00        |
| RELOCATE       | 1         | \$ 25.00           | \$ 10,125.00         |
| ELECTRIC       |           |                    |                      |
| PLUMBING       | 9         | \$ 600.00          |                      |
| MECHANICAL     | 15        | \$ 1,285.75        |                      |
| SEWER TAP      | 1         | \$ 250.00          |                      |
| WATER TAP      | 1         | \$ 881.00          |                      |
| TEMP. ELEC.    | 1         | \$ 50.00           |                      |
| ELECTRIC SER.  | 1         | \$ 200.00          |                      |
| <b>TOTALS</b>  | <b>52</b> | <b>\$ 6,474.20</b> | <b>\$ 459,460.15</b> |

| Permits        | Qty.      | Permit Fee         | Valuation              |
|----------------|-----------|--------------------|------------------------|
| NEW CONST.     | 6         | \$ 3,697.85        | \$ 1,204,771.43        |
| REMODEL/ADDIT. | 14        | \$ 2,656.75        | \$ 897,636.50          |
| ACCESSORY      | 26        | \$ 639.14          | \$ 77,916.66           |
| RELOCATE       | 4         | \$ 175.00          | \$ 10,296.00           |
| ELECTRIC       | 0         |                    | \$ -                   |
| PLUMBING       | 11        | \$ 475.00          | \$ -                   |
| MECHANICAL     | 6         | \$ 650.00          | \$ -                   |
| SEWER TAP      | 1         | \$ 250.00          | \$ -                   |
| WATER TAP      | 1         | \$ 881.00          | \$ -                   |
| TEMP. ELEC.    | 1         | \$ 50.00           | \$ -                   |
| ELECTRIC SER.  | 1         | \$ 200.00          | \$ -                   |
| <b>TOTALS</b>  | <b>71</b> | <b>\$ 9,674.74</b> | <b>\$ 2,190,620.59</b> |

YEAR TO DATE January to December 2020

YEAR TO DATE January to December 2019

| Permits        | Quantity   | Permit Fee           | Valuation              |
|----------------|------------|----------------------|------------------------|
| NEW CONST.     | 21         | \$ 47,226.50         | \$10,554,581.82        |
| REMODEL/ADDIT. | 47         | \$ 11,057.09         | \$ 4,387,031.77        |
| ACCESSORY      | 111        | \$ 9,245.70          | \$ 498,224.00          |
| RELOCATE       | 6          | \$ 175.00            | \$ 31,240.00           |
| ELECTRIC       |            | \$ -                 | \$ -                   |
| PLUMBING       | 100        | \$ 8,035.00          | \$ -                   |
| MECHANICAL     | 55         | \$ 7,328.03          | \$ -                   |
| SEWER TAP      | 18         | \$ 4,500.00          | \$ -                   |
| WATER TAP      | 18         | \$ 15,858.00         | \$ -                   |
| TEMP. ELEC.    | 19         | \$ 950.00            | \$ -                   |
| ELECTRIC SER.  | 19         | \$ 4,400.00          | \$ -                   |
| <b>TOTALS</b>  | <b>414</b> | <b>\$ 108,775.32</b> | <b>\$15,471,077.59</b> |

| Permits        | Qty.       | Permit Fee          | Valuation              |
|----------------|------------|---------------------|------------------------|
| NEW CONST.     | 20         | \$ 14,121.80        | \$ 4,920,072.96        |
| REMODEL/ADDIT. | 49         | \$ 6,299.90         | \$ 1,925,819.00        |
| ACCESSORY      | 91         | \$ 8,633.34         | \$ 395,233.66          |
| RELOCATE       | 23         | \$ 775.00           | \$ 251,019.94          |
| ELECTRIC       | 5          | \$ 195.00           | \$ -                   |
| PLUMBING       | 60         | \$ 4,220.00         | \$ -                   |
| MECHANICAL     | 53         | \$ 4,690.00         | \$ -                   |
| SEWER TAP      | 14         | \$ 3,500.00         | \$ -                   |
| WATER TAP      | 14         | \$ 12,334.00        | \$ -                   |
| TEMP. ELEC.    | 14         | \$ 700.00           | \$ -                   |
| ELECTRIC SER.  | 15         | \$ 3,400.00         | \$ -                   |
| <b>TOTALS</b>  | <b>358</b> | <b>\$ 58,869.04</b> | <b>\$ 7,492,145.56</b> |

# **Seward Police Department**

## **Monthly Report**

**July 2020**

|                 |    |
|-----------------|----|
| Arrests         | 24 |
| Citations       | 5  |
| Warnings        | 45 |
| Parking Tickets | 46 |

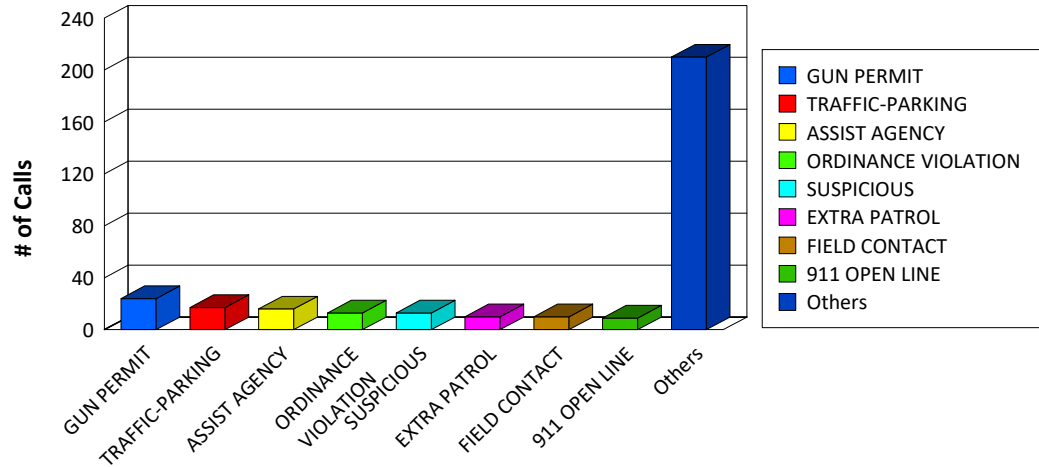
Not included above are red tag warnings for parking violations, yellow tag warnings for animal violations or verbal warnings.

The information used to create this report are provided by the Seward County Communications Center

## Calls Statistics by Type Summary

7/1/2020 - 7/31/2020  
00:00:00 - 23:59:59

Agency - SPD



|                        | 7/2020 | Total |
|------------------------|--------|-------|
| 911 ABANDONED          | 3      | 3     |
| 911 HANG UP            | 4      | 4     |
| 911 MIS-DIAL           | 1      | 1     |
| 911 OPEN LINE          | 9      | 9     |
| ABANDONED VEHICLE      | 1      | 1     |
| ABUSE/NEGLECT ADULT    | 3      | 3     |
| ABUSE/NEGLECT CHILD    | 8      | 8     |
| ACCIDENT HIT & RUN     | 2      | 2     |
| ACCIDENT PARKING       | 2      | 2     |
| ACCIDENT PROPERTY      | 1      | 1     |
| ACCIDENT W/O INJURIES  | 9      | 9     |
| ACCIDENT WITH INJURIES | 6      | 6     |
| ALARM FIRE             | 1      | 1     |
| ALARM INTRUSION        | 5      | 5     |
| ANIMAL AT LARGE        | 6      | 6     |
| ANIMAL BARKING DOG     | 2      | 2     |
| ANIMAL FOUND           | 3      | 3     |
| ANIMAL LIVE TRAP       | 6      | 6     |
| ANIMAL LIVESTOCK OUT   | 1      | 1     |

|                          | 7/2020 | Total |
|--------------------------|--------|-------|
| ANIMAL OTHER             | 1      | 1     |
| ARREST DUI               | 1      | 1     |
| ARREST DUS               | 3      | 3     |
| ARREST OTHER             | 1      | 1     |
| ARREST REVOKED           | 1      | 1     |
| ARREST WARRANT           | 1      | 1     |
| ASSAULT PHYSICAL         | 1      | 1     |
| ASSIST AGENCY            | 16     | 16    |
| BURGLARY BUSINESS        | 1      | 1     |
| BURGLARY/RESIDENCE       | 1      | 1     |
| CAT BITE                 | 2      | 2     |
| CITIZEN COMPLAINT        | 1      | 1     |
| CIVIL CHILD CUSTODY      | 2      | 2     |
| CIVIL OTHER              | 1      | 1     |
| CIVIL PROPERTY DISPUTE   | 1      | 1     |
| CORONER CALL             | 3      | 3     |
| CRIMINAL MISCHIEF VANDAL | 2      | 2     |
| DISREGARD                | 2      | 2     |
| DISTURBANCE              | 4      | 4     |
| DISTURBANCE DOMESTIC     | 1      | 1     |
| DOG BITE                 | 2      | 2     |
| DRUG VIOLATION           | 5      | 5     |
| DUPLICATE DISREGARD      | 2      | 2     |
| EXTRA PATROL             | 10     | 10    |
| FIELD CONTACT            | 10     | 10    |
| FIRE NO BURN PERMIT      | 1      | 1     |
| FIRE OTHER               | 1      | 1     |
| FIREWORKS DISCHARGE      | 6      | 6     |
| FOUND BICYCLE            | 1      | 1     |
| FRAUD                    | 4      | 4     |
| FRAUD OTHER              | 2      | 2     |
| FUNERAL ESCORT           | 5      | 5     |
| GUN PERMIT               | 24     | 24    |
| HARASSMENT               | 3      | 3     |

|                           | 7/2020 | Total |
|---------------------------|--------|-------|
| INFORMATION               | 6      | 6     |
| JUVENILE-OTHER            | 4      | 4     |
| MENTAL                    | 1      | 1     |
| MENTAL EPC                | 1      | 1     |
| MINISTERIAL AID-SALVATION | 1      | 1     |
| MISSING PERSON JUVENILE   | 1      | 1     |
| MOTORIST ASSIST           | 2      | 2     |
| OPEN DOOR RESIDENCE       | 1      | 1     |
| ORDINANCE VIOLATION       | 13     | 13    |
| OTHER CALL TYPE           | 8      | 8     |
| PROPERTY DAMAGE           | 4      | 4     |
| PROPERTY FOUND            | 6      | 6     |
| PROPERTY LOST             | 1      | 1     |
| PUBLIC NUISANCE           | 2      | 2     |
| PUBLIC PEACE              | 1      | 1     |
| PUBLIC SERVICE            | 2      | 2     |
| SALES                     | 1      | 1     |
| STOLEN VEHICLE RECOVERED  | 1      | 1     |
| SUSPICIOUS                | 13     | 13    |
| THEFT FAIL TO PAY         | 4      | 4     |
| THEFT FROM VEHICLE        | 1      | 1     |
| THEFT RESIDENCE           | 2      | 2     |
| THEFT-OTHER               | 2      | 2     |
| THREATS OTHER             | 1      | 1     |
| TOWED VEHICLE             | 1      | 1     |
| TRAF HAZARD DEBRIS        | 2      | 2     |
| TRAFFIC                   | 2      | 2     |
| TRAFFIC - DUI             | 4      | 4     |
| TRAFFIC HAZARD            | 2      | 2     |
| TRAFFIC RECKLESS DRIVING  | 9      | 9     |
| TRAFFIC SPEEDING          | 3      | 3     |
| TRAFFIC STOP              | 1      | 1     |
| TRAFFIC-PARKING           | 17     | 17    |
| UTILITY ELECTRIC          | 1      | 1     |

|                | 7/2020 | Total |
|----------------|--------|-------|
| VILLAGE PATROL | 1      | 1     |
| WELFARE CHECK  | 5      | 5     |
| Total          | 322    | 322   |

# Tax-Increment Financing Application

CITY OF SEWARD, NEBRASKA  
COMMUNITY REDEVELOPMENT AUTHORITY (CRA)  
537 MAIN STREET – P.O. BOX 38 – SEWARD, NE 68434-0038  
(Return to City Administrator's Office)

## PROJECT SCOPE: (PLEASE PRINT OR TYPE ALL INFORMATION)

### 1. Applicant Information

GH Coffee Seward LLC  
Business Name

Gina Hall  
Contact Person for Applicant

2933 Pheasant Ridge. Rd.  
Street Address

Lincoln, Ne. 68532  
Mailing Address

402-750-1309  
Telephone

Alternate Telephone

\_\_\_\_\_  
Fax

[khall@telebeep.com](mailto:khall@telebeep.com)  
Email

LLC

Business Structure: (e.g. corporation, limited liability company, etc.); also identify the state of organization):

Gina Hall  
Owners

### 2. Project Description

- a. What type of business does this project involve (i.e. industrial, commercial, residential, etc.)
- ii. The business will be a Scooters coffee Drive thru which will add 12-16 new jobs initially. Benefits to the community will be a quick convenient option to get coffee and espresso drinks, as well as some food options. This will also add tax revenue to the city. We feel many Seward citizens will get their Scooters in Seward rather than stopping at the Fallbrook location in Lincoln. Keeping those dollars being spent locally instead of out of town. We also hope to draw customers from North of Seward (Norfolk, Columbus, David City) on their way to Lincoln to go through Seward to get their Scooters rather than going the other routes into Lincoln. I'm from Norfolk originally and many people are already talking about how great it will be to make a quick trip through right on hyw 15 on their way to Lincoln.

- b. What is the estimated number of new jobs this project will create?  
12-16
- c. What is the pay scale and benefits package for these positions?  
Pay scale will be in the \$10-\$12 range with the manager pay \$35,000 to \$40,000

### 3. Proposed Project Site:

The address of the site is 240 N. 6<sup>th</sup> Street. GH Coffee LLC (Kevin & Gina Hall) owners of the property

### 4. Physical Description of the Proposed Project:

Exhibit A will be a layout of the proposed project. The plans have been submitted for permit as well

### 5. Land Use:

- a. The property has been re-platted prior to the purchase of the land.
- b. Current Zoning: Commercial central business district
- c. Is the proposed project a permitted use on the property? What permits would be required? The project is currently submitted for permits.
- d. Please describe any other relevant information relating to zoning, permitting, or similar land use issues: N/A

**6. Estimated Project Costs:**

- a. Land Acquisition, if applicable: \$175,000
- b. Site Development (itemize):
  - i. Demolition: \$ \_\_\_\_\_
  - ii. Grading: \$17,839
  - iii. Site Preparation \$ \_\_\_\_\_
  - iv. Other (explain): \$ \_\_\_\_\_
- c. Building Construction Cost: \$335,355
- d. Other Site Improvements (explain) \$ \_\_\_\_\_
- e. Equipment: \$80,000
- f. Architectural and Engineering Fees: \$22,000
- g. Legal Fees: \$1,000
- h. Financing Costs: \$ \_\_\_\_\_
- i. Broker Costs, if any: \$ \_\_\_\_\_
- j. Contingencies: \$ \_\_\_\_\_
- k. Other (explain): \$ \_\_\_\_\_
- Total:** \$631,194

**7. Please attach the following documentation:**

- a. Construction Pro Forma. Exhibit B

- b. Annual Income and Expense Pro Forma (with appropriate schedules). Exhibit C
  - c. Applicant's Corporate/Business Annual Financial Statements for the last three years. Exhibit D
  - d. Business Plan for the proposed project. Exhibit E
- 8. Estimated Tax Increment:**

- a. Total estimated assessed valuation of Real Property at completion (please also describe how you arrived at this value; e.g., discussions with County Assessor, based on previous construction projects, etc.): \$318,120 based on the estimate from the county appraiser
- b. Latest property valuation before construction (from Property Tax Statement): \$46,481
- c. Estimated increase in real estate valuation: \$271,639
- d. Estimated new real estate tax generated annually: \$5,515.54

**9. Proposed Source of Financing:**

- a. Equity of around \$200,000 for the project
- b. Bank loan (please provide conditional approval or commitment letters, if applicable): Line of credit to complete the project, funds have been issued and, in the bank.
- c. Tax Increment Financing: \$63,525.24
- d. Other (please describe): N/A

**10. Name and address of architect, engineer, and general contractor:**  
Architect: FM Group, Engineer: Olsson, Contractor Brasch Enterprises LLC

**11. Project construction schedule:**

- a. Construction start date: 7-27-2020
- b. Construction completion date: 9-19-2020

c. If project is phased: N/A

Year \_\_\_\_\_ / \_\_\_\_\_ % Complete

Year \_\_\_\_\_ / \_\_\_\_\_ % Complete

**12. Municipal reference (if applicable):**

We operate 2 Scooters coffee locations in Columbia Mo. and 1 location in Jefferson City Mo

**13. Amount of TIF request:** \$63,525.24

**14. Application Fee Paid:** \$ 635.25

*4827/20/10*

**15. Describe eligible costs for which tax increment financing will be used: Exhibit F**

**16. Statement of necessity for use of tax increment financing (include attachment if necessary):**

A. Not sure but more than likely no. The Scooters model has previously been in cities of 15,000 population and higher where they have been proven successful. Smaller population towns are doing fairly well but there is not a lot of track record yet get a good handle on everything yet. York seems to be doing well and I think Seward is very similar. Given the location of the lot and with TIF funds to help offset expenses I believe it will greatly help in making this location viable giving us time to grow the business over the coming years.

B. I would have strongly considered going south of town if it were not for this property having TIF dollars available to help starting the business giving it time to grow.

**17. List long term Public benefits**

We will create jobs in the area as well as train a lot of kids with their first job on social skills, work skills, responsibility and more. Creating jobs for college kids that need a part time job with our flexibility to work around school and sports schedules. Scooters creates a fun atmosphere and work environment as well as amazing service for the customer. Scooters expects as well as I expect a high-quality coffee shop with amazing community values and integrity. We will not let a business get complacent and go downhill with a bad reputation. We also want to be community involved and take pride in Seward. We look forward to being an asset to the community as well as being a vibrant business.

**"Applicant"**

By: Gina M. Hall

Name: Gina M. Hall

Title: President

# KAH Inc.

## TIF Estimate

TIF Calculation Based on Marilyn Hladky's Estimate from Wednesday, July 8, 2020

### Assumptions:

|                 |          |
|-----------------|----------|
| Tax Levy (2019) | 1.733791 |
| Number of Years | 15       |

### Property Valuation:

|                   | Assessed Value | Estimated Taxes |
|-------------------|----------------|-----------------|
| Pre-Project       | \$46,481.00    | \$805.88        |
| Completed Project | \$318,120.00   | \$5,515.54      |
| Difference        | \$271,639.00   | \$4,709.65      |

### TIF Calculations:

|                           | TIF Developer Bond | TIF Note from Lender |
|---------------------------|--------------------|----------------------|
| Annual TIF Amount         | \$4,709.65         | \$4,709.65           |
| 15 Year TIF               | \$70,644.79        | \$47,096.53          |
| 3% Admin. Fee             | \$2,119.34         | \$1,412.90           |
| Approx. Costs of Issuance | \$5,000.00         | \$5,000.00           |
| <b>Total:</b>             | <b>\$63,525.44</b> | <b>\$40,683.63</b>   |
|                           | \$4,235.03         |                      |



Jonathan Jank &lt;cultivatesewardcounty@gmail.com&gt;

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**Planning Commission Meeting notice**

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**Marilyn Hladky** <mhladky@co.seward.ne.us>

Wed, Jul 8, 2020 at 8:13 AM

To: "khal@telebeep.com" &lt;khal@telebeep.com&gt;, "jonathan@cultivatesewardcounty.com" &lt;jonathan@cultivatesewardcounty.com&gt;

Good morning,

My appraiser has priced as an estimate only the value for the Scooters building and land.

Land: \$ 95,470

Buildings: \$ 222,650

Total: \$ 318,120

Once he sends me the bill I will forward it on to you for payment.

Please let me know if you have any questions.

*Marilyn Hladky*

Seward County Assessor

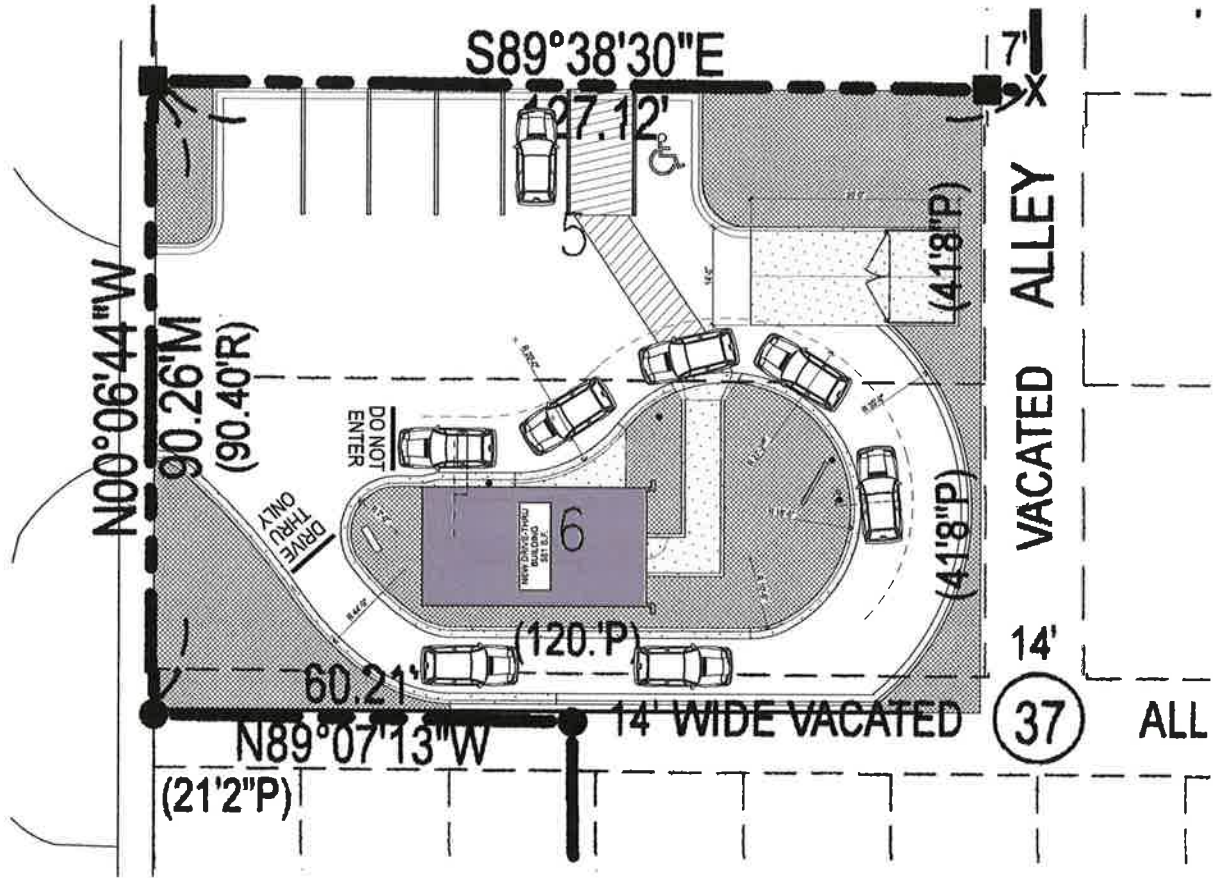
529 Seward St., Room 305

Seward, NE 68434

Ph: 402-643-3311: Fax: 42-643-9243

[mhladky@co.seward.ne.us](mailto:mhladky@co.seward.ne.us)

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**SITE PLAN**  
SCALE = 1:20



**SCOOTER'S COFFEE**

CONSTRUCTION BID FORM

**Project Name:** Seward Coffee Kiosk

**Site Location:** Seward, Nebraska

**Contractor Information:** On Point Construction Management

**Date:** July 16, 2020

To be completed by General Contractor

\* Bids to be completed based on Construction documents d XXXXX by: Archi FM Group

| DIVISION  | COST          | NOTES                                    |
|---|---------------|--|
| <b>General Requirements Div 1</b>                           |               |  |
| Contractor Overhead and Fees                                | \$ 16,963.00  | no winter conditio                       |
| GC Supervision & Travel                                     | \$ 18,975.00  |  |
| Temporary Services (portajohn)                              | \$ 660.00     |  |
| Dumpster (specify size & qty)                               | \$ 950.00     | Qty 1 ten yard                           |
| Tempoary Facilities   | \$ 575.00     |  |
| Final Clean Up  | \$ 460.00     |  |
| Section Subtotal  | \$ 38,583.00  |  |
| <b>Site Work Div 2</b>                                      |               |  |
| Demolition, Grading, Excavation, Fill                       | \$ 40,347.00  |  |
| Storm Drainage  | \$ -          |  |
| Utilities (water & Sewer) to building                       | \$ 5,980.00   |  |
| Utilities (gas) to Building                                 | \$ -          |  |
| Paving, Parking Lot, Sidewalks, Curb                        | \$ 72,660.00  |  |
| Bollards  | \$ 2,530.00   |  |
| Trash Enclosure   | \$ 7,820.00   |  |
| Landscaping & Irrigation                                    | \$ 4,462.00   |  |
| Telephone/Cable Conduit                                     | \$ 920.00     |  |
| Site Electrical/lighting (Utility charges)                  | \$ 4,600.00   |  |
| Section Subtotal  | \$ 139,319.00 |  |
| <b>Building Construction Div 4-16</b>                       |               |  |
| Foundation & Concrete Slab                                  | \$ 18,055.00  |  |
| Exterior Siding/EIFS  | \$ 16,380.00  |  |
| Exterior Brick  | \$ -          | na                                       |
| Roof and flashing to include scuppers, gutters & downspouts | \$ 17,825.00  |  |
| Framing/Carpentry   | \$ 29,702.00  | includes foam insulation and int. sheat. |
| FF&E Installation   | \$ 1,955.00   |  |
| Acoustic Ceiling  | \$ 2,990.00   |  |
| FRP   | \$ 4,542.00   |  |
| Door Hardware   | \$ 2,760.00   |  |
| Paint/Floor Finish  | \$ 1,725.00   |  |

|  |    |                |
|--|----|----------------|
| Windows/Storefront (include quick-serve) | \$ | 6,325.00       |
| Bathroom Equipment                       | \$ | 667.00         |
| Steel (roof access ladder)               | \$ | 1,667.00       |
| Plumbing                                 | \$ | 26,450.00      |
| Electrical                               | \$ | 21,850.00      |
| Mechanical/HVAC                          | \$ | 18,367.00      |
| Lighting (fixtures)                      | \$ | 1,726.00       |
| Electrical Misc. Installation            | \$ | 3,794.00       |
|  |    |                |
| Section Subtotal                         | \$ | 176,780.00     |
| <b>Misc. Items</b>                       |    |                |
| Material Testing (example)               | \$ | - not included |
| Foundation Survey                        | \$ | -              |
| Facility Fees (utilities)                | \$ | -              |
| Permit Fees                              | \$ | - not included |
| Other                                    | \$ | -              |
|  | \$ | -              |
|  | \$ | -              |
|  | \$ | -              |
| Section Subtotal                         | \$ | -              |
| <b>PROJECT TOTAL:</b>                    |    | \$ 354,682.00  |



| Nov               | Dec               | Total              |
|-------------------|-------------------|--------------------|
| \$47,356.23       | \$47,356.23       | \$568,274.76       |
| (\$2,406.23)      | (\$2,406.23)      | (\$28,874.76)      |
| \$44,950.00       | \$44,950.00       | \$539,400.00       |
| (\$3,650.51)      | (\$3,650.51)      | (\$43,806.12)      |
| (\$2,733.00)      | (\$2,733.00)      | (\$32,796.00)      |
| \$0.00            | \$0.00            | \$0.00             |
| (\$3,382.98)      | (\$3,382.98)      | (\$40,595.76)      |
| (\$760.00)        | (\$760.00)        | (\$9,120.00)       |
| (\$400.00)        | (\$400.00)        | (\$4,800.00)       |
| (\$10,926.49)     | (\$10,926.49)     | (\$131,117.88)     |
| (\$6,515.00)      | (\$6,515.00)      | (\$78,180.00)      |
| (\$2,925.00)      | (\$2,925.00)      | (\$35,100.00)      |
| (\$2,677.00)      | (\$2,677.00)      | (\$32,124.00)      |
| (\$12,117.00)     | (\$12,117.00)     | (\$145,404.00)     |
| (\$13,295.00)     | (\$13,295.00)     | (\$159,540.00)     |
| (\$20.00)         | (\$20.00)         | (\$240.00)         |
| (\$35.00)         | (\$35.00)         | (\$420.00)         |
| (\$185.00)        | (\$185.00)        | (\$2,220.00)       |
| (\$1,089.00)      | (\$1,089.00)      | (\$13,068.00)      |
| (\$196.00)        | (\$196.00)        | (\$2,352.00)       |
| (\$28.00)         | (\$28.00)         | (\$336.00)         |
| (\$750.00)        | (\$750.00)        | (\$9,000.00)       |
| (\$55.00)         | (\$55.00)         | (\$660.00)         |
| \$0.00            | \$0.00            | \$0.00             |
| \$0.00            | \$0.00            | \$0.00             |
| \$0.00            | \$0.00            | \$0.00             |
| (\$2,358.00)      | (\$2,358.00)      | (\$28,296.00)      |
| <b>\$6,253.51</b> | <b>\$6,253.51</b> | <b>\$75,042.12</b> |

| 2020 Grindstone         | Jan                  | Feb                 | Mar                 | April                | May                  | June                 |
|-------------------------|----------------------|---------------------|---------------------|----------------------|----------------------|----------------------|
| Gross Sales             | \$25,420.67          | \$28,333.48         | \$33,222.54         | \$41,736.13          | \$49,929.69          | \$44,610.82          |
| Discounts               | (\$1,374.16)         | (\$1,618.50)        | (\$2,252.39)        | (\$966.40)           | (\$1,252.47)         | (\$1,281.95)         |
| Net                     | \$24,046.51          | \$26,714.98         | \$30,970.15         | \$40,769.73          | \$48,677.22          | \$43,328.87          |
| Royalties               | (\$2,103.40)         | (\$1,987.83)        | (\$2,325.93)        | (\$3,318.35)         | (\$3,699.60)         | (\$3,196.97)         |
| Rent                    | (\$2,916.67)         | (\$2,916.67)        | (\$2,916.67)        | (\$2,916.67)         | (\$2,916.67)         | (\$2,916.67)         |
| Maintenance fees        | \$0.00               | \$0.00              | \$0.00              | \$0.00               | \$0.00               | \$0.00               |
| Sales tax               | (\$2,178.07)         | (\$1,879.91)        | (\$2,086.80)        | (\$2,420.44)         | (\$3,186.82)         | (\$3,804.36)         |
| Insurances              | (\$760.00)           | (\$760.00)          | (\$760.00)          | (\$760.00)           | (\$760.00)           | (\$760.00)           |
| Accountant              | \$0.00               | (\$1,350.00)        | \$0.00              | \$0.00               | \$0.00               | (\$1,330.00)         |
| <b>Total</b>            | <b>(\$7,958.14)</b>  | <b>(\$8,894.41)</b> | <b>(\$8,089.40)</b> | <b>(\$9,415.46)</b>  | <b>(\$10,563.09)</b> | <b>(\$12,008.00)</b> |
| Crew pay                | (\$4,336.91)         | (\$3,936.74)        | (\$3,947.93)        | (\$5,817.88)         | (\$9,986.43)         | (\$6,304.88)         |
| Mgr pay                 | (\$3,386.00)         | (\$3,386.00)        | (\$3,386.00)        | (\$3,386.00)         | (\$3,674.81)         | (\$3,671.00)         |
| Payroll taxes both      | (\$3,630.10)         | (\$2,097.52)        | (\$2,327.94)        | (\$2,752.23)         | (\$1,892.30)         | (\$2,520.48)         |
| <b>Total</b>            | <b>(\$11,353.01)</b> | <b>(\$9,420.26)</b> | <b>(\$9,661.87)</b> | <b>(\$11,956.11)</b> | <b>(\$15,553.54)</b> | <b>(\$12,496.36)</b> |
| Food costs              | (\$10,486.86)        | (\$8,752.94)        | (\$9,634.19)        | (\$14,972.86)        | (\$16,852.22)        | (\$12,288.70)        |
| Radio advy/Other adv    | \$0.00               | \$0.00              | \$0.00              | \$0.00               | \$0.00               | \$0.00               |
| Real estate taxes       | \$0.00               | \$0.00              | \$0.00              | \$0.00               | \$0.00               | \$0.00               |
| Par equipment           | (\$185.00)           | (\$185.00)          | (\$185.00)          | (\$185.00)           | (\$185.00)           | (\$185.00)           |
| Credit card fees        | (\$549.48)           | (\$636.55)          | (\$749.38)          | (\$911.19)           | (\$1,088.61)         | (\$989.92)           |
| Broadsky                | (\$171.45)           | (\$176.45)          | (\$176.45)          | (\$176.45)           | (\$176.45)           | (\$689.59)           |
| Spectrio                | (\$26.00)            | (\$26.00)           | (\$30.56)           | (\$30.56)            | (\$30.56)            | (\$28.47)            |
| Utilities/phone         | (\$1,039.72)         | (\$1,195.49)        | (\$1,002.65)        | (\$769.97)           | (\$818.05)           | (\$804.19)           |
| Agent clean             | \$0.00               | \$0.00              | \$0.00              | (\$15.00)            | \$0.00               | (\$30.00)            |
| Orkin                   | (\$50.00)            | (\$50.00)           | (\$50.00)           | (\$50.00)            | (\$50.00)            | (\$50.00)            |
| Homebase                | (\$19.95)            | (\$19.95)           | (\$19.95)           | (\$19.95)            | (\$19.95)            | (\$19.95)            |
| R&M                     | \$0.00               | \$0.00              | \$0.00              | (\$250.00)           | \$0.00               | \$0.00               |
| Misc/travel             | (\$555.48)           | (\$1,308.27)        | (\$662.85)          | (\$265.00)           | (\$515.00)           | (\$517.72)           |
| <b>Total</b>            | <b>(\$2,597.08)</b>  | <b>(\$3,597.71)</b> | <b>(\$2,876.84)</b> | <b>(\$2,673.12)</b>  | <b>(\$2,883.62)</b>  | <b>(\$3,314.84)</b>  |
| <b>Total net income</b> | <b>(\$8,348.58)</b>  | <b>(\$3,950.34)</b> | <b>\$707.85</b>     | <b>\$1,752.18</b>    | <b>\$2,824.75</b>    | <b>\$3,220.97</b>    |

## Exhibit E

### Business plan Seward Ne.

With my family ties to the Exeter/Geneva areas I am very excited to operate a business in Seward which is a town I know of well and have spent time at over the years growing up. I know the community and family values are a strength in these parts of Nebraska and we will practice that as well in our business. We plan to hire 12-16 baristas along with a full-time salary manager and develop a manager in training for assistance to the manager to have a replacement if needed at some point.

With any business it takes time to grow and our mission is to deliver amazing service with impressive speed and amazing quality products. Get to know the customers and treat them as family and let them know Scooters values their business to build that trust and a bond with our customers. Doing these simple steps with build loyalty and increase sales year over year.

Use of billboards in out lying areas as well as some marketing techniques in surrounding communities to let other rural towns know that Scooters is in Seward now. This we feel will capture some customers that otherwise might have taken a different route into Lincoln knowing that we are a quick stop along hwy 15.

exhibit F

| Project eligibility | Costs        |
|---------------------|--------------|
| Site acquisition    | \$175,000.00 |
| Site preparation    | \$17,839.00  |
| HVAC                | \$15,971.00  |
| Landscaping         | \$8,000.00   |
| New paved lot       | \$49,250.00  |
|                     |              |
|                     |              |
| Total               | \$266,060.00 |

**AMENDMENT TO THE REDEVELOPMENT PLAN  
OF THE CITY OF SEWARD, NEBRASKA  
  
(GH COFFEE REDEVELOPMENT PROJECT)**

The City of Seward, Nebraska (“City”) has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for a certain redevelopment area in the City of Seward, as amended (the “Redevelopment Plan”). The Redevelopment Plan was approved by the City Council of the City as of November 15, 2011. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the “Act”), the City created the Community Redevelopment Authority of the City of Seward (“CRA”), which administers the Redevelopment Plan for the City.

The purpose of this Plan Amendment is to identify specific property within the redevelopment area that is in need of redevelopment to cause the removal of blight and substandard conditions identified as the site located in the in the City of Seward, Nebraska.

**Project Site**

The Project Site is located in the Redevelopment Area and is legally described on the attached and incorporated Exhibit “A” (the “Project Site”). The Project Site is in need of redevelopment. The CRA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CRA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight. The blighted condition of the Project Site and the Redevelopment Area require amelioration in order to retain the existing businesses and/or attract new businesses to the Project Site and the Redevelopment Area. In order to support private development, the Project Site and the Redevelopment Area are in need of renovation and development.

The Project Site is currently a vacant lot. The Project Site lot was created by an administrative replat in June, 2020. It was previously excess parking lot space from a larger lot that is currently being redeveloped by an unrelated party in an unrelated redevelopment project. Prior to the administrative replat and this potential project, there was no expected redevelopment that would occur on the Project Site and the most likely use would have been excess lot space that remained vacant or used as a private parking lot. The redevelopment of the Project Site pursuant to this Plan Amendment will help eliminate the current blight and substandard conditions of the Redevelopment Area, will help create additional business with infill redevelopment, and will further the

purposes of the Act in conformity with the Redevelopment Plan. The future land use of the Project Site is identified as Urban Mixed Use, which includes a variety of commercial uses, included restaurants.

### **The Project**

GH Coffee, LLC (the “Redeveloper”) has submitted a proposal for the Project and the redevelopment of the Project Site. The project under consideration will consist of the construction of a new Scooters Coffee drive through, and associated improvements on the Project Site (the “Project”). Upon completion, the building will be an approximately 580 square foot drive-through coffee shop. Preliminary site plans are attached as Exhibit “B” and incorporated herein by this reference. The CRA acknowledges that these plans are preliminary in nature and subject to change, but has included the current information submitted by the Redeveloper.

As part of the Project, the CRA shall capture available tax increment from the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Such public improvements may include, but are not limited to: site acquisition and grading. The use of TIF to assist with the costs of the eligible public improvements will make the Project as designed feasible. The Redeveloper shall be responsible for all other costs and expenses associated with the Project.

Redeveloper intends to commence construction in August, 2020 and complete construction in 2020. The base year for the Project shall be 2020 and the effective date for the division of taxes shall be January 1, 2021. The base value of the Project Site is anticipated to be \$46,481 which is the current assessed valuation of the Project Site. Pursuant to the Seward County Assessor’s preliminary appraisal of the proposed project, the projected completed valuation of the Project is \$318,120. The preliminary appraisal is not binding and is based upon the information and assumptions provided from the Redeveloper to the Assessor. The CRA does not make any representations to the final value of any project.

Redeveloper has requested \$63,525 in net TIF Indebtedness after CRA fees and cos of issuance are paid. Based upon the anticipated completed valuation of \$318,120, and a 0% interest rate for the TIF Note, the Project will yield TIF Indebtedness in the amount of approximately \$70,645.<sup>1</sup> The CRA administration fee of 3% on the TIF Indebtedness will be approximately \$2,119 and cost of issuance is still to be determined, but is currently estimated to be approximately \$6,000, which would net the Redeveloper approximately \$62,525. Thus, the TIF Indebtedness issued for the Project is anticipated to be approximately \$70,645, subject to any changes in the assumptions made in the preliminary TIF calculations.

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<sup>1</sup> For the purpose of the TIF Projections for this Project, the CRA: (1) has assumed the project will capture the full 15 years of tax increment and there will not be a partial valuation in the first year; (2) has not accounted for any increase in the assessed value of the Project Site during the 15 year tax increment financing period; and (3) has not utilized any assumed state property tax credit. All of these assumptions will change the actual amount of the tax increment generated by the Project. For example, if a state tax credit of \$104.15 per \$100,000 of value is assumed, the annual tax increment is only approximately \$4,427, which would lower the TIF Indebtedness amount that could be supported by the tax increment. Alternatively, any increase in the assessed value of the Project during the 15 year TIF period will increase the annual amount of tax increment.

The Redeveloper estimates that the building construction costs will be \$354,682 and total Project costs shall be approximately \$631,194. Redeveloper has identified multiple eligible TIF uses including the \$192,839 in TIF-eligible expenditures set forth below:

|                                     |           |
|-------------------------------------|-----------|
| Site Acquisition                    | \$175,000 |
| Grading                             | \$17,839  |
| <hr/>                               |           |
| Total estimated TIF eligible costs: | \$192,839 |

The identified TIF-eligible uses together with the CRA administration fee and cost of issuance, which are additional TIF-eligible uses that Redeveloper shall be required to pay, exceed the anticipated TIF amount of \$70,645. The final, actual cost of all TIF-eligible expenses shall be certified by Redeveloper upon completion of construction. In addition to the TIF Indebtedness, Redeveloper has stated that the Project would be financed in part using approximately \$200,000 in investor equity and the remainder of the costs borrowed from an existing bank line of credit.

### **Statutory Elements**

As described above, the Project envisions the capture of the incremental taxes created by the Project on the Project Site to pay for those eligible expenditures as set forth in the Act. Attached as Exhibit “C” and incorporated herein by this reference is a consideration of the statutory elements under the Nebraska Community Development Law.

### **Cost-Benefit Analysis**

Pursuant to Section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit “D” and incorporated by this reference.

### **Comprehensive Plan**

Several goals of the 2018 City of Seward Comprehensive Plan will be furthered by this Project. The current land use map and future land use map from the 2018 City of Seward Comprehensive Plan are included for reference in this Plan Amendment. This section is not a comprehensive analysis of the Project’s implementation and conformance with the Comprehensive Plan, but is meant to highlight and summarize the key points on this topic. Some selections from the Comprehensive Plan are set forth below:

#### **VIBRANT BUSINESSES: GOALS**

- Invest in Downtown Seward as a destination, an economic engine, and the heart of the community
- Promote a strong retail, restaurant, and service economy
- Focus business recruitment and incubation on sectors that complement the overall character of the city in terms of its strengths, its people, and its vision for the future

- Support and promote the creation of community amenities that will attract and retain a young and talented workforce

**GOAL 2: PROMOTE A STRONG RETAIL, RESTAURANT, AND SERVICE ECONOMY**

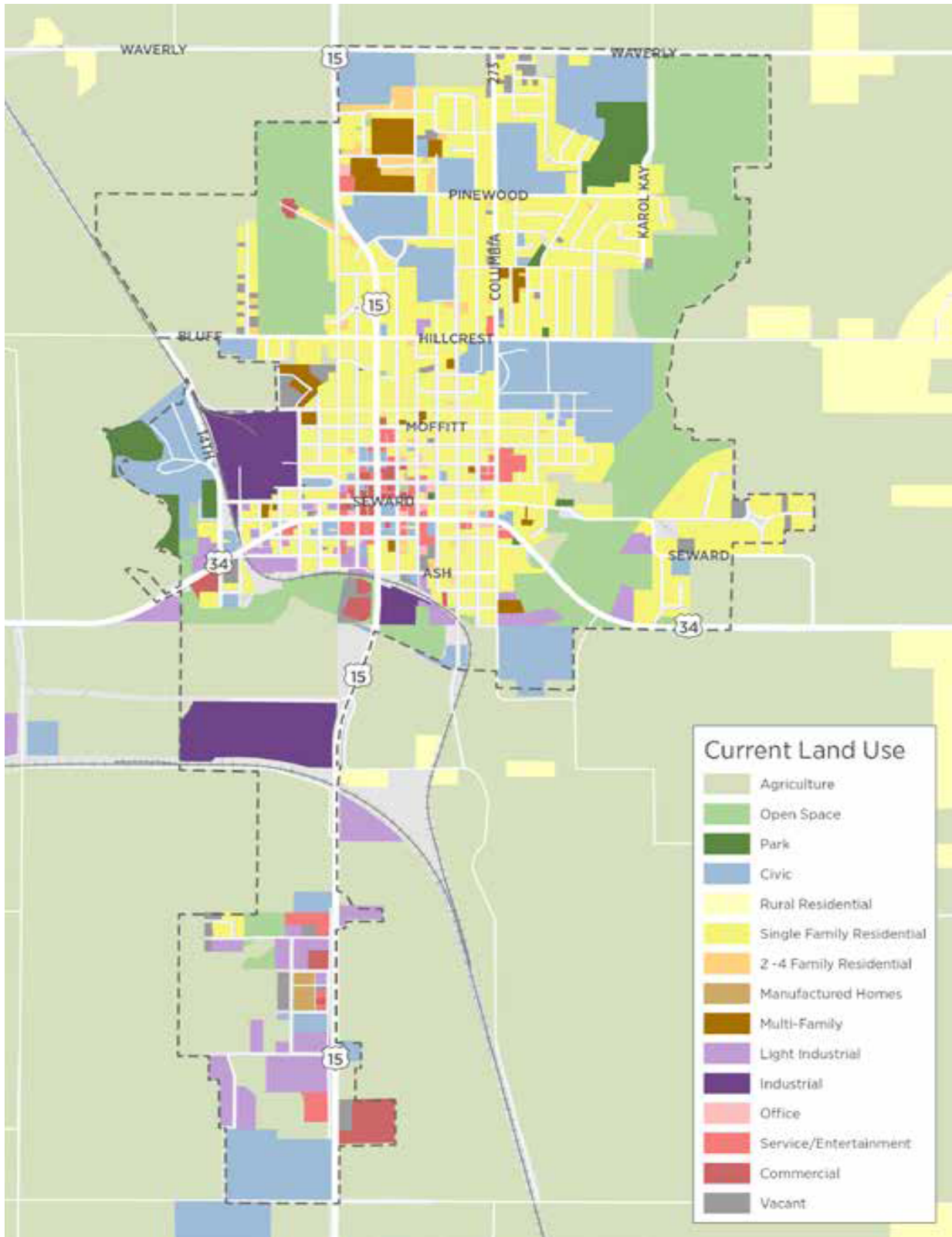
Actions and Recommendations:

Establish incentive programs to support additional retail, restaurants, and service businesses in target areas such as downtown.... This support should be formalized through financial and logistical support in pursuit of that goal.

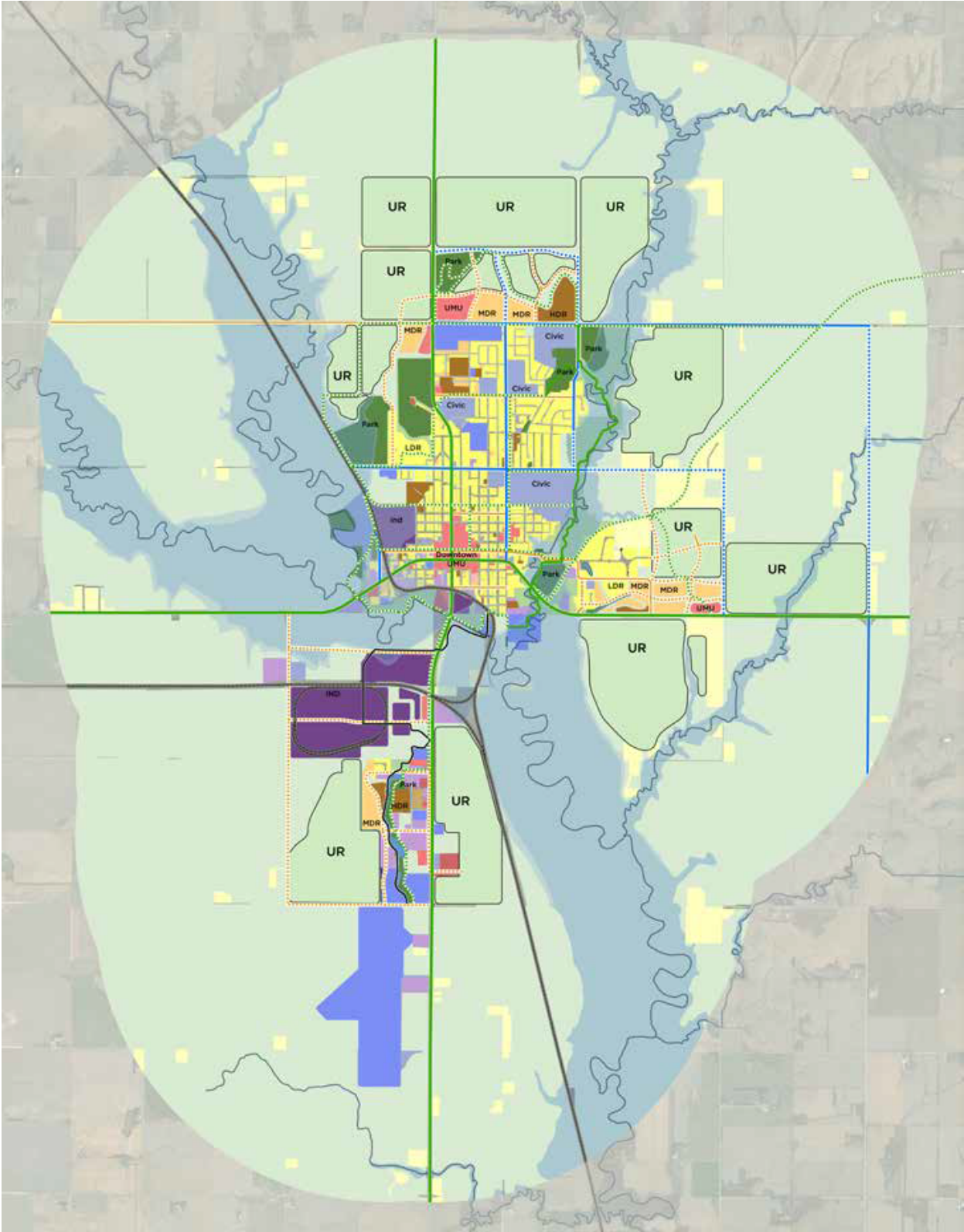
**Additional Project Information from the Redeveloper**

Redeveloper has represented that without the use of TIF, this Project would not be feasible and the Redeveloper could not develop this Project on the Project Site. Redeveloper has represented that this business model has been successful in communities with 15,000+ population. There is insufficient data as to whether a lower population will generate sufficient revenue to support this business, so TIF assistance with the up-front costs make the business risk more feasible. Redeveloper has further stated that it would look at a location south of town and would not locate in the downtown area if TIF was not available. Redeveloper has further represented that it does not intend to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act.

**Existing Land Use Map:**



**Future Land Use Map:**



**EXHIBIT "A"**  
**Legal Description of the Project Site**

The property is located at 240 N. 6<sup>th</sup> Street in Seward. The property is legally described as follows:

Lot A, Administrative Replat of Lot 5, Lot 6, and the North ½ of the vacated East-West alley adjacent to Lot 6, Block 37, Seward Cloyd's Addition to the City of Seward, Seward County, Nebraska (PID# 800231000).

The general location of the Project Site is depicted below:

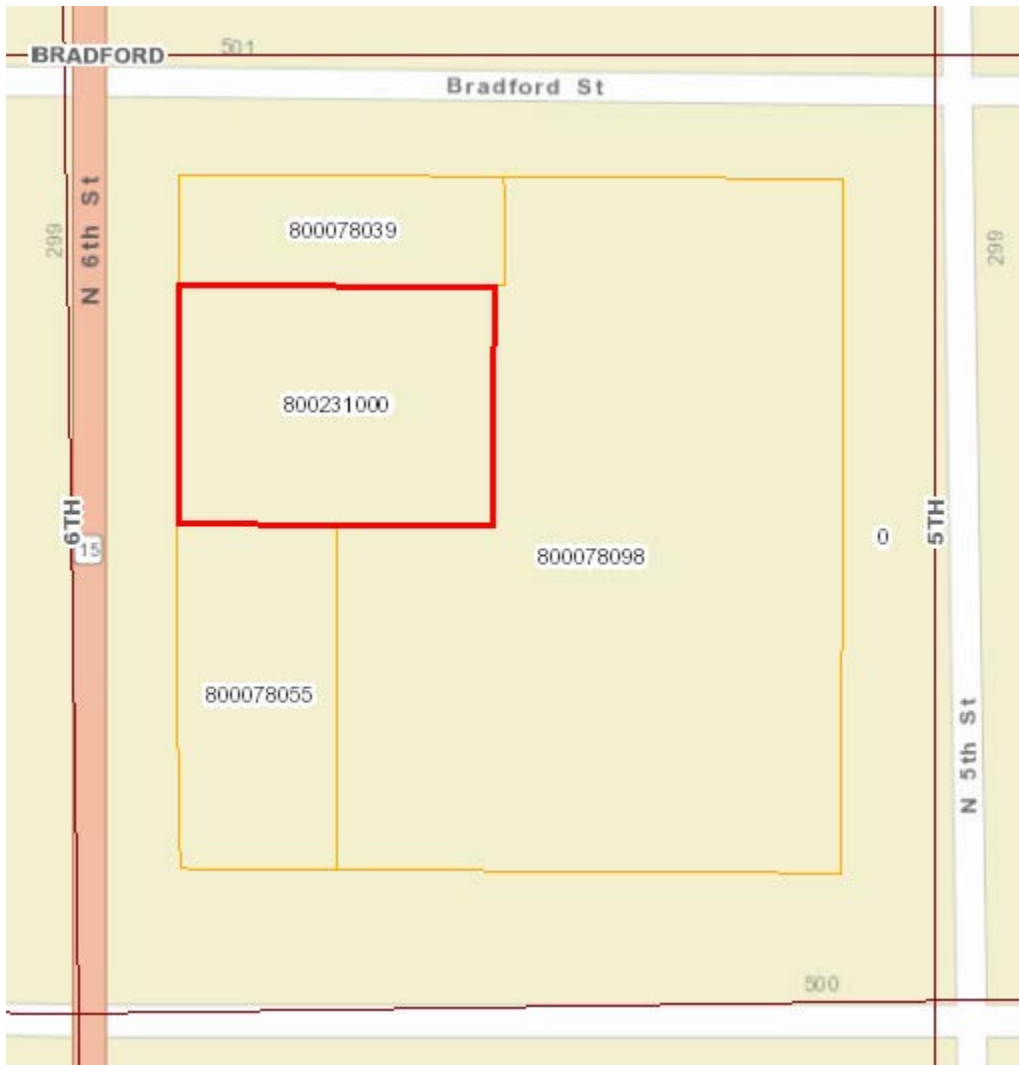
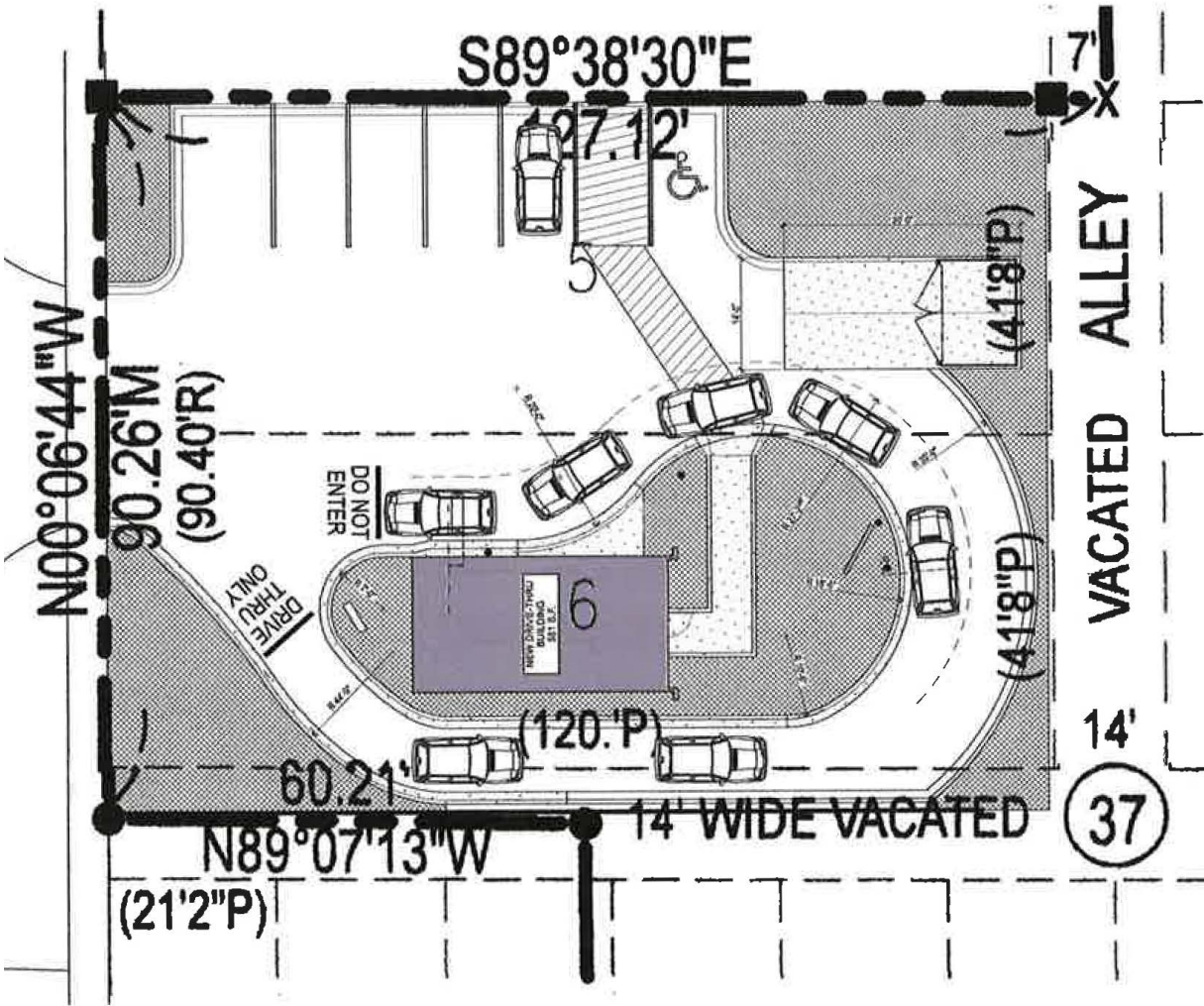


Exhibit "A"

**EXHIBIT "B"**  
**Preliminary Site Plans**



**EXHIBIT “C”**  
**Statutory Elements**

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish the Project. Redeveloper purchased the Project Site on June 23, 2020 in connection with and for the purpose of developing this Project.

B. Population Density

The proposed Project on the Project Site is a commercial project, involving the construction of one commercial building. The Project will not significantly affect population density in the project area.

C. Land Coverage

The coffee shop building will be approximately 580 square feet with a drive-through lane. The Project will meet the applicable land-coverage ratios and zoning requirements as required by the City of Seward.

D. Traffic Flow, Street Layouts, and Street Grades

No adverse impacts are anticipated with respect to traffic flow, street layouts, and street grades. The Project will include the construction of a drive-through lane for internal circulation and the Redeveloper shall obtain all necessary City approval to ensure this does not create any traffic concerns. The city permitting process will ensure that the drive-through lane will not cause any stacking issues that could lead to traffic congestion in the adjacent street.

E. Parking

The Project will meet or exceed the parking requirements set forth in the applicable zoning district. There shall be approximately 6 parking stalls constructed on the Project Site.

F. Zoning, Building Code, and Ordinances

The Project Site is located in a CBD - Commercial Business District zone. The Project is a permitted use in said zoning district. No additional zoning, building code, or ordinance changes will be necessary for the Project.

**EXHIBIT “D”**  
**Cost Benefit Analysis**  
**(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the GH Coffee Redevelopment Project, as described in the Amendment to the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing funds authorized by Neb. Rev. Stat. §18-2147.

**1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the 15 year tax shift is as follows:

|    |   |           |
|----|---|-----------|
| a. | Redevelopment Project Valuation:                | \$46,481  |
| b. | Projected Completed Project Assessed Valuation: | \$318,120 |
| c. | Projected Tax Increment Base:                   | \$271,639 |
| d. | Estimated Tax Levy:                             | 1.733791  |
| e. | Annual Projected Tax Shift:                     | \$4,710   |

*Note: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2019 levy rate. There has been no accounting for incremental growth or change in the tax levy over the 15 year TIF period. There has been no accounting for any annual state property tax credit.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

No substantial adverse effects are anticipated on the public infrastructure and community public service needs. All public infrastructure required to serve the Project Site exists and utilities just need to be extended to the building site. A drive through coffee shop will be constructed on the currently vacant lot, but it is not intended to cause a material effect on the public infrastructure improvements or community public services in the City.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate sales tax growth for the City through the restaurant operation. The Project will also require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will create a new Scooters drive through coffee shop. This additional coffee option in the City of Seward, particularly the drive through restaurant designed for quick service on the go, is an important amenity in the community, which will allow for further growth of the community. Increasing amenities and commercial food/drink options is crucial to attracting future businesses and workers to the City.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

Similar to the answer provided in Section 3, above, the Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers. The majority of the jobs that will be created will be part-time barista positions. These jobs will be targeted for college students or other employees that need part time work with flexibility to work around other schedules, such as school events and sports. Additionally, Restaurant options are important in a community the size of Seward. The Project's focus on drive through coffee service will provide a new service in the City, but will not detract from other sit down coffee shops and restaurants.

**5. Impacts on the student populations of school districts within the City:**

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. The school district should have the capacity to handle any minimal population increase from the Project.

**6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

Redeveloper anticipates that a local Scooters will result in community members getting their coffee here rather than at the Scooters in Fallbrook. Redeveloper's goal is also to draw customers from communities north of Seward on their way to Lincoln—the quick, drive through nature of the business is anticipate to result in more local sales that would otherwise occur in Lincoln.

It is anticipated that the Project will create 12-16 jobs. The manager pay range shall be between \$35,000 and \$40,000 and the other employees pay is estimated to be between \$10 and \$12 per hour. The majority of the jobs that will be created will be barista positions that will be targeted for college students or other employees that need part time work with flexibility to work around other schedules.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

**7. Summary of Findings:**

The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. Additionally, the Project will increase property tax revenue in the long-term. The benefits outweigh the costs of the proposed Project.

**REDEVELOPMENT AGREEMENT  
(GH COFFEE REDEVELOPMENT PROJECT)**

This Redevelopment Agreement is made and entered into as of the \_\_\_\_ day of August, 2020, by and between the Community Redevelopment Authority of the City of Seward, Nebraska (“CRA”) and GH Coffee, LLC, a Nebraska limited liability company (“Redeveloper”).

**RECITALS**

A. The CRA is a duly organized and existing community redevelopment authority, a body politic and corporate under the laws of the State of Nebraska, with lawful power and authority to enter into this Redevelopment Agreement.

B. The City of Seward, in furtherance of the purposes and pursuant to the provisions of Article VIII, Section 12 of the Nebraska Constitution and Neb. Rev. Stat. §§ 18-2101 to 18-2154, as amended (collectively the “Act”), has adopted a Redevelopment Plan for a blighted and substandard area designated by the City, including the Redevelopment Area.

C. Redeveloper owns the Project Site which is located in the Redevelopment Area.

D. Redeveloper submitted a redevelopment project proposal to redevelop the Project Site.

E. Redeveloper’s proposed redevelopment project will consist of the construction and operation of a drive-through coffee shop on the Project Site, as more particularly described on the attached Exhibit “A”.

F. The CRA has approved the Redeveloper’s proposed redevelopment project, including the utilization of tax-increment financing to provide for the construction of the eligible public improvements defined in this Redevelopment Agreement.

G. CRA and Redeveloper desire to enter into this Redevelopment Agreement for redevelopment of the Project Site.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein set forth, CRA and Redeveloper do hereby covenant, agree and bind themselves as follows:

**ARTICLE I  
DEFINITIONS AND INTERPRETATION**

**Section 1.01      Terms Defined in this Redevelopment Agreement.**

Unless the context otherwise requires, the following terms shall have the following meanings for all purposes of this Redevelopment Agreement, such definitions

to be equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of any of the terms defined:

A. “Act” means Article VIII, Section 12 of the Nebraska Constitution, Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended, and acts amendatory thereof and supplemental thereto.

B. “Anticipated Tax Increment” means the Anticipated Tax Increment for this Project as set forth on the attached Exhibit “B”.

C. “City” means the City of Seward, Nebraska.

D. “CRA” means Community Redevelopment Authority of the City of Seward, Nebraska.

E. “Effective Date” means January 1, 2021.

F. “Eligible Project Costs” means only costs or expenses incurred by Redeveloper for Public Improvements and other items eligible for reimbursement under the Act.

G. “Minimum Project Valuation” means the amount of Three Hundred Eighteen Thousand One Hundred Twenty and No/100 Dollars (\$318,120.00).

H. “Private Improvements” means all the private improvements to be constructed on the Project Site as more particularly described on Exhibit “A”.

I. “Project” means the Project Site and includes improvements to the Project Site and adjacent thereto, including the Private Improvements and Public Improvements defined herein and described on Exhibit “A” attached and incorporated by this reference.

J. “Project Completion Date” means December 31, 2020.

K. “Project Site” means all that certain real property situated in the City of Seward, Seward County, Nebraska, more particularly described on Exhibit “A”.

L. “Public Improvements” shall include all the public improvements more particularly described on Exhibit “A” which are eligible improvements under the Act. The costs of the Public Improvements include the debt service payments of the TIF Indebtedness.

M. “Redevelopment Agreement” means this Redevelopment Agreement between the CRA and Redeveloper with respect to the Project.

N. “Redeveloper” means GH Coffee, LLC, a Nebraska limited liability company.

O. “Redevelopment Area” means Redevelopment Area #1 that is set forth in the Redevelopment Plan.

P. “Redevelopment Plan” means the Redevelopment Plan for the Redevelopment Area by the CRA and approved by the City pursuant to the Act, as amended from time to time.

Q. “Tax Increment” means in accordance with Neb. Rev. Stat. § 18-2147 of the Nebraska Community Development Law, the difference between the ad valorem tax which is produced by the tax levy (fixed each year by the Seward County Board of Equalization) for the Project Site before the completion of the construction of the Private Improvements and the ad valorem tax which is produced by the tax levy for the Project Site after completion of construction of the Private Improvements as part of the Project.

R. “TIF Indebtedness” means the sums payable under any bonds, notes, loans and advances of money or other indebtedness, including interest thereon, issued by the CRA or the City secured in whole or in part by Tax Increment.

**Section 1.02            Construction and Interpretation.**

The provisions of this Redevelopment Agreement shall be construed and interpreted in accordance with the following provisions:

(a) This Redevelopment Agreement shall be interpreted in accordance with and governed by the laws of the State of Nebraska, including the Act.

(b) Wherever in this Redevelopment Agreement it is provided that any person may do or perform any act or thing the word “may” shall be deemed permissive and not mandatory and it shall be construed that such person shall have the right, but shall not be obligated, to do and perform any such act or thing.

(c) The phrase “at any time” shall be construed as meaning “at any time or from time to time.”

(d) The word “including” shall be construed as meaning “including, but not limited to.”

(e) The words “will” and “shall” shall each be construed as mandatory.

(f) The words “herein,” “hereof,” “hereunder,” “hereinafter” and words of similar import shall refer to the Redevelopment Agreement as a whole rather than to any particular paragraph, section or subsection, unless the context specifically refers thereto.

(g) Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as the context may require.

(h) The captions to the sections of this Redevelopment Agreement are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary by implication or otherwise any of the provisions hereof.

**ARTICLE II  
REPRESENTATIONS**

**Section 2.01        Representations by the CRA.**

The CRA makes the following representations and findings:

(a) The CRA is a duly organized and validly existing community redevelopment authority under the Act.

(b) The CRA deems it to be in the public interest and in furtherance of the purposes of the Act to accept the proposal submitted by Redeveloper for the redevelopment of the Project Site as specified herein.

(c) The Project will achieve the public purposes of the Act by, among other things, increasing employment, increasing the tax base, and lessening blighted and substandard conditions in the Redevelopment Area.

(d) The costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the CRA and have been found to be in the long-term best interest of the community impacted by the Project.

**Section 2.02        Representations of Redeveloper.**

Redeveloper makes the following representations and findings:

(a) Redeveloper is a Nebraska limited liability company in good standing and has the power to enter into this Redevelopment Agreement and perform all obligations contained herein.

(b) The execution and delivery of the Redevelopment Agreement and the consummation of the transactions therein contemplated will not conflict with or constitute a breach of or default under any bond, debenture, note or other evidence of indebtedness or any contract, loan agreement or lease to which Redeveloper is a party or by which it is bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature upon any of the property or assets of Redeveloper contrary to the terms of any instrument or agreement.

(c) There is no litigation pending or to the best of its knowledge threatened against Redeveloper affecting its ability to carry out the acquisition, construction, equipping and furnishing of the Project or the carrying into effect of this Redevelopment Agreement or, except as disclosed in writing to the CRA, as to any other matter materially affecting the ability of Redeveloper to perform its obligations hereunder.

(d) Redeveloper owns the Project Site in fee simple and free from any liens, encumbrances, or restrictions which would prevent the performance of this Redevelopment Agreement by Redeveloper.

(e) Pursuant to Neb. Rev. Stat. § 18-2119, the Redeveloper certifies to the CRA that Redeveloper does not intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Nebraska Advantage Act.

(f) The Project would not be economically feasible without the use of tax increment financing.

(g) The Project would not occur in the Redevelopment Area without the use of tax increment financing.

### **ARTICLE III OBLIGATIONS OF THE CRA AND PUBLIC IMPROVEMENTS**

#### **Section 3.01      Capture of Tax Increment.**

Subject to the contingencies described below and to all of the terms and conditions of this Redevelopment Agreement, commencing for the tax year of the Effective Date and continuing thereafter, the CRA shall capture the Tax Increment from the Private Improvements pursuant to the Nebraska Community Development Law. The CRA shall capture the Tax Increment generated by the Project Site for a total period of not to exceed fifteen (15) years after the Private Improvements have been included in the assessed valuation of the Project Site and the Project Site is generating the Tax Increment subject to capture by the CRA. The effective date of this provision shall be the Effective Date. The CRA shall file with the Seward County Assessor the “Notice to Divide Taxes” on or prior to August 1 in the year of the Effective Date.

#### **Section 3.02      Issuance of TIF Indebtedness.**

On or after thirty (30) days following the approval and execution of this Redevelopment Agreement, the CRA shall incur or issue TIF Indebtedness in an amount not to exceed Seventy Thousand Six Hundred Forty Five and No/100 Dollars (\$70,645.00), as calculated on the attached and incorporated Exhibit “B”. The TIF Indebtedness shall be issued in a TIF Promissory Note in the form attached hereto as Exhibit “E” (“Note”). The TIF Indebtedness shall be purchased by the Redeveloper or a lender of the Redeveloper. The TIF Indebtedness shall not be a general obligation of the CRA or City which shall issue such Note solely as a conduit. If the Redeveloper does not acquire and fund the TIF Indebtedness itself, the Redeveloper shall locate a lender or other entity to acquire and fund the acquisition of the Note for the TIF Indebtedness. The TIF Indebtedness shall be secured by a pledge or assignment of the Tax Increment or otherwise secured by the Redeveloper as required by the lender.

#### **Section 3.03      Use of TIF Indebtedness.**

The CRA will collect the Tax Increment and use said Tax Increment to pay debt service on the TIF Indebtedness incurred as provided in Section 3.02 of this Redevelopment Agreement. Notwithstanding the foregoing, the amount of the TIF Indebtedness that the CRA agrees to service and repay with the Tax Increment shall not exceed the amount of the Eligible Project Costs certified pursuant to Section 4.03. In addition, the CRA shall retain an amount sufficient to pay its reasonable and necessary cost of issuance, including attorney fees, and a CRA

administration fee in the amount of three percent (3%) of the TIF Indebtedness. The Redeveloper shall pay to the CRA the cost of issuance and CRA administration fee at or prior to the issuance of the TIF Note. The Tax Increment, shall be paid pursuant to the terms of the Note and this Redevelopment Agreement.

**Section 3.04      Creation of Fund.**

CRA will create a special fund to collect and hold the receipts of the Tax Increment. Such special fund shall be used for no purpose other than to pay TIF Indebtedness issued pursuant to Section 3.02 above.

**Section 3.05      Projected TIF Sources and Uses.**

In addition to the TIF Indebtedness calculation formula set forth on Exhibit “B”, Redeveloper’s anticipated TIF sources and eligible uses are attached and incorporated for the parties’ reference as Exhibit “C.”

**ARTICLE IV  
OBLIGATIONS OF REDEVELOPER**

**Section 4.01      Evidence of Financial Ability.**

The Redeveloper shall, no later than ninety (90) days following the execution of this Redevelopment Agreement, provide to the CRA evidence of availability of the specific amount of finances necessary for purposes of carrying out the commitment of the Redeveloper in connection with acquisition of the Project Site and construction of the Public Improvements and the Private Improvements. To the extent allowed by law, the CRA agrees to keep said information confidential. Such information shall state the amount and source of liquid assets on hand or immediately available to the Redeveloper for use in constructing the Private Improvements; and shall state the amount and source of debt financing which is available, or irrevocably committed, to the Redeveloper for use in completing the Private Improvements. Such information shall be provided in a form satisfactory to the CRA, and evidence of loan commitments shall include all of the documents evidencing the loan commitment, acceptance by the Redeveloper, the purposes of the loan, the authorized use of loan funds, and all other terms and conditions of the loan commitment, the acceptance, and the loan. Submittal of such financial information in a form satisfactory to the CRA shall be a condition precedent to the requirement of the CRA to proceed with its obligations under this Redevelopment Agreement.

**Section 4.02      Construction of Project; Insurance.**

(a) Redeveloper will complete the Public Improvements and the Private Improvements and install all equipment necessary to operate the Public Improvements and the Private Improvements no later than the Project Completion Date. Redeveloper shall be solely responsible for obtaining all permits and approvals necessary to acquire, construct and equip the Public Improvements and the Private Improvements. Until construction of the Public Improvements and the Private Improvements has been completed, Redeveloper shall make reports in such detail and at such times as may be reasonably requested by the CRA as to the actual progress of Redeveloper with respect

to construction of the Public Improvements and the Private Improvements. Promptly after completion by Redeveloper of the Public Improvements and the Private Improvements, Redeveloper shall furnish to the CRA a Certificate of Completion in the form attached hereto as Exhibit "F" from Redeveloper's engineer or architect, or owner's representative. When accepted in writing by the CRA, the certification by Redeveloper shall be a conclusive determination of satisfaction of the agreements and covenants in this Redevelopment Agreement with respect to the obligations of Redeveloper to construct the Public Improvements and the Private Improvements.

(b) Any contractor chosen by Redeveloper or Redeveloper itself shall be required to obtain and keep in force at all times until completion of construction, policies of insurance including coverage for contractors' general liability and completed operations (provided that Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance) and a penal bond as required by the Act. Any contractor chosen by Redeveloper or Redeveloper itself, as an owner, shall be required to purchase and maintain property insurance upon the Project to the full insurable value thereof (provided that Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance). This insurance shall insure against the perils of fire and extended coverage and shall include "special causes of loss" insurance for physical loss or damage.

#### **Section 4.03      Cost Certification.**

Redeveloper shall submit to CRA a certification of Eligible Project Costs in the form of the certification attached hereto as Exhibit "G" ("Eligible Project Costs Certification"), after expenditure of such project costs. Redeveloper may, at its option, submit one or more partial Eligible Project Costs Certifications prior to expenditure of all Eligible Project Costs providing certification of receipt of billings for work in progress. All Eligible Project Costs Certifications shall be subject to review and approval by the CRA. Determinations by the CRA whether costs included in the Eligible Project Costs Certification are properly included in Eligible Project Costs as defined in this Redevelopment Agreement shall be made in its sole discretion and shall be conclusive and binding on Redeveloper.

The TIF Indebtedness shall not exceed the actual and certified Eligible Project Costs for the Project. In the event that the certified Eligible Project Costs for the Project are less than the TIF Indebtedness, the CRA shall reduce the TIF Indebtedness amount and Redeveloper shall repay to the CRA within ten (10) days of said cost certification any amount in excess of the Eligible Project Costs issued prior to the Eligible Project Costs Certification.

#### **Section 4.04      No Discrimination.**

Redeveloper agrees and covenants for itself, its successors and assigns that as long as this Redevelopment Agreement is outstanding, it will not discriminate against any person or group of persons on account of race, sex, color, religion, national origin, ancestry, disability, marital status or receipt of public assistance in connection with the Project. Redeveloper, for itself and its successors and assigns, agrees that during the construction of the Project, Redeveloper will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin,

ancestry, disability, marital status or receipt of public assistance. Redeveloper will comply with all applicable federal, state and local laws related to the Project.

**Section 4.05 Pay Real Estate Taxes.**

(a) Redeveloper has agreed to create a taxable real property valuation of the Project and Project Site of not less than the Minimum Project Valuation no later than the Effective Date. During the period of this Redevelopment Agreement, Redeveloper, and any successors and assigns, will: (1) not protest a real estate property valuation of the Project Site to a sum less than the Minimum Project Valuation; and (2) not convey the Project Site or structures thereon to any entity which would be exempt from the payment of real estate taxes or cause the nonpayment of such real estate taxes.

(b) If Redeveloper funds the Note, Redeveloper agrees to forgive any shortfall in repayment of the TIF Indebtedness. If a lender or third party other than Redeveloper funds the Note, Redeveloper shall make semi-annual payments in lieu of taxes (“Deficiency Payments”) to said lender or third party in the amount the Anticipated Tax Increment exceeds the actual Tax Increment. Said Deficiency Payments shall be made within thirty (30) days of written notice from the lender and/or CRA.

**Section 4.06 No Assignment or Conveyance.**

Redeveloper shall not convey, assign or transfer the Project Site or any interest therein prior to the termination of the fifteen (15) year period commencing on the Effective Date without the prior written consent of the CRA, which shall not be unreasonably withheld and which the CRA may make subject to any terms or conditions it reasonably deems appropriate, except for the following conveyance, which shall be permitted without consent of the CRA: (i) any conveyance as security for indebtedness incurred by Redeveloper for Project costs or any subsequent physical improvements to the premises (whether incurred prior to or after the effective date of this Redevelopment Agreement) with the outstanding principal amount of all such indebtedness secured by the Project Site which shall have lien priority over the obligations of Redeveloper pursuant to this Redevelopment Agreement; or (ii) any additional or subsequent conveyance as security for indebtedness incurred by Redeveloper for Project costs or any subsequent physical improvements to the premises provided that any such conveyance shall be subject to the obligations of Redeveloper pursuant to this Redevelopment Agreement.

**ARTICLE V  
FINANCING REDEVELOPMENT PROJECT; ENCUMBRANCES**

**Section 5.01 Financing.**

Redeveloper shall pay all costs for the construction of the Private Improvements and the Public Improvements. Redeveloper shall be responsible for arranging all necessary financing for the construction of the Public Improvements and Private Improvements, including, with respect to the Public Improvements, the TIF Indebtedness.

**Section 5.02           Encumbrances.**

Redeveloper shall not create any lien, encumbrance or mortgage on the Project or the Project Site except, (a) encumbrances which secure indebtedness incurred to acquire, construct and equip the Project or for any other physical improvements to the Project Site, (b) easements and rights of entry granted by Redeveloper, (c) construction and materialman liens that may be filed in connection with the construction of the Private Improvements so long as any such lien is discharged or bonded within ninety (90) days of completion of the Private Improvements, and (d) any other liens so long as any such lien is satisfied and released or substitute security is posted in lieu thereof within ninety (90) days of Redeveloper receiving notice thereof.

**Section 5.03           Mortgage Financing.**

(a) Mortgage Holder Obligations. Each mortgage holder who obtains title to the Project Site or any part thereof as a result of foreclosure or other judicial proceedings or action in lieu thereof (referred to in this section as the “Mortgage Holder”) shall be obligated to require construction and completion of the Private Improvements and the Public Improvements by any person who subsequently obtains title to the Project Site or any part thereof from the Mortgage Holder; provided, however, the Mortgage Holder itself shall not be obligated by those provisions of this Redevelopment Agreement which require construction and completion of the Private Improvements and the Public Improvements. Additionally, no person, including the Mortgage Holder, may devote the Private Improvements and the Public Improvements thereon or any part thereof to any use or construct any improvements thereon other than those uses and improvements provided and permitted in accordance with this Redevelopment Agreement for the term of this Redevelopment Agreement.

(b) Copy of Notice of Default to Mortgagee. Whenever the CRA shall deliver any notice or demand to Redeveloper with respect to any breach or default by Redeveloper of its obligations or covenants in this Redevelopment Agreement, the CRA shall, at the same time, forward a copy of such notice or demand to each holder of any mortgage authorized by this Redevelopment Agreement at the last address of such holder as shown in the records of the CRA or as provided by such mortgagee.

(c) Mortgagee’s Option to Cure Defaults. If thirty (30) days after notice or demand with respect to any breach or default, such breach or default remains uncured, each holder shall (and every mortgage instrument made prior to acceptance by the CRA of the Certificate of Completion with respect to any of the Private Improvements or the Public Improvements by Redeveloper or its successors in interest shall so provide) have the right, at its option, to cure or remedy such breach or default within sixty (60) days after notice or demand, and to add the cost thereof to the mortgage debt and the lien of its mortgage. If the mortgage holder commences efforts to cure the default within such period and the default cannot, in the exercise of due diligence, be cured within such period, the holder shall have the right to diligently continue to cure the default.

(d) Mortgage Rights Applicable to Other Forms of Encumbrance. The rights and obligations of this Redevelopment Agreement relating to mortgages of the Project Site shall apply to any other type of encumbrance on the Project Site, and any of the

stated rights, obligations and remedies of any party relating to mortgage foreclosures shall be applicable to procedures under any deed of trust or similar method of encumbrance.

(e) Termination of Provisions. The provisions of this Section 5.03 shall terminate upon acceptance by the CRA of the Redeveloper's Certificate of Completion.

## **ARTICLE VI DEFAULT, REMEDIES; INDEMNIFICATION**

### **Section 6.01      General Remedies of the CRA and Redeveloper.**

Subject to the further provisions of this Article VI, in the event of any failure to perform or breach of this Redevelopment Agreement or any of its terms or conditions, by either party hereto or any successor to such party, such party, or successor, shall, upon written notice from the other, proceed immediately to commence such actions as may be reasonably designed to cure or remedy such failure to perform or breach which cure or remedy shall be accomplished within a reasonable time by the diligent pursuit of corrective action. In case such action is not taken, or diligently pursued, or the failure to perform or breach shall not be cured or remedied within a reasonable time, this Redevelopment Agreement shall be in default and the aggrieved party may institute such proceedings as may be necessary or desirable to enforce its rights under this Redevelopment Agreement, including, but not limited to, proceedings to compel specific performance by the party failing to perform or in breach of its obligations; provided that, in view of the additional remedies of the CRA set out in Section 6.02, the remedy of specific performance by Redeveloper shall not include or be construed to include the covenant to build or construct the Private Improvements or Project.

### **Section 6.02      Additional Remedies of the CRA.**

In the event that:

- (a) Redeveloper, or successor in interest, shall fail to complete the construction of the Project on or before the Project Completion Date, or shall abandon construction work for any period of one hundred twenty (120) days (not including any period covered pursuant to the terms of Section 6.04 below);
- (b) Redeveloper, and/or any successor in interest, shall fail to pay real estate taxes or assessments on the Project Site or any part thereof when due, and such taxes or assessments or payments in lieu of taxes shall not have been paid, or provisions satisfactory to the CRA made for such payment within thirty (30) days following written notice from the CRA;
- (c) Any Deficiency Payment due pursuant to Section 4.05(b) of this Redevelopment Agreement is not paid when due as set forth in Section 4.05(b); or
- (d) There is a transfer of the Project Site or any part thereof in violation this Redevelopment Agreement, and such failure or action by Redeveloper has

not been cured within thirty (30) days following written notice from the CRA,

then Redeveloper shall be in default of this Redevelopment Agreement; and if such failure to perform, breach or default is not cured in the period herein provided, the parties agree that the damages caused to the CRA would be difficult to determine with certainty. To the extent that such failure results in the fact that the CRA is not able to capture the full amount of Tax Increment contemplated hereunder, Redeveloper shall be obligated, on an annual basis, to remit the sum by which the Anticipated Tax Increment exceeds the actual Tax Increment. Additionally, the CRA may, but is not required to, declare the entire amount due hereunder for the remainder of the TIF period immediately due and payable by Redeveloper, such amount or any portion thereof which may from time to time remain unpaid shall bear interest at a rate of twelve percent (12%) per annum or, if less, the maximum legal rate permitted by law, until all amounts due hereunder are paid in full.

**Section 6.03            Remedies in the Event of Other Redeveloper Defaults.**

In the event Redeveloper fails to perform any other provisions of this Redevelopment Agreement (other than those specific provisions contained in Section 6.02), and such failure has not been cured within thirty (30) days following written notice from the CRA, then Redeveloper shall be in default. In such an instance, the CRA may seek to enforce the terms of this Redevelopment Agreement or exercise any other remedies that may be provided in this Redevelopment Agreement or by applicable law.

**Section 6.04            Limitation of Liability; Indemnification.**

(a) Notwithstanding anything in this Article VI or this Redevelopment Agreement to the contrary, neither the CRA, City, nor their officers, directors, employees, agents or their governing bodies shall have any pecuniary obligation or monetary liability under this Redevelopment Agreement. The obligation of the CRA on any TIF Indebtedness shall be limited solely to the Tax Increment pledged as security for such TIF Indebtedness. Specifically, but without limitation, neither City nor the CRA shall be liable for any costs, liabilities, actions, demands, or damages for failure of any representations, warranties or obligations hereunder. Redeveloper releases the CRA and the City from and agrees that the CRA and the City shall not be liable for any loss or damage to property or any injury to or death of any person that may be occasioned by any cause whatsoever pertaining to the Private Improvements.

(b) Redeveloper shall indemnify, defend (at the CRA's and/or the City's option) and hold harmless the CRA, the City, their respective employees, officials, agents, representatives and volunteers from and against any and all liabilities, damages, injuries (including death), property damage (including loss of use), claims, liens, judgments, costs, expenses, suits, actions, or proceedings and reasonable attorney's fees, and actual damages of any kind or nature, arising out of or in connection with any aspect of the acts, omissions, negligence or willful misconduct of Redeveloper, its employees, agents, officers, contractors or subcontractors, or Redeveloper's performance or failure to perform under the terms and conditions of this Redevelopment Agreement. Such indemnification, hold harmless and defense

obligation shall exclude only such liability actions as arise directly out of the sole negligence or willful misconduct of the CRA or the City. The indemnification and defense obligations set forth herein shall survive the termination of this Redevelopment Agreement.

## **ARTICLE VII MISCELLANEOUS**

### **Section 7.01      Memorandum.**

A Memorandum of this Redevelopment Agreement shall be recorded with the Seward County Register of Deeds. The form of the Memorandum is attached as Exhibit "D" and incorporated by this reference.

### **Section 7.02      Governing Law.**

This Redevelopment Agreement shall be governed by the laws of the State of Nebraska, including the Act.

### **Section 7.03      Binding Effect; Amendment.**

This Redevelopment Agreement shall be binding on the parties hereto and their respective successors and assigns. This Redevelopment Agreement shall run with the Project Site. The Redevelopment Agreement shall not be amended except by a writing signed by the party to be bound.

### **Section 7.04      No Agency or Partnership.**

This Redevelopment Agreement is not intended and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture or association as between: (i) the CRA and/or the City; and (ii) the Redeveloper, or any officer, employee, contractor or representative of Redeveloper. No joint employment is intended or created by this Redevelopment Agreement for any purpose. Redeveloper agrees to so inform its employees, agents, contractors and subcontractors who are involved in the implementation of or construction under this Redevelopment Agreement.

### **Section 7.05      Document Retention.**

Redeveloper shall retain copies of all supporting documents that are associated with the Redevelopment Plan, Project, or this Redevelopment Agreement and that are received or generated by the Redeveloper for three (3) years following the end of the last fiscal year in which ad valorem taxes are divided for the Project and provide such copies to the City as needed to comply with the City's retention requirements under the Act. Supporting documents shall include, but not be limited to, any cost-benefit analysis conducted pursuant to Section 18-2113 of the Act and any invoice, receipt, claim, or contract received or generated by the Redeveloper that provides support for receipts or payments associated with the division of taxes.

### **Section 7.06      Notice to Redeveloper.**

For the purpose of any notice requirement set forth in this Redevelopment Agreement, Redeveloper's address shall be: GH Coffee, LLC, 2933 Pheasant Ridge Road, Lincoln, NE 68532, Attn.: Gina Hall. Email: khall@telebeep.com.

IN WITNESS WHEREOF, the CRA and Redeveloper have signed this Redevelopment Agreement as of the date and year first above written.

**“CRA”**  
COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
SEWARD, NEBRASKA

ATTEST:

By: \_\_\_\_\_  
Bonnie Otte, Secretary

By: \_\_\_\_\_  
Michael Hecker, Chairman

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF SEWARD     )

The foregoing instrument was acknowledged before me this \_\_\_ day of August, 2020, by Michael Hecker and Bonnie Otte, Chairman and Secretary respectively of the Community Redevelopment Authority of the City of Seward, Nebraska, a public body corporate and politic, on behalf of the Authority.

\_\_\_\_\_  
Notary Public

**“REDEVELOPER”**  
GH Coffee, LLC, a Nebraska limited  
liability company

By: \_\_\_\_\_  
Gina Hall, Manager

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF SEWARD     )

The foregoing instrument was acknowledged before me this \_\_\_ day of August, 2020, by Gina Hall, Manager of GH Coffee, LLC, on behalf of the company.

\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
**DESCRIPTION OF PROJECT**

The Project undertaken by Redeveloper on the Project Site, defined as the real estate legally described as:

Lot A, Administrative Replat of Lot 5, Lot 6, and the North ½ of the vacated East-West alley adjacent to Lot 6, Block 37, Seward Cloyd's Addition to the City of Seward, Seward County, Nebraska (PID# 800231000).

Includes the following Public Improvements and Private Improvements, which shall be undertaken and completed by the Redeveloper.

- (a) **Private Improvements.** The construction of a commercial building on the Project Site for use as a drive-through coffee shop, and other associated improvements on the Project Site.
- (b) **Public Improvements.** Site acquisition, site preparation, and other eligible public improvements on the Project Site and in the Redevelopment Area, which public improvements are eligible improvements under the Act pursuant to this Redevelopment Agreement; paid for, in part, by the Tax Increment created by the Private Improvements.

**EXHIBIT “B”  
TIF INDEBTEDNESS**

1. Projected Base Value: \$46,481
2. Projected Minimum Final Value: \$318,120
3. Projected Incremental Valuation: \$271,639
4. Assumed Tax Levy: 1.733791
5. Anticipated Tax Increment: \$4,710 annually
6. Assumed Interest Rate: 0%
7. TIF Indebtedness:
  - a. **Principal Amount.** The principal amount of the TIF Indebtedness shall be equal to or less than \$70,645, which is the maximum amount, together with interest accruing thereon, which can be amortized by December 31, 2036, solely from the Tax Increment Revenues based upon the Anticipated Tax Increment.
  - b. **Payments.** Semi-annually commencing when real estate taxes are fully collected for the tax year 2021. The CRA shall utilize all Tax Increment received from the Project to pay debt service on the TIF Indebtedness until the TIF Indebtedness is fully repaid. Provided, however, the CRA does not warrant, represent, or guaranty that the Tax Increment will be sufficient to repay the entire amount of the TIF Indebtedness. The CRA has no obligation to make any payments other than the actual Tax Increment received from the Project.
  - c. **Maturity Date.** On or before December 31, 2036.
  - d. **TIF Period.** The period for the division of taxes for this Project shall be fifteen (15) years, commencing on the Effective Date of January 1, 2021 (2021 taxes paid in 2022) and terminating on December 31, 2035 (2035 taxes due on December 31, 2035 but paid in 2036). Payment of ad valorem taxes in arrears pursuant to customary payments in Nebraska shall not affect the fifteen (15) year TIF period.

*Note: All calculations are based on assumptions and estimates of future values that may be different than the values used herein or may vary from year to year.*

**EXHIBIT "C"**  
**PROJECTED TIF SOURCES AND USES**

**1. TIF SOURCES:**

**Assumptions:**

|                 |          |
|-----------------|----------|
| Tax Levy        | 1.733791 |
| Interest Rate   | 0%       |
| Number of Years | 15       |

Property Valuation:

|                   | Assessed Val. | Est. Taxes |
|-------------------|---------------|------------|
| Pre-Project       | \$46,481      | \$806      |
| Completed Project | \$318,120     | \$5,516    |
| Difference        | \$271,639     | \$4,710    |

**TIF Calculations:**

|                              |           |
|------------------------------|-----------|
| Annual TIF Amount            | \$4,710   |
| TIF Indebtedness             | \$70,645  |
| less 3% Admin Fee            | (\$2,119) |
| TIF Available to Redeveloper | \$68,525  |

**2. TIF USES:**

|                                     |           |
|-------------------------------------|-----------|
| Cost of Issuance                    | TBD       |
| Site Acquisition                    | \$175,000 |
| Site Preparation/Grading            | \$17,839  |
| <hr/>                               |           |
| Total estimated TIF eligible costs: | \$192,839 |

**EXHIBIT “D”**

After recording please return to:

Bonnie Otte  
City of Seward  
City Hall, 537 Main Street  
Seward, NE 68434

**MEMORANDUM OF REDEVELOPMENT AGREEMENT  
(GH Coffee Redevelopment Project)**

This Memorandum of Redevelopment Agreement (“Memorandum”) is made this \_\_\_ day of August, 2020 by and between the Community Redevelopment Authority of the City of Seward, Nebraska (“CRA”) and GH Coffee, LLC, a Nebraska limited liability company (“Redeveloper”).

1. **Redevelopment Agreement.** CRA and Redeveloper have entered into that certain Redevelopment Agreement dated as of this even date, describing the public improvements and the private improvements being made to real property owned by Redeveloper and legally described as:

Lot A, Administrative Replat of Lot 5, Lot 6, and the North ½ of the vacated East-West alley adjacent to Lot 6, Block 37, Seward Cloyd's Addition to the City of Seward, Seward County, Nebraska (the “Project Site”).

2. **Tax Increment Financing.** The Redevelopment Agreement provides for the capture of the Tax Increment, as defined therein, by the CRA of the private improvements to be made by the Redeveloper on the Project Site for a period not to exceed fifteen (15) years after the Effective Date set forth in the Redevelopment Agreement. The Tax Increment so captured by the CRA shall be used to make the public improvements as described in the Redevelopment Agreement.

3. **Remaining Terms.** The rest and remaining terms of the Redevelopment Agreement are hereby incorporated into this Memorandum as if they were set forth in full. A full and correct copy of the Redevelopment Agreement may be inspected at the CRA offices in Seward, Nebraska.

(Signature Page follows)

**“CRA”**

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
SEWARD, NEBRASKA

ATTEST:

By: \_\_\_\_\_  
Bonnie Otte, Secretary

By: \_\_\_\_\_  
Michael Hecker, Chairman

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF SEWARD     )

The foregoing instrument was acknowledged before me this \_\_\_ day of August, 2020, by Michael Hecker and Bonnie Otte, Chairman and Secretary respectively of the Community Redevelopment Authority of the City of Seward, Nebraska, a public body corporate and politic, on behalf of the Authority.

\_\_\_\_\_  
Notary Public

**“REDEVELOPER”**  
GH Coffee, LLC, a Nebraska limited  
liability company

By: \_\_\_\_\_  
Gina Hall, Manager

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF SEWARD     )

The foregoing instrument was acknowledged before me this \_\_\_ day of August, 2020, by Gina Hall, Manager of GH Coffee, LLC, on behalf of the company.

\_\_\_\_\_  
Notary Public

**EXHIBIT “E”  
FORM OF TIF PROMISSORY NOTE**

THIS NOTE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 (“THE 1933 ACT”) AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE 1933 ACT SHALL BE IN EFFECT WITH RESPECT THERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE 1933 ACT AND ALL APPLICABLE RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA PRIOR TO TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION AN OPINION OF COUNSEL, SATISFACTORY TO THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA TO THE EFFECT THAT REGISTRATION UNDER THE 1933 ACT IS NOT REQUIRED.

UNITED STATES OF AMERICA  
STATE OF NEBRASKA  
COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF SEWARD, NEBRASKA

REDEVELOPMENT REVENUE NOTE  
(GH COFFEE REDEVELOPMENT PROJECT)  
SERIES 2020A

|                   |               |                        |
|-------------------|---------------|------------------------|
| Maturity Date     | Interest Rate | Original Issuance Date |
| December 15, 2036 | 0%            |                        |

|                   |                  |
|-------------------|------------------|
| Registered Holder | Principal Amount |
| GH Coffee, LLC    | \$70,645.00      |

THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA (the “Issuer”), a body politic and corporate organized and existing under the laws of the State of Nebraska, for value received hereby promises to pay, solely from the source and as hereinafter provided, to the Registered Holder identified above, or registered assigns, the Principal Amount identified above at the office of the City Treasurer, as Paying Agent and Registrar, and in like manner to pay solely from said source interest on said principal sum at the Interest Rate identified above from the Original Issuance Date identified above or from the most recent date to which interest has not been paid. Principal and accrued interest shall be payable in thirty (30) semi-annual installments due June 15, 2022, December 15, 2022, and each June 15 and December 15 thereafter through December 15, 2036, when all principal and accrued interest shall be due and payable. Except with respect to interest not punctually paid, the principal and interest on this Note will be paid by check or draft mailed to the Registered Holder in whose name this Note is registered at the close of business on the fifteenth calendar day next preceding the applicable maturity date at his address as it appears on such note registration books. The principal and interest of this Note is payable in any coin or currency of the United States of America which on the respective dates of payment is legal tender for the payment of public and private debts.

This Note is designated the Community Redevelopment Authority of the City of Seward, Nebraska Redevelopment Revenue Note (The Alps Redevelopment Project), Series 2020A, aggregating Seventy Thousand Six Hundred Forty Five and No/100 Dollars (\$70,645.00) (“Note”) in principal amount which has been issued pursuant to the Section 12 of Article VIII of the Nebraska Constitution and Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended and supplemented (the “Act”) and under and pursuant to the terms of that certain Redevelopment Agreement between the Issuer and GH Coffee, LLC, a Nebraska limited liability company, for the GH Coffee Redevelopment Project (the “Redevelopment Agreement”), to aid in the financing of a redevelopment project pursuant to the Act. This Note does not represent a debt or pledge of the faith or credit of the Issuer or grant to the Registered Holder of this Note any right to have the Issuer levy any taxes or appropriate any funds for the payment of the principal hereof or the interest hereon nor is this Note a general obligation of the Issuer, or the individual officials, officers or agents thereof. This Note is payable solely and only out of the Tax Increment generated by the Project defined in the Redevelopment Agreement (the “Project”). All such revenue has been duly pledged for the purpose of paying this Note.

THIS NOTE AND THE INTEREST HEREON DOES NOT NOW AND SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA, OR THE CITY OF SEWARD, NEBRASKA, WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION, NOR SHALL THIS NOTE AND THE INTEREST HEREON EVER GIVE RISE TO ANY PECUNIARY LIABILITY OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA, OR THE CITY OF SEWARD, NEBRASKA, A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWERS.

No recourse shall be had for the payment of the principal of or interest on this Note, or for any claim based hereon or upon any obligation, covenant or agreement contained in the Redevelopment Agreement against any past, present or future employee, member or elected official of the Issuer, or any incorporator, officer, director, member or trustee of any successor corporation, as such, either directly or through the Issuer or any successor corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such incorporator, officer, director or member as such is hereby expressly waived and released as a condition of and in consideration of the issuance of this Note.

It is hereby certified and recited and the Issuer has found: that the Project is an eligible “redevelopment project” as defined in the Act; that the issuance of this Note and the construction of the Project will promote the public welfare and carry out the purposes of the Act by, among other things, contributing to the development of a blighted and substandard area of the City of Seward, Nebraska, pursuant to a Redevelopment Plan adopted by the City; that all acts, conditions and things required to be done precedent to and in the issuance of this Note have been properly done, have happened and have been performed in regular and due time, form and manner as required by law; and, that this Note does not

constitute a debt of the Issuer within the meaning of any constitutional or statutory limitations.

This Note is transferable only upon the books of the Issuer kept for that purpose at the office of the Registrar by the Registered Holder hereof in person, or by his duly authorized attorney, upon written documentation of transfer satisfactory to the Issuer and the Registrar duly executed by the Registered Holder and the assignee/transferee, together with a purchase letter in a form provided by Issuer and any other documentation required by the Issuer. Prior to the approval of any transfer of this Note, the Registered Holder shall pay all of the Issuer's costs, including attorney's fees, relating to the transfer of the Note. The Issuer and the Paying Agent may deem and treat the person in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and premium, if any, and interest due hereon and for all other purposes.

The Note is prepayable at any time in whole or in part, to the extent there are any funds in the debt service fund in excess of amounts necessary to pay scheduled debt service. Prepayments shall reduce the number, but not the amount, of scheduled debt service payments on the Note, in inverse order of maturity.

It is hereby certified and recited that all conditions, acts and things required by law and the Redevelopment Agreement to exist, to have happened and to have been performed precedent to and in the issuance of this Note, exist, have happened and have been performed and that the issue of this Note, together with all other indebtedness of the Issuer, is within every debt and other limit prescribed by the laws of the State of Nebraska.

This Note shall not be entitled to any benefit or be valid or become obligatory for any purpose until this Note shall have been authenticated by the execution by the Registrar of the Certificate of Authentication hereon.

IN WITNESS WHEREOF, THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA has caused this Note to be signed in its name and on its behalf by the signature of its Chairman and attested by the signature of its Secretary, as of the Original Issuance Date identified above.

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
SEWARD, NEBRASKA

ATTEST:

By: \_\_\_\_\_  
Bonnie Otte, Secretary

By: \_\_\_\_\_  
Michael Hecker, Chairman

**CERTIFICATE OF AUTHENTICATION**

City Treasurer, City of Seward as  
Paying Agent and Registrar

By: \_\_\_\_\_  
Authorized Signatory

**EXHIBIT "F"**  
**FORM OF CERTIFICATE OF COMPLETION**  
**(GH Coffee Redevelopment Project)**

The undersigned certifies, represents and warrants to the City of Seward, Nebraska, and the Community Redevelopment Authority of the City of Seward, Nebraska ("CRA") with regard to the following real property situated in the City of Seward, Seward County, Nebraska, to wit:

Lot A, Administrative Replat of Lot 5, Lot 6, and the North ½ of the vacated East-West alley adjacent to Lot 6, Block 37, Seward Cloyd's Addition to the City of Seward, Seward County, Nebraska

that the Private Improvements and Public Improvements required to be constructed by the Redeveloper upon the above described property have been satisfactorily completed in accordance with the requirements of the Redevelopment Agreement dated August \_\_, 2020, as referenced in the Memorandum of Redevelopment Agreement recorded as Instrument No. \_\_\_\_\_ in the office of the Register of Deeds for Seward County, Nebraska.

**"REDEVELOPER"**  
GH Coffee, LLC

By: \_\_\_\_\_  
Gina Hall, Manager

**"CRA"**  
  
COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
SEWARD, NEBRASKA

ATTEST:

By: \_\_\_\_\_  
Bonnie Otte, Secretary

By: \_\_\_\_\_  
Michael Hecker, Chairman

**EXHIBIT "G"**  
**FORM OF A CERTIFICATION OF ELIGIBLE PROJECT COSTS**

Date: \_\_\_\_\_

GH Coffee, LLC, a Nebraska limited liability company ("Redeveloper"), hereby certify that they have incurred and paid the Eligible Costs indicated herein, pursuant to the terms of the Redevelopment Agreement between the Redeveloper and the Community Redevelopment Authority of the City of Seward. The portion of the Project as indicted herein is substantially completed. Attached hereto are documents substantiating the actual Eligible Costs and payment by Redeveloper.

REDEVELOPMENT ELIGIBLE COSTS

Certified and Requested

|                  |            |
|------------------|------------|
| Site Acquisition | \$ _____   |
| Grading          | \$ _____   |
| <hr/>            |            |
| Total:           | \$ _____ * |

**\*Principal Amount of TIF Indebtedness shall not exceed \$70,645.**

GH Coffee, LLC

By: \_\_\_\_\_  
GinaHall, Manager

COPIES OF PROOF OF PAYMENT ARE ATTACHED HERETO.

**Approved the by Chairman of the CRA:**

\_\_\_\_\_  
Michael Hecker, Chairman

4836-1155-8854, v. 1

4836-1155-8854, v. 1

**CITY OF SEWARD, NEBRASKA**

**RESOLUTION # \_\_\_\_\_**

(Redevelopment Plan Amendment – GH Coffee Redevelopment Project)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA, APPROVING AN AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF SEWARD, NEBRASKA, INCLUDING A SPECIFIC REDEVELOPMENT PROJECT.**

RECITALS

A. The Community Redevelopment Authority of the City of Seward (“CRA”) has recommended that the Redevelopment Plan for the City of Seward (the “Redevelopment Plan”), a copy of which is on file and available for public inspection with the City Clerk, should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified and legally defined in said amendment (the “Project Site”).

B. The proposed amendment to the Redevelopment Plan (“Redevelopment Plan Amendment”) is on file and available for public inspection with the Seward City Clerk.

C. The Redevelopment Plan Amendment includes a redevelopment project identified as the GH Coffee Redevelopment Project (the “Project”) that will utilize Tax Increment Financing pursuant to Neb. Rev. Stat. § 18-2147.

D. The CRA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of Seward.

E. The Planning Commission recommended the approval of the Redevelopment Plan Amendment.

F. Notice of public hearing regarding the adoption and approval of the Redevelopment Plan Amendment by the City Council was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.

G. On August 18, 2020, the City Council held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

H. The City Council has reviewed the Redevelopment Plan Amendment, the cost benefit analysis prepared by the CRA and attached to the Redevelopment Plan Amendment, the recommendations of the Planning Commission, and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found by the City Council of the City of Seward, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the “Act”), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.

2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of Seward, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of Seward as a whole, as set forth in the City of Seward Comprehensive Plan, as amended.
4. The cost and benefits set forth in the Project cost benefit analysis are found to be in the long-term best interest of the City of Seward.
5. The Project would not be economically feasible without the use of Tax Increment Financing.
6. The Project would not occur on the Redevelopment Area without the use of Tax Increment Financing.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Redevelopment Plan Amendment is hereby approved and adopted by the City Council as the governing body for the City of Seward.

Dated this 18<sup>th</sup> day of August, 2020.

CITY OF SEWARD, NEBRASKA

By: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

**CITY OF SEWARD, NEBRASKA**

**RESOLUTION # \_\_\_\_\_**

(Redevelopment Agreement – GH Coffee Redevelopment Project)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA, APPROVING THE FORM OF THE REDEVELOPMENT AGREEMENT AND AUTHORIZING THE COMMUNITY REDEVELOPMENT AUTHORITY TO ENTER INTO SAID AGREEMENT.**

**RECITALS**

A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended (the “Act”), the City of Seward, Nebraska (“City”), has adopted a redevelopment plan (“Redevelopment Plan”) for certain portions of the City. A copy of the Redevelopment Plan is on file with the City Clerk for inspection.

B. The Redevelopment Plan, as amended, includes a specific redevelopment project identified as the GH Coffee Redevelopment Project that will include the use of Tax Increment Financing (the “Project”).

C. On August 18, 2020, the CRA approved the Redevelopment Agreement for the Project.

D. The City Council has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the General Comprehensive Development Plan of the City, and in the best interests of the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Seward, Nebraska, that the Redevelopment Agreement between the Community Redevelopment Authority of the City of Seward, Nebraska and GH Coffee, LLC, which is on file with the City Clerk and available for public inspection, is hereby approved.

BE IT FURTHER RESOLVED, the CRA is hereby authorized to execute and deliver the Redevelopment Agreement, with such changes, modifications, additions, and deletions therein and shall they seem necessary, desirable or appropriate, for and on behalf of the CRA.

BE IT FURTHER RESOLVED, the CRA is hereby authorized to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of such TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CRA of the City.

BE IT FURTHER RESOLVED that all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

Dated this 18<sup>th</sup> day of August, 2020.

CITY OF SEWARD, NEBRASKA

By: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

4853-2082-1446, v. 1

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that public hearings will be held by the Planning Commission of the City of Seward, Seward County, Nebraska on Monday, August 10, 2020 at 7:30 p.m. and the City Council of the City of Seward, Seward County, Nebraska on Tuesday, August 18, 2020 at 7:00 p.m. in the East & West Basement of the Seward Civic Center at 616 Bradford Street Seward, Nebraska.

Said public hearings will be to review a Preliminary and Final Plat of COUNTRY CLUB HEIGHTS 6<sup>TH</sup> ADDITION.

The area which is the subject of this notice and of the public hearings is described as follows.

### **FOLLOWING LEGAL DESCRIPTION:**

ALL OF LOT 1, OF THE ADMINISTRATIVE REPLAT OF LOTS 13, AND 14, BLOCK 1, COUNTRY CLUB HEIGHTS FIRST ADDITION, LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 17 T11N R3E OF THE 6<sup>TH</sup>, P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA SAID TRACT OF LAND SHALL BE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 1, COUNTRY CLUB HEIGHTS 1<sup>ST</sup> ADDITION, AND THE POINT OF BEGINNING; THENCE NORTH 02°31'38" WEST, (A STATE PLANE BEARING) ON THE EAST RIGHT OF WAY OF AUGUSTA DRIVE, A DISTANCE OF 100.01 FEET, TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 1, COUNTRY CLUB HEIGHTS FIRST ADDITION; THENCE NORTH 87°20'35" EAST, ON THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 135.93 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 02°30'53" EAST, ON THE EAST LINE OF LOT 1, OF THE ADMINISTRATIVE REPLAT OF LOTS 13, AND 14, OF COUNTRY CLUB HEIGHTS FIRST ADDITION, A DISTANCE OF 100.13 FEET, TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1, COUNTRY CLUB HEIGHTS FIRST ADDITION; THENCE SOUTH 87°23'46" WEST, ON THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 135.91 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 13601.81 SQUARE FEET OR 0.312 ACRES MORE OR LESS.

All persons interested may appear and be heard.

Tim Dworak  
Building/Zoning Code Enforcement Director

Published: July 29, 2020  
Provide POP

Return To: Bonnie Otte  
City of Seward  
Seward, NE

ORDINANCE NO. 2020-

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "COUNTRY CLUB HEIGHTS SIXTH ADDITION", ALL OF LOT 1, OF THE ADMINISTRATIVE REPLAT OF LOTS 13, AND 14, BLOCK 1, COUNTRY CLUB HEIGHTS FIRST ADDITION, CITY OF SEWARD, 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:

LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 17 T11N R3E OF THE 6TH, P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA SAID TRACT OF LAND SHALL BE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 1, COUNTRY CLUB HEIGHTS 1<sup>ST</sup> ADDITION, AND THE POINT OF BEGINNING; THENCE NORTH 02°31'38" WEST, (A STATE PLANE BEARING) ON THE EAST RIGHT OF WAY OF AUGUSTA DRIVE, A DISTANCE OF 100.01 FEET, TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 1, COUNTRY CLUB HEIGHTS FIRST ADDITION; THENCE NORTH 87°20'35" EAST, ON THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 135.93 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 02°30'53" EAST, ON THE EAST LINE OF LOT 1, OF THE ADMINISTRATIVE REPLAT OF LOTS 13, AND 14, OF COUNTRY CLUB HEIGHTS FIRST ADDITION, A DISTANCE OF 100.13 FEET, TO THE NORTHEAST CORNER OF LOT 12, BLOCK1, COUNTRY CLUB HEIGHTS FIRST ADDITION; THENCE SOUTH 87°23'46" WEST, ON THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 135.91 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 13601.81 SQUARE FEET OR 0.312 ACRES MORE OR LESS.

**Section 2.** Plat Designated. The plat of said real estate is hereby designated as "COUNTRY CLUB HEIGHTS SIXTH ADDITION", City of Seward, Seward County, Nebraska."

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

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

THE CITY OF SEWARD, NEBRASKA

\_\_\_\_\_  
Joshua Eickmeier, Mayor

Attest:

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & HR Director

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that public hearings will be held by the Planning Commission of the City of Seward, Seward County, Nebraska on Monday, August 10, 2020 at 7:30 p.m. and the City Council of the City of Seward, Seward County, Nebraska on Tuesday, August 18, 2020 at 7:00 p.m. in the East & West Basement of the Seward Civic Center at 616 Bradford Street Seward, Nebraska.

Said public hearing will be to review the Annual One (1) and Six (6) Year Public Roads Plan for highway, road and street improvements for the City of Seward, NE, in fulfillment of the requirements of Title 428 of the Nebraska Administrative Code.

All persons interested may appear and be heard.

Tim Dworak  
Building/Zoning Code Enforcement Director

Published: July 29, 2020  
Provide POP

RESOLUTION NO.

WHEREAS, the City Street Superintendent has prepared and presented a One Year and Six Year Plan for Street Improvement Program for the City of Seward, Nebraska, and

WHEREAS, a public hearing was held on the 18<sup>th</sup> day of August, 2020, to present this plan and there were no objections to said plan;

THEREFORE, BE IT RESOLVED BY THE Mayor and the City Council of the City of Seward, Nebraska, that the plans and data as furnished are hereby in all things accepted and adopted.

Mayor Eickmeier declared the resolution adopted.

Dated: August 18, 2019

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Joshua Eickmeier, Mayor

ATTEST: \_\_\_\_\_  
Bonnie Otte  
Assistant Administrator  
Clerk/Treasurer  
Budget & HR Director

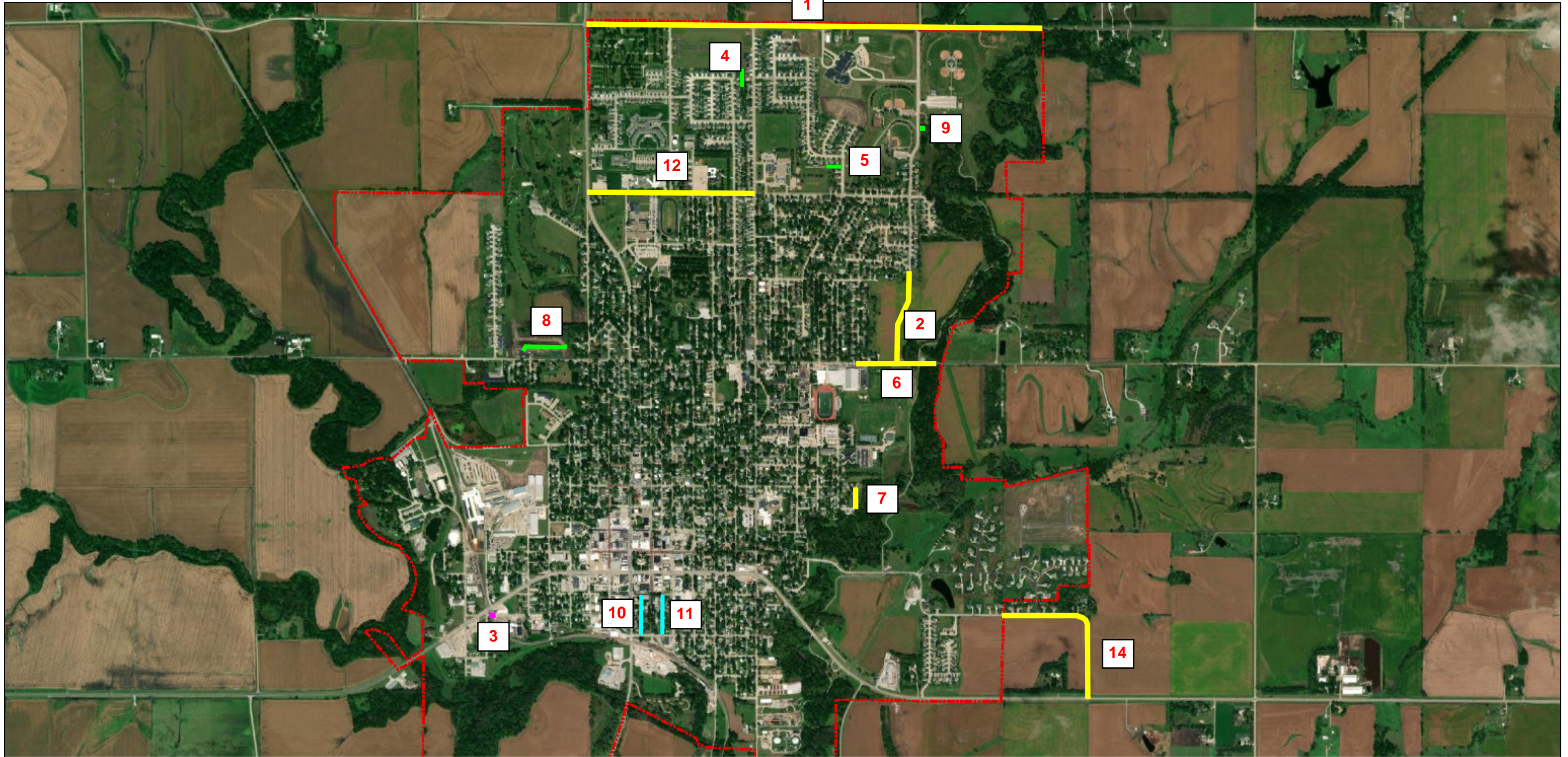
(SEAL)

FY 2021 Seward One Year FY 2022-2027 Six Year Street Plan

| Priority | Project #   | Project Type          | Status                     | One Year Plan Description (FY 2021)  | Surfacing                         | Projected Construction Cost | Estimated Const Year (FY) | Funding                                  | Comment   |
|----------|-------------|-----------------------|----------------------------|--|-----------------------------------|-----------------------------|---------------------------|--|---|
| 1        | M-539 (180) | Street Reconstruction | Construction               | Waverly Road from Highway 15 E to Plum Creek Bridge  | Concrete with Curb                | \$2,250,000.00              | 2020                      |  | Project cost split over two fiscal years  |
| 2        | M-539 (139) | New Road              | Construction               | Karol Kay from Hillcrest to 69 ft. S of Bader Drive (URB-6763(1))  | Concrete with Curb                | \$1,041,464.00              | 2020                      | 80/20 cost share with State & Federal    | Project cost split over two fiscal years<br>City contribution \$161,000 - \$208,000 |
| 3        | M-539 (191) | Street Reconstruction | Construction               | Elm Street - Railroad Crossing Updgrade  | Concrete with Curb                | \$30,000.00                 | 2020                      |  |   |
| 4        | M-539 (203) | Storm Sewer           | Engineering & Construction | 12" SS from SE corner Cemetery Addition drainage to Columbia and Maple   | Pipe                              | \$10,000.00                 | 2020                      |  | Constructed by city staff<br>Engineering in 2020 (in-house)                         |
| 5        | M-539 (204) | Storm Sewer           | Engineering & Construction | Open channel from Elementary School to Rainbow Avenue near Star Street   | Concrete Channel                  | \$10,000.00                 | 2021                      |  | Constructed by city staff<br>Engineering in 2020 (in-house)                         |
| 6        | M-539 (151) | Street Reconstruction | Engineering & Construction | East Hillcrest Drive from 175' east of Eastridge Drive to Plum Creek bridge (includes pedestrian connection from Concordia to Trail) | Concrete with Curb                | \$650,000.00                | 2021                      |  | Engineering in 2020 (in-house)  |
| 7        | M-539 (83)  | New Paving            | Engineering & Construction | Eastridge Drive from Bradford Street to Roberts Street.  | Concrete with Curb                | \$30,000.00                 | 2021                      |  | Constructed by city staff   |
| 8        | M-539(205)  | Storm Sewer           | Engineering & Construction | 12" SS Fairway Woods Alley   | Pipe                              | \$40,000.00                 | 2021                      |  |   |
| 9        | M-539(206)  | Storm Sewer           | Engineering & Construction | Karol Kay box culvert near Plum Creek Park   | Concrete Channel                  | \$60,000.00                 | 2021                      |  |   |
| 10       | M-539(207)  | Alley Paving          | Construction               | Alley between 5th and 6th, Ash to South St.  | Concrete                          | \$15,000.00                 | 2021                      |  | Constructed by city staff   |
| 11       | M-539(208)  | Alley Paving          | Construction               | Alley between 4th and 5th, Ash to South St.  | Concrete                          | \$15,000.00                 | 2021                      |  | Constructed by city staff   |
| 12       | M-539 (196) | Street Reconstruction | Engineering                | Pinewood Avenue - Highway 15 (8th Street) to Columbia Avenue   | Asphalt with Concrete Curb        | \$400,000.00                | 2022                      |  | Engineering in 2021 (in-house)  |
| 13       | M-539 (170) | Trail                 | Engineering                | Hiker/Biker trail from South Columbia to Waverly Road and Karol Kay (ENH-30(83))   | Concrete                          | \$4,000,000.00              | 2022                      | 80/10/10 cost share with State & Federal | Engineering in 2021 Budget<br>City contribution estimated \$400,000                 |
| 14       | M-539 (209) | New Paving            | Planning                   | East Seward Street - City Limit to STH 34  | Concrete with Curb                | \$1,100,000.00              | 2022                      | Seek 50/50 cost share with County        | Engineering completed in 2021 (in-house)<br>City contribution estimated \$550,000   |
| Priority | Project #   | Project Type          | Status                     | Six Year Plan Description (FY 2022-2027)   | Surfacing                         | Projected Construction Cost | Estimated Const Year (FY) | Funding                                  | Comment   |
| 1        | M-539 (210) | Storm Sewer           | Planning                   | 36-inch SS Park Avenue from N. 6th St. to N. 8th Street  | Pipe                              | \$400,000.00                | 2022                      |  | Prior to Hwy 15/6th St widening   |
| 2        | M-539 (211) | Storm Sewer           | Planning                   | 18-inch SS 6th from Park St. to Hillcrest.   | Pipe                              | \$200,000.00                | 2022                      |  | Prior to Hwy 15/6th St widening   |
| 3        | M-539 (131) | New Paving            | Planning                   | Park Avenue from N. 11th St. to N. 12th Street   | Concrete with Curb<br>Box culvert | \$85,000.00                 | 2022                      |  | Pavement constructed by city staff<br>Acquire ROW                                   |
| 4        | M-539 (212) | Reconstruction        | Planning                   | Lindell Avenue from Jackson Avenue to East Seward Street & Jackson Avenue from Lindell Avenue to 127' east of Lindell Avenue         | Concrete with Curb                | \$30,000.00                 | 2022                      |  | Constructed by city staff   |
| 5        | M-539 (200) | Storm Sewer           | Planning                   | Drainage Basin (Northeast) Improvements  |                                   | \$100,000.00                | 2022                      |  |   |
| 6        | M-539 (184) | Street Reconstruction | Planning                   | East Hillcrest Drive from Highway 15 (6th Street) east to 175' east of Eastridge   | Concrete with Curb                | \$950,000.00                | 2023                      |  | Engineering completed in 2022   |
| 7        | M-539 (213) | Street Reconstruction | Planning                   | Highway 15 (6th St) Ash St to City Limits  |                                   | \$300,000.00                | 2023                      | Shared funding with Federal & State      | City contribution \$300k for parallel parking stalls along Courthouse square        |
| 8        | M-539 (201) | Signal                | Planning                   | Traffic Signal on Hwy 15 at Worthman Blvd (Rail Campus)  | N/A                               | \$400,000.00                | 2023                      |  | Required when traffic warrants  |
| 9        | M-539 (202) | Reconstruction        | Planning                   | Highway 15 Bridge across Worthman Creek widening and turn lanes  | Asphalt                           | \$1,500,000.00              | 2023                      |  | Required when traffic warrants  |
| 10       | M-539 (194) | Storm Sewer           | Planning                   | 42" storm sewer between 12th & 13th north of Main Street   | Pipe                              | \$40,000.00                 | 2023                      |  | Research existing pipe diameters; identify bottleneck                               |
| 11       | M-539 (197) | Patch & Overlay       | Planning                   | 14th Street - Seward street to Highway 34  | Asphalt                           | \$225,000.00                | 2023                      |  | Conc patch by city staff  |

FY 2021 Seward One Year FY 2022-2027 Six Year Street Plan

| Priority | Project #        | Project Type        | Status        | Six Year Plan Description (FY 2022-2027)<br>(continued)            | Surfacing                  | Projected Construction Cost        | Estimated Const Year        | Funding                           | Comment   |
|----------|------------------|---------------------|---------------|--|----------------------------|------------------------------------|-----------------------------|-----------------------------------|---|
| 12       | M-539 (199)      | Reconstruction      | Planning      | East Seward Street - Lindell Avenue to Columbia Avenue             | Concrete with Curb         | \$275,000.00                       | 2024                        |                                   | Engineering completed in 2023                                       |
| 13       | M-539 (198)      | Overlay             | Planning      | Ash Street - Columbia Avenue to Highway 15                         | Asphalt with Concrete Curb | \$100,000.00                       | 2024                        |                                   |   |
| 14       | M-539 (214)      | New Paving          | Planning      | Columbia Avenue from City Limit to Depot Street                    | Concrete with Curb         | \$30,000.00                        | 2024                        |                                   | Constructed by city staff   |
| 15       | M-539 (193)      | Storm Sewer         | Planning      | Drainage Basin (Northwest) Improvements                            |                            | \$200,000.00                       | 2024                        |                                   |   |
| 16       | M-539 (202)      | Reconstruction      | Planning      | Bluff Road Bridge at Plum Creek - bridge reconstruction            | Asphalt                    | \$1,500,000.00                     | 2025                        |                                   | Research funding options w/NDOT Design completed and paid by County |
| 17       | M-539(x)         | Overlay             | Planning      | South 3rd Street - Ash Street to Bradford Street                   | Asphalt                    | \$200,000.00                       | 2025                        |                                   |   |
| 18       | M-539 (215)      | New Paving          | Planning      | South Street - Oak St to Big Blue Bridge                           | Concrete with Curb         | \$30,000.00                        | 2025                        |                                   | Constructed by city staff   |
| 19       | M-539 (195)      | Storm Sewer         | Planning      | Drainage Basin (Southwest) Improvements                            |                            | \$100,000.00                       | 2025                        |                                   |   |
| 20       | M-539 (161)      | New Paving          | Planning      | Pine Street from Birch Street thru Spruce Street                   | Concrete with Curb         | \$85,000.00                        | 2026                        |                                   |   |
| 21       | M-539 (162)      | New Paving          | Planning      | Pine Street from Spruce Street thru Walnut Street                  | Concrete with Curb         | \$85,000.00                        | 2026                        |                                   |   |
| 22       | M-539 (163)      | New Paving          | Planning      | Pine Street from Walnut Street to Cottonwood Street                | Concrete with Curb         | \$85,000.00                        | 2026                        |                                   |   |
| 23       | M-539 (186)      | Reconstruction      | Planning      | Walnut Street from Progressive Road to Pine Street                 | Concrete                   | \$70,000.00                        | 2026                        |                                   |   |
| 24       | M-539 (165)      | New Paving          | Planning      | Spruce Street from ½ block west of Progressive Road to Pine Street | Concrete with Curb         | \$30,000.00                        | 2026                        |                                   | Constructed by city staff   |
| 25       | M-539 (216)      | Reconstruction      | Planning      | Highway 15 Bridge across Big Blue River widening                   | Concrete                   | \$6,000,000.00                     | 2027                        | Seek funding from State & Federal | Required when traffic warrants                                      |
|          | <b>Project #</b> | <b>Project Type</b> | <b>Status</b> | <b>Long Range Plan Description (FY 2027+)</b>                      | <b>Surfacing</b>           | <b>Projected Construction Cost</b> | <b>Estimated Const Year</b> | <b>Funding</b>                    | <b>Comment</b>  |
|          | M-539 (x)        | Reconstruction      | Planning      | Walker Rd. from Pine St to CTH 294                                 | Concrete                   | TBD                                | TBD                         |                                   | 4,600 ft.   |
|          | M-539 (x)        | Reconstruction      | Planning      | Worthman Blvd from Pine St to CTH 294                              | Concrete                   | TBD                                | TBD                         |                                   | 4,550 ft  |
|          | M-539 (x)        | Reconstruction      | Planning      | Lincoln Avenue from Columbia Av to Highway 15 (6th Street)         | Brick/concrete             | TBD                                | TBD                         |                                   |   |
|          | M-539 (x)        | Reconstruction      | Planning      | Lincoln Avenue from Highway 15 (6th Street) to 10th St             | Brick/concrete             | TBD                                | TBD                         |                                   |   |
|          | M-539 (x)        | Reconstruction      | Planning      | Moffitt St from Columbia Av to Highway 15 (6th Street)             | Brick/concrete             | TBD                                | TBD                         |                                   |   |
|          | M-539 (x)        | Reconstruction      | Planning      | Moffitt St from Highway 15 (6th Street) to 10th St                 | Brick/concrete             | TBD                                | TBD                         |                                   |   |



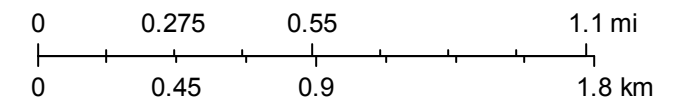
August 10, 2020

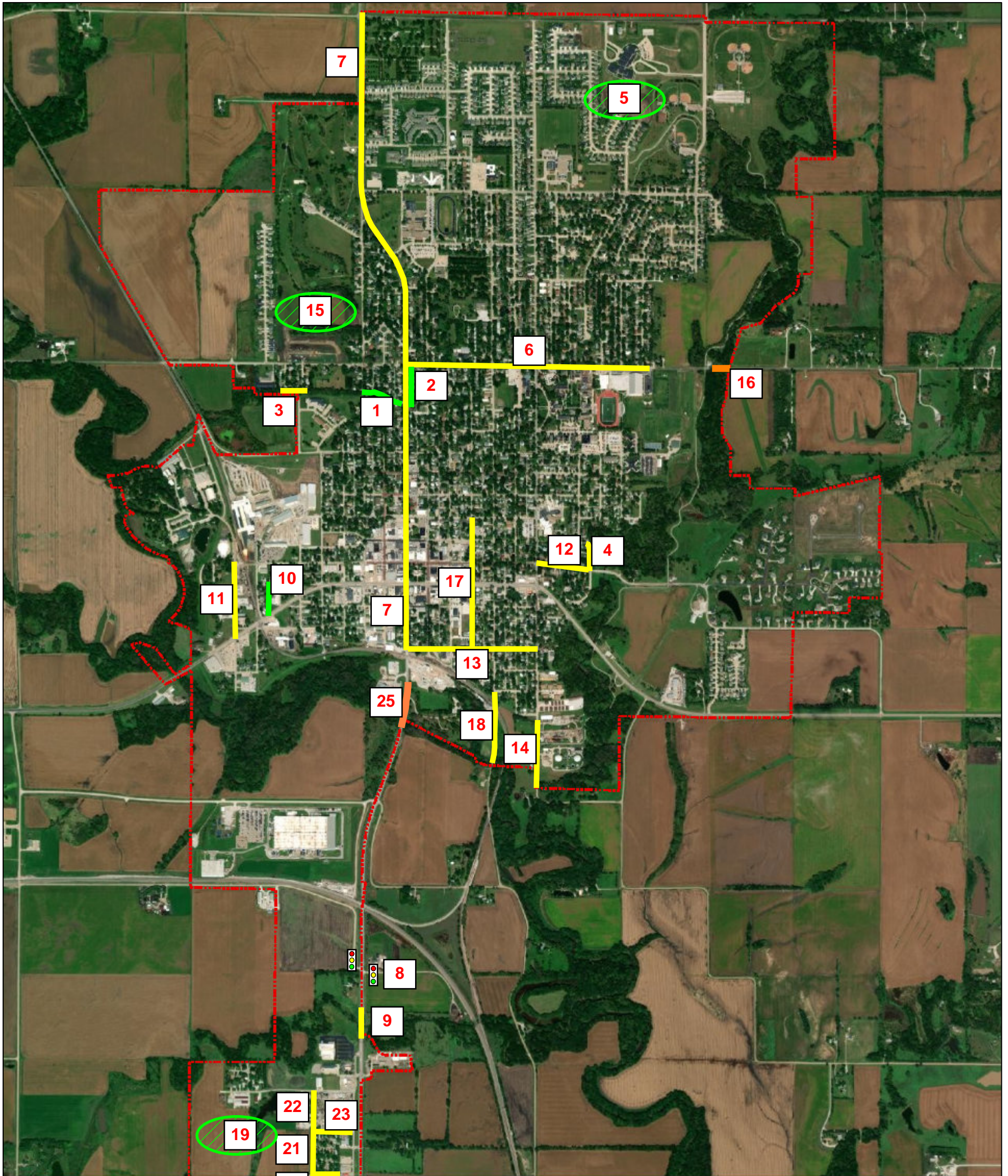
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:24,423

### LEGEND

- - - CURRENT CITY LIMITS
- STREET PROJECT
- ALLEY PROJECT
- STORM SEWER/WATERCOURSE PROJECT
- RAIL CROSSING PROJECT
- N PROJECT PRIORITY NUMBER IDENTIFIER

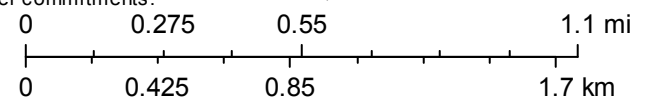




August 10, 2020

DISCLAIMER: This map is intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

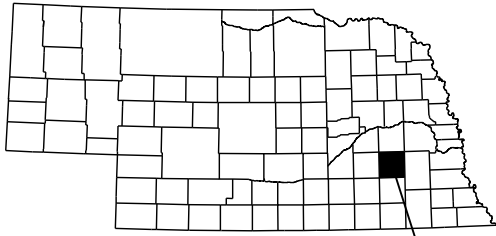
1:24,199



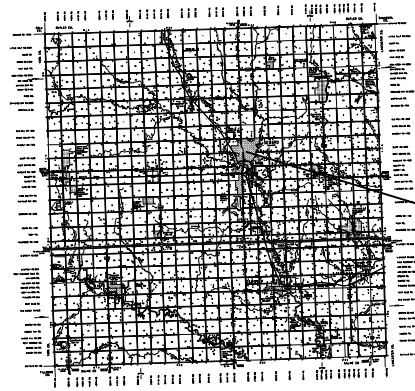
**LEGEND**

|  |                                    |
|--|------------------------------------|
|  | CURRENT CITY LIMITS                |
|  | STREET PROJECT                     |
|  | ALLEY PROJECT                      |
|  | STORM SEWER/WATERCOURSE PROJECT    |
|  | BRIDGE PROJECT                     |
|  | UNDEFINED STORM DRAINAGE PROJECT   |
|  | PROJECT PRIORITY NUMBER IDENTIFIER |

# Nebraska



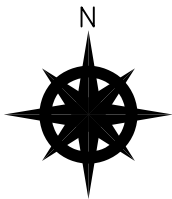
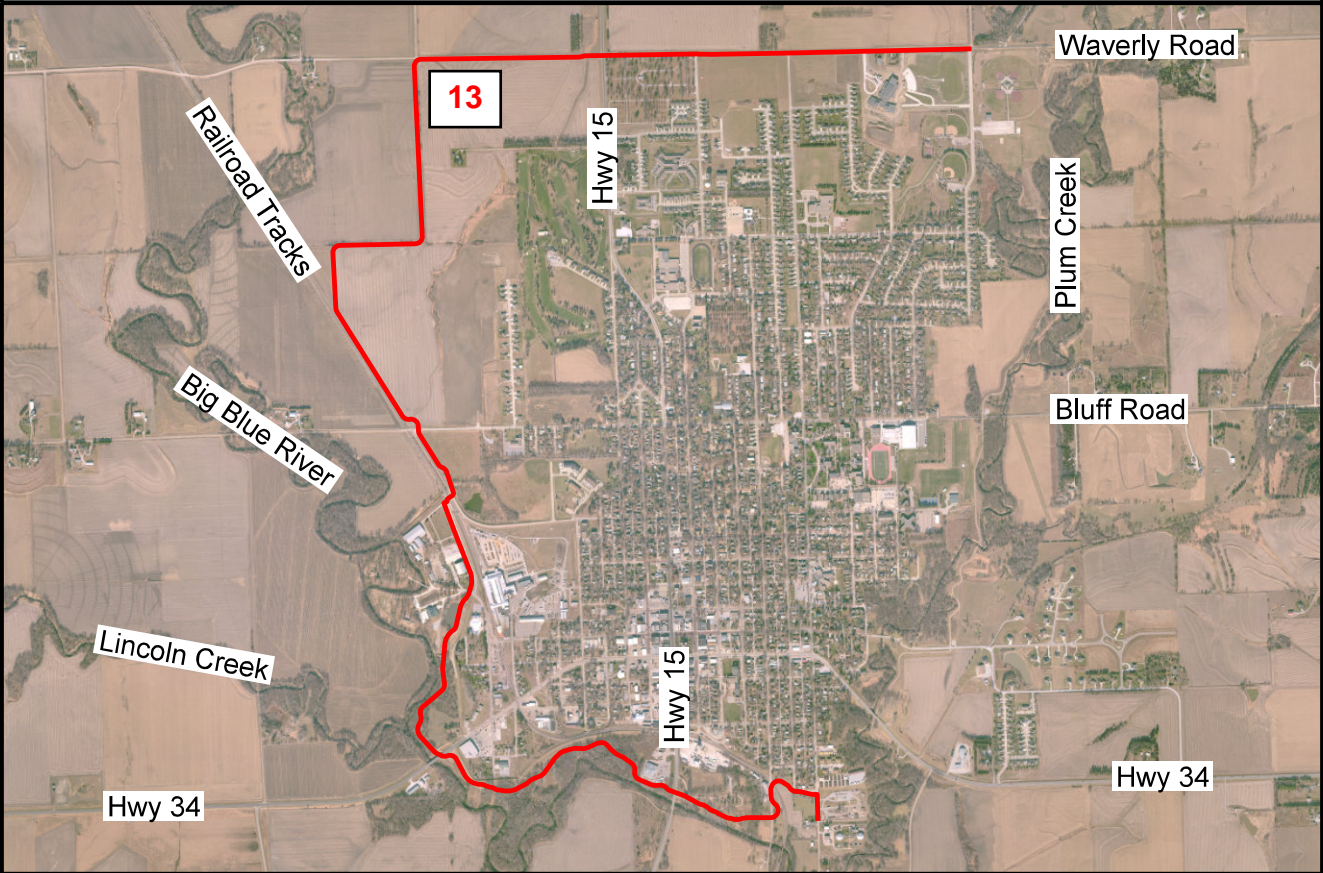
Seward County



Seward

FY 2021 ONE YEAR PLAN PROJECT PRIORITY NUMBER **13**

## Seward



PROJECT ALIGNMENT 

Seward Trail  
ENH-80(33), CN 13225  
Seward County - Seward, NE

Project Location Map  
Exhibit 1  
September 30, 2016

**NOTICE OF APPLICATION  
FOR A RETAIL CLASS C  
LIQUOR LICENSE**

Notice is hereby given that Uptown Spirits, LLC, dba Uptown Spirits, has made application for a Retail Class C Liquor License, C-123809, at 621 Jackson Ave., Seward, Nebraska, in accordance with Section 53-134(7), Revised Statutes of the Nebraska Liquor Control Act. Written protest to the issuance of said license may be filed by any resident of the City of Seward, Nebraska, on or before 7:00 p.m. on Tuesday, August 18, 2020, at which time a public hearing will be held by the City Council at the Seward Civic Center, 616 Bradford Street, Seward, NE, upon said application and will receive evidence, either orally, or by affidavit, from any person bearing upon the propriety of the business of such license.

Bonnie Otte  
Assistant Administrator/  
City Clerk/  
Budget & Human Resource Director  
City of Seward, Nebraska

Publish one time: August 5, 2020  
One Proof of Publication

**APPLICATION FOR LIQUOR LICENSE  
CHECKLIST - RETAIL**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov

|                                       |                                     |                 |
|---------------------------------------|-------------------------------------|-----------------|
| RECEIVED                              |                                     |                 |
| JUL 21 2020                           |                                     |                 |
| NEBRASKA LIQUOR<br>CONTROL COMMISSION |                                     |                 |
| Hot List: YES / NO                    | <input checked="" type="radio"/> NO | New/Replacing # |
| Class Type                            | C                                   | 123809          |
|                                       |                                     | Initial KE      |

Applicant name ALYSSA HENDRIX Uptown Spirits LLC

Trade name UPTOWN SPIRITS, LLC

Previous trade name \_\_\_\_\_

Contact email address hendrix.alyssa3@gmail.com


Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

None

Lease exp  
6-30-2025

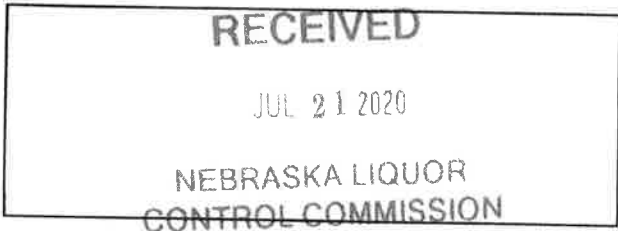
✓ lease effect date  
✓ 3 year term, but 2025 on APP  
✓ Fee - \$400.  
✓ Did include waiver cv?

7/21/20 x6  
No fee submitted

|  |  |
|--|--|
| PAYMENT TYPE <u>Pay Point</u><br>AMOUNT <u>\$400.00</u><br>Received: | <br>2000006677 |
|--|--|

**APPLICATION FOR LIQUOR LICENSE  
RETAIL**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov/



**CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES  
CHECK DESIRED CLASS**

**RETAIL LICENSE(S)**

Application Fee \$400 (nonrefundable)

- A BEER, ON SALE ONLY
- B BEER, OFF SALE ONLY
- C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE
- D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY
- I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
- J LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120
- AB BEER, ON AND OFF SALE
- AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
- IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY

Class K Catering license (requires catering application form 106) \$100.00

Additional fees will be assessed at city/village or county level when license is issued

Class C license term runs from November 1 – October 31  
All other licenses run from May 1 – April 30  
Catering license (K) expires same as underlying retail license

**CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING**

- Individual License (requires insert 1 FORM 104)
- Partnership License (requires insert 2 FORM 105)
- Corporate License (requires insert 3a FORM 101 & 3c FORM 103)
- Limited Liability Company (LLC) (requires form 3b FORM 102 & 3c FORM 103)

**NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)  
Commission will call this person with any questions we may have on this application**

Name \_\_\_\_\_ Phone number: \_\_\_\_\_

Firm Name \_\_\_\_\_

**PREMISES INFORMATION**

Trade Name (doing business as) UPTOWN SPIRITS, LLC.

Street Address #1 621 JACKSON AVE.

Street Address #2 ~~139 N 6th STREET~~

City SEWARD

County SEWARD

16

Zip Code 68434

Premises Telephone number 402-641-3798

Business e-mail address hendrix.alyssa3@gmail.com

Is this location inside the city/village corporate limits: YES  NO

Mailing address (where you want to receive mail from the Commission)

Name ALYSSA HENDRIX

Street Address #1 139 N 6th Street

Street Address #2 \_\_\_\_\_

City SEWARD

State NE

Zip Code 68434

**DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED**

**READ CAREFULLY**

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, outdoor area, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building. No blue prints please. Be sure to indicate the direction north and number of floors of the building.

\*\*For on premises consumption liquor licenses minimum standards must be met by providing at least two restrooms

Building: length 120 x width 86 in feet

Is there a basement? Yes  No

If yes, length 120 x width 86 in feet

Is there an outdoor area? Yes  No

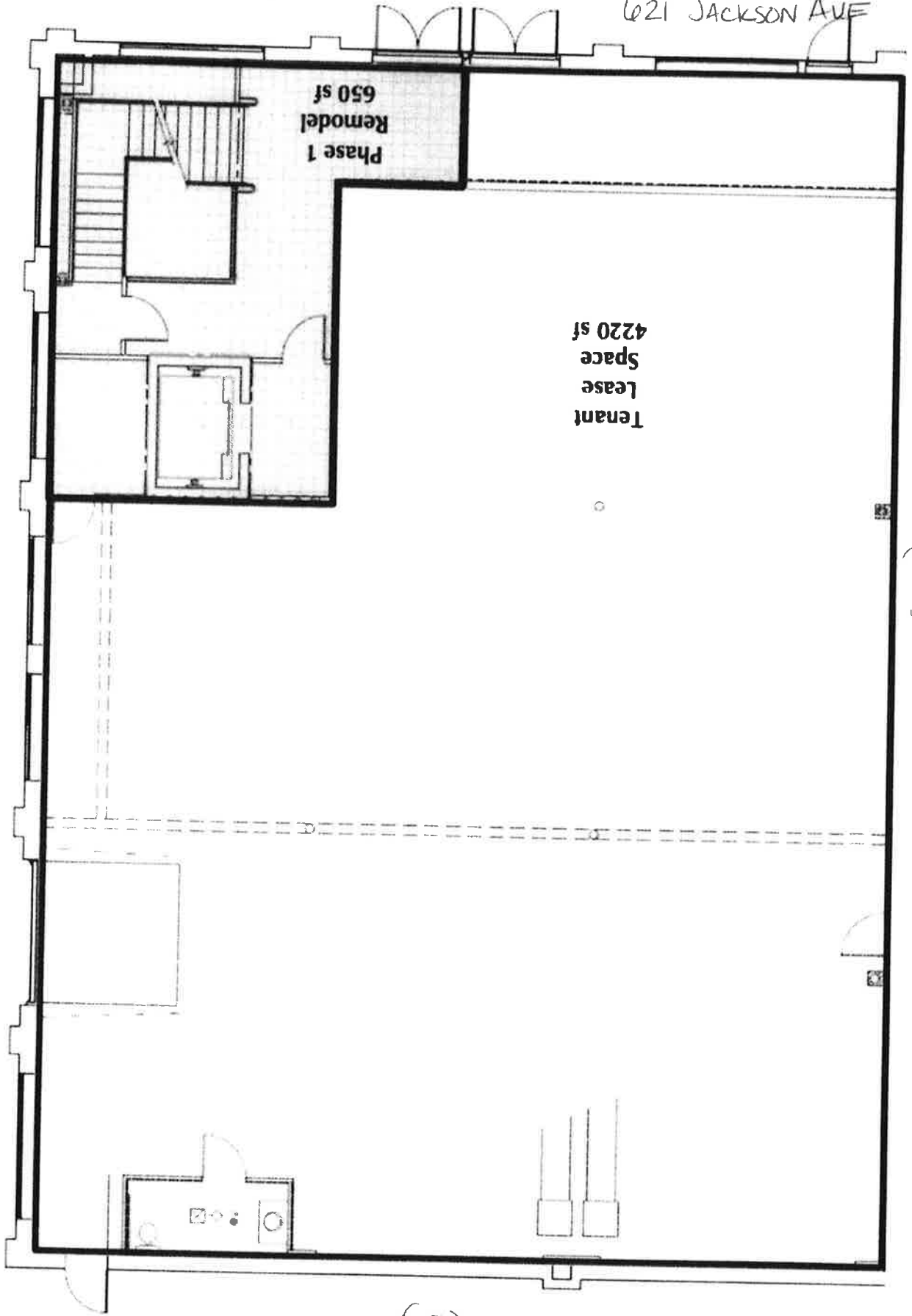
If yes, length \_\_\_\_\_ x width \_\_\_\_\_ in feet

PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET

Single story bldg approx 120 x 86 including basement approx 120 x 86

(N)

621 JACKSON AVE



(W)

(E)

(S)

**APPLICANT INFORMATION**

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

✓ Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Include traffic violations. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES  NO

If yes, please explain below or attach a separate page

| Name of Applicant | Date of Conviction (mm/yyyy) | Where Convicted (city & state) | Description of Charge | Disposition |
|-------------------|------------------------------|--------------------------------|-----------------------|-------------|
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |

✓ 2. Are you buying the business of a current retail liquor license?

YES  NO

If yes, give name of business and liquor license number \_\_\_\_\_

- a) Submit a copy of the sales agreement
- b) Include a list of alcohol being purchased, list the name brand, container size and how many
- c) Submit a list of the furniture, fixtures and equipment

✓ 3. Was this premise licensed as liquor licensed business within the last two (2) years?

YES  NO

If yes, give name and license number \_\_\_\_\_

✓ 4. Are you filing a temporary operating permit (TOP) to operate during the application process?

YES  NO

If yes:

- a) Attach temporary operating permit (TOP) (Form 125)
- b) TOP will only be accepted at a location that currently holds a valid liquor license.

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

YES  NO

If yes, list the lender(s) CAREY HENDRIX, JONES NATIONAL BANK

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

YES  NO

If yes, explain. (all involved persons must be disclosed on application)

CAREY HENDRIX; KACH ENTERPRISE, LLC; UPTOWN SPIRITS, LLC;  
**No silent partners**

✓ 7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

YES  NO

If yes, list such item(s) and the owner. \_\_\_\_\_

✓ 8. Is premises to be licensed within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children, or within 300 feet of a college or university campus?

YES  NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat. 53-177)(1)  
Provide letter of support or opposition, see FORM 134 - church or FORM 135 - campus

✓ 9. Is anyone listed on this application a law enforcement officer?

YES  NO

If yes, list the person, the law enforcement agency involved and the person's exact duties.

✓ 10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.  
a) List the individual(s) who will be authorized to write checks and/or withdrawals on accounts at this institution.

JONES NATIONAL BANK & TRUST, ALYSSA HENDRIX, CAREY HENDRIX

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

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed Form 116 – Affidavit of Non-Participation.
- Partnership: All partners and spouses, spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.

NLCC certified training program completed:

| Applicant Name         | Date (mm/yyyy) | Name of program (attach copy of course completion certificate) |
|------------------------|----------------|--|
| ALYSSIA NICOLE HENDRIX | 07/2020        | STATE ALCOHOL CERTIFICATE                                      |
|                        |                |  |
|                        |                |  |

List of NLCC certified training programs

Experience:

| Applicant Name/Job Title | Date of Employment: | Name & Location of Business |
|--------------------------|---------------------|-----------------------------|
|                          |                     |                             |
|                          |                     |                             |
|                          |                     |                             |

13. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership. If leased, submit a copy of the lease covering the entire license year. **Documents must show title or lease held in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed.**

Lease: expiration date 12/31/2025 6-30-2025  
 Deed  
 Purchase Agreement

✓ 14. When do you intend to open for business? OCTOBER 2020

✓ 15. What will be the main nature of business? RETAIL

✓ 16. What are the anticipated hours of operation? MONDAY - SUNDAY 6AM - 1AM

✓ 17. List the principal residence(s) for the past 10 years for all persons required to sign, including spouses.

| RESIDENCES FOR THE PAST 10 YEARS, APPLICANT AND SPOUSE MUST COMPLETE |      |      |                              |      |      |
|--|------|------|------------------------------|------|------|
| APPLICANT: CITY & STATE  | YEAR |      | SPOUSE: CITY & STATE         | YEAR |      |
|  | FROM | TO   |                              | FROM | TO   |
| 4576 S. COLUMBIA, SEWARD, NE   | 2009 | 2020 | 4576 S. COLUMBIA, SEWARD, NE | 2009 | 2020 |
|  |      |      |                              |      |      |
|  |      |      |                              |      |      |
|  |      |      |                              |      |      |

If necessary attach a separate sheet.

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

**Applicant Notification and Record Challenge:** Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

Must be signed in the presence of a notary public by applicant(s) and spouse(s). See [guideline](#) for required signatures

  
Signature of Applicant

  
Signature of Spouse

ALYSSA HENDRIX  
Print Name

CAREY F. HENDRIX  
Print Name

Signature of Applicant

Signature of Spouse

Print Name

Print Name

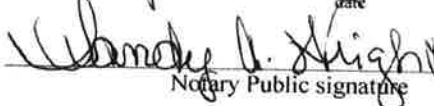
ACKNOWLEDGEMENT

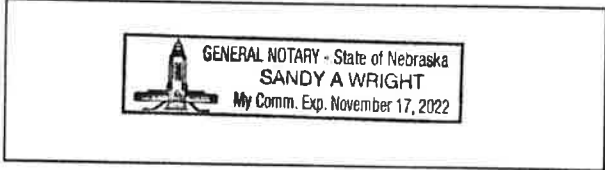
State of Nebraska  
County of Seward

The foregoing instrument was acknowledged before me this

July 20, 2020  
date

by Alyssa Hendrix  
name of person(s) acknowledged (individual(s) signing)

  
Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

RESOLUTION NO. 2020-

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

WHEREAS, Notice of Application for a Class C Liquor License for Uptown Spirits, LLC, dba Uptown Spirits, 621 Jackson Avenue, Seward, Nebraska was published in the Seward County Independent on July 29, 2020; cost of such publishing fee being \$12.68, and,

WHEREAS, a public hearing was held before the Mayor and Council of the City of Seward on August 18, 2020;

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Seward, Nebraska, that recommendation be made to the Nebraska Liquor Control Commission that a Class C Liquor License for Uptown Spirits, LLC, dba Uptown Spirits, 621 Jackson Avenue, Seward, Nebraska be approved.

The Mayor declared the resolution adopted.

Dated: \_\_\_\_\_, 2020

THE CITY OF SEWARD, NEBRASKA

\_\_\_\_\_  
Joshua Eickmeier, Mayor

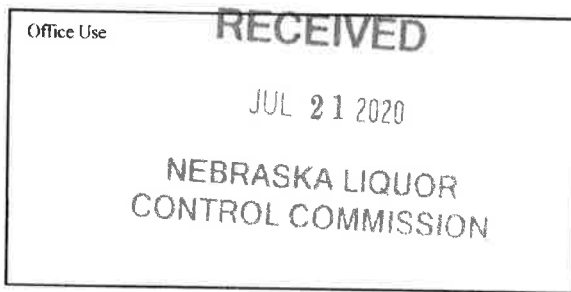
ATTEST:

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & HR Director

(SEAL)

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**MUST BE:**

- ✓ Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form MUST be included with your application
- ✓ 21 years of age or older

**Corporation/LLC information**

Name of Corporation/LLC: UPTOWN SPIRITS, LLC.

**Premise information**

Liquor License Number: \_\_\_\_\_ Class Type \_\_\_\_\_ (if new application leave blank)

Premise Trade Name/DBA: Uptown Spirits

Premise Street Address: 621 JACKSON Ave.

City: SEWARD County: SEWARD Zip Code: 68434

Premise Phone Number: 402-641-3798

Premise Email address: hendrix.alyssa3@gmail.com

**The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).**

*[Handwritten Signature]*

**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**

(Faxed signatures are acceptable)

**Manager's information must be completed below PLEASE PRINT CLEARLY**

Last Name: HENDRIX First Name: ALYSSA MI: N

Home Address: 4516 S. COLUMBIA

City: SEWARD County: SEWARD Zip Code: 68434

Home Phone Number: 402.641.3798

Driver's License Number & State: [REDACTED]

Social Security Number: [REDACTED]

Date Of Birth: [REDACTED] Place Of Birth: REDWING, MN

Email address: hendrix.alyssa3@gmail.com

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

YES  NO

**Spouse's information**

Spouses Last Name: HENDRIX First Name: CAREY MI: F

Social Security Number [REDACTED]

Driver's License Number & State: [REDACTED]

Date Of Birth: [REDACTED] Place Of Birth: NORFOLK, NE

**APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS**

| APPLICANT    |           |         | SPOUSE       |           |         |
|--------------|-----------|---------|--------------|-----------|---------|
| CITY & STATE | YEAR FROM | YEAR TO | CITY & STATE | YEAR FROM | YEAR TO |
| SEWARD NE    | 2002      | 2020    | SEWARD NE    | 2002      | 2020    |
|              |           |         |              |           |         |
|              |           |         |              |           |         |
|              |           |         |              |           |         |

**MANAGER'S LAST TWO EMPLOYERS**

| YEAR FROM TO |      | NAME OF EMPLOYER | NAME OF SUPERVISOR | TELEPHONE NUMBER |
|--------------|------|------------------|--------------------|------------------|
| 2008         | 2020 | AWE SALON        | ALYSSA HENDRIX     | 402-641-3798     |
| 2005         | 2008 | HAIR MASTERS     | KRISTA BURHOOP     | CLOSED           |

**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.**

**Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES       NO

If yes, please explain below or attach a separate page.

| Name of Applicant | Date of Conviction (mm/yyyy) | Where Convicted (City & State) | Description of Charge | Disposition |
|-------------------|------------------------------|--------------------------------|-----------------------|-------------|
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |
|                   |                              |                                |                       |             |

**2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?**

YES       NO

**IF YES, list the name of the premise(s):**

---

**3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?**

YES       NO

✓ 4. List the alcohol related training and/or experience (when and where) of the person making application.

\*NLCC Training Certificate Issued: RSBT Name on Certificate: ALYSSA HENDRIX

| Applicant Name | Date (mm/yyyy) | Name of program (attach copy of course completion certificate) |
|----------------|----------------|--|
| ALYSSA HENDRIX | 07/2020        | STATE - RSBT   |
|                |                |  |
|                |                |  |
|                |                |  |
|                |                |  |
|                |                |  |

\*For list of NLCC Certified Training Programs see training

Experience:

| Applicant Name / Job Title | Date of Employment: | Name & Location of Business: |
|----------------------------|---------------------|------------------------------|
|                            |                     |                              |
|                            |                     |                              |
|                            |                     |                              |
|                            |                     |                              |
|                            |                     |                              |
|                            |                     |                              |
|                            |                     |                              |
|                            |                     |                              |
|                            |                     |                              |

✓ 5. Have you enclosed form 147 regarding fingerprints?

YES       NO

RESOLUTION NO. 2020-

WHEREAS, Section 382-2.28 of the City Code of the City of Seward, Nebraska provides that the City may, by Resolution, designate and place stop signs, or other signs, signals, standards or mechanical devices in any street or alley under the Municipality's jurisdiction for the purpose of regulating traffic thereon and

WHEREAS, it is deemed necessary to place the following signs on the street hereinafter designated in the City of Seward, Nebraska;

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

A. A "STOP" sign shall be installed at the southeast corner of the intersection of Maple Street and Hawthorn Street, directing northbound vehicular traffic on Hawthorn Street to stop before entering the intersection with Maple Street.

B. A "STOP" sign shall be installed at northwest corner of the intersection of Maple Street Avenue and Hawthorn Street, directing southbound vehicular traffic approaching on Hawthorn Street to stop before entering the intersection with Maple Street.

C. Appropriate "STOP" signs shall be erected, maintained and enforced directing the traffic on such streets accordingly.

The Mayor declared the resolution adopted.

Dated: \_\_\_\_\_, 2020

THE CITY OF SEWARD, NEBRASKA

ATTEST:

\_\_\_\_\_  
Joshua Eickmeier, Mayor

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & HR Director

(SEAL)

RESOLUTION NO. 2020-

WHEREAS, Section 382-2.28 of the City Code of the City of Seward, Nebraska provides that the City may, by Resolution, designate and place stop signs, or other signs, signals, standards or mechanical devices in any street or alley under the Municipality's jurisdiction for the purpose of regulating traffic thereon and

WHEREAS, it is deemed necessary to place the following signs on the street hereinafter designated in the City of Seward, Nebraska;

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

A. A "YIELD" sign shall be installed at the southwest corner of the intersection of 2nd Street and Bradford Street, directing eastbound vehicular traffic on Bradford Street to yield before entering the intersection with 2nd Street.

B. A "YIELD" sign shall be installed at the northeast corner of the intersection of 2nd Street and Bradford Street, directing westbound vehicular traffic on Bradford Street to yield before entering the intersection with 2nd Street.

C. A "YIELD" sign shall be installed at the southwest corner of the intersection of 2nd Street and Pearl Street, directing eastbound vehicular traffic on Pearl Street to yield before entering the intersection with 2nd Street.

D. A "YIELD" sign shall be installed at the northeast corner of the intersection of 2nd Street and Pearl Street, directing westbound vehicular traffic on Pearl Street to yield before entering the intersection with 2nd Street.

E. A "STOP" sign shall be installed at northeast corner of the intersection of 2nd Street and Bek Avenue, directing westbound vehicular traffic approaching on Bek Avenue to stop before entering the intersection with 2nd Street.

F. Appropriate "STOP" and "YIELD" signs shall be erected, maintained and enforced directing the traffic on such streets accordingly.

The Mayor declared the resolution adopted.

Dated: \_\_\_\_\_, 2020

THE CITY OF SEWARD, NEBRASKA

ATTEST:

\_\_\_\_\_  
Joshua Eickmeier, Mayor

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & HR Director

(SEAL)

Urbe Keruse Services  
4600 North 48th Street  
Lincoln, NE 68504-1416

To:

From: City of Seward

Re: Garbage Service Quote

One-Year - October 1, 2020 through September 30, 2021 & Three-Year - October 1, 2020 through September 30, 2023  
(Three-Year Quote to be paid one-third each year in advance or possibly all three years in one payment)

received (in trip)  
8-7-2020

The City of Seward, Nebraska is requesting a quote for the following:

| <u>Department/Address</u>   | <u>Dumpster Size / Pickups per Week</u>  | <u>One-Year Amount</u> | <u>Three-Year Amount</u> |
|---|--|------------------------|--------------------------|
| Electric<br>1345 River Street   | 3 yard/1 time<br>TOTE/1 TIME   | \$ 485                 | \$ 1419                  |
| Water/Wastewater<br>1040 South Columbia Avenue                          | 2 yard/1 time<br>2 yard/1 time   | \$ 854                 | \$ 2498                  |
| Police<br>148 South 1st Street  | 2 yard/1 time  | \$ 427                 | \$ 1249                  |
| Street/Public Properties<br>142 North 7th Street +<br>233 N. 7th Street | 2 yard/1 time<br>4 96-gallon totes/1 time  | \$ 854                 | \$ 2498                  |
| City Hall & Library (Share)<br>537 Main Street/233 South 5th Street     | 2 yard/1 time  | \$ 427                 | \$ 1249                  |
| Civic Center<br>616 Bradford Street                                     | 2 yard/2 times<br>1 small recycling container/TOTE<br>(Lawn waste) - 2 YARD / 1 TIME | \$ 1172                | \$ 3428                  |
| Fire<br>222 North 3rd Street  | 2 yard/1 time  | \$ 427                 | \$ 1249                  |
| Lied Senior Center<br>1010 Manor Drive West                             | 2 yard/1 time  | \$ 427                 | \$ 1249                  |

|   |  |          |          |
|---|--|----------|----------|
| Recycling Center<br>340 South 7th Street                | 2 yard/1 time  | \$427    | \$1249   |
| Park-South Columbia Ave.<br>(former trailer court area) | 8 yard/1 time (Nov-Feb)<br>/2 times (Mar-Oct)  | \$1754   | \$5131   |
| Park - Blue Valley Camping Area<br>630 South 6th Street | 2 yard/1 time <u>(APR-OCT ONLY)</u><br><u>(NO SERVICE NOV-MAR)</u>                     | \$249    | \$728    |
| Park-Plum Creek Park                                    | 2 yard/1 time <u>(MAR-NOV ONLY)</u><br><u>(NO SERVICE - DEC-FEB)</u>                   | \$320    | \$936    |
| Cemetery<br>2400 North Highway 15                       | 2 yard/1 time  | \$427    | \$1249   |
| Dowding Pool<br>167 North 14th Street                   | 2 yard/1 time <u>(JUN-AUG ONLY)</u><br><u>(NO SERVICE SEP-MAY)</u>                     | \$107    | \$313    |
| Golf Course<br>1046 Country Club Drive                  | 1 - 96-gallon totes/2 times<br><u>(MAR-NOV ONLY)</u><br><u>NO SERVICE-DEC-JAN-FEB)</u> | \$652    | \$1907   |
| <u>GOLF MAINT. BLDG</u><br><u>2802 RD</u>               | 2 yard/1 time (maint. bldg.)<br><u>(FULL YEAR)</u>                                     |          |          |
|   | * 2 yard/1 time <u>(by restaurant--full year)</u> <u>CURRENTLY GOES 2 X WEEK</u>       | \$823    | \$2407   |
|   | * 2 yard recycling/1 time <u>(by restaurant--full year)</u>                            | \$427    | \$1249   |
| <b>TOTAL ONE-YEAR/THREE-YEAR BID FOR ALL SERVICES</b>   |  | \$10,259 | \$30,008 |

\* (THESE TWO ITEMS BID AS ALTERNATES & MAY BE REMOVED FROM TOTAL BID DEPENDING ON WHETHER OR NOT SERVICE IS NEEDED)

Trash Panda Refuse, Inc  
 710 8th Street  
 Milford, NE 68405-9305

**received**  
 8-7-2020

To:

From: City of Seward

Re: Garbage Service Quote

One-Year - October 1, 2020 through September 30, 2021 & Three-Year - October 1, 2020 through September 30, 2023  
(Three-Year Quote to be paid one-third each year in advance or possibly all three years in one payment)

The City of Seward, Nebraska is requesting a quote for the following:

| <u>Department/Address</u>   | <u>Dumpster Size / Pickups per Week</u>                                       | <u>One-Year Amount</u>     | <u>Three-Year Amount</u> |
|---|---|----------------------------|--------------------------|
| Electric<br>1345 River Street                                       | 3 yard/1 time   | 849.39                     |                          |
| Water/Wastewater<br>1040 South Columbia Avenue                      | 2 yard/1 time<br>2 yard/1 time  | 638.64<br>638.64           |                          |
| Police<br>148 South 1st Street                                      | 2 yard/1 time   | 638.64                     |                          |
| Street/Public Properties<br>142 North 7th Street                    | 2 yard/1 time<br>2 - 96-gallon totes/1 time                                   | 638.64<br>456.00           |                          |
| City Hall & Library (Share)<br>537 Main Street/233 South 5th Street | 2 yard/1 time   | 638.64                     |                          |
| Civic Center<br>616 Bradford Street                                 | 2 yard/2 times<br>1 small recycling container<br>(Lawn waste) 2yd April - Nov | 1277.28<br>55.00<br>441.76 |                          |
| Fire<br>222 North 3rd Street  | 2 yard/1 time   | 638.64                     |                          |
| Lied Senior Center<br>1010 Manor Drive West                         | 2 yard/1 time   | 638.64                     |                          |

|   |  |                                 |
|---|--|---------------------------------|
| Recycling Center<br>340 South 7th Street                | 2 yard/1 time  | <u>638.64</u>                   |
| Park-South Columbia Ave.<br>(former trailer court area) | 8 yard/1 time (Nov-Feb)<br>/2 times (Mar-Oct)  | <u>851.52</u><br><u>3706.08</u> |
| Park - Blue Valley Camping Area<br>630 South 6th Street | 2 yard/1 time <u>(APR-OCT ONLY)</u><br><u>(NO SERVICE NOV-MAR)</u>   | <u>372.54</u>                   |
| Park-Plum Creek Park                                    | 2 yard/1 time <u>(MAR-NOV ONLY)</u><br><u>(NO SERVICE - DEC-FEB)</u>   | <u>478.98</u>                   |
| Cemetery<br>2400 North Highway 15                       | 2 yard/1 time  | <u>638.64</u>                   |
| Dowding Pool<br>167 North 14th Street                   | 2 yard/1 time <u>(JUN-AUG ONLY)</u><br><u>(NO SERVICE SEP-MAY)</u>   | <u>159.64</u>                   |
| Golf Course<br>1046 Country Club Drive                  | 3 - 96-gallon totes/2 times<br><u>(MAR-NOV ONLY)</u><br><u>NO SERVICE-DEC-JAN-FEB)</u><br>2 yard/1 time (maint. bldg.)<br><u>(FULL YEAR)</u> | <u>1026.00</u><br><u>638.64</u> |
|   | * 2 yard/1 time <u>(by restaurant--full year)</u>  | <u>638.64</u>                   |
|   | * 2 yard recycling/1 time <u>(by restaurant--full year)</u>  | <u>540.00</u>                   |

\$ 16,939.25 x3 = \$50,817.75

**TOTAL ONE-YEAR/THREE-YEAR BID FOR ALL SERVICES**

\* (THESE TWO ITEMS BID AS ALTERNATES & MAY BE REMOVED FROM TOTAL BID DEPENDING ON WHETHER OR NOT SERVICE IS NEEDED)

Lancaster County Waste  
 9479 East Birch Rd  
 Adams, NE 65301

From: City of Seward

Re: Garbage Service Quote

One-Year - October 1, 2020 through September 30, 2021 & Three-Year - October 1, 2020 through September 30, 2023  
(Three-Year Quote to be paid one-third each year in advance or possibly all three years in one payment)

The City of Seward, Nebraska is requesting a quote for the following:

| <u>Department/Address</u>   | <u>Dumpster Size /Pickups per Week</u>                        | <u>One-Year Amount</u> | <u>Three-Year Amount</u> |
|---|---|------------------------|--------------------------|
| Electric<br>1345 River Street                                       | 3 yard/1 time   | 110 <sup>00</sup>      | 90 <sup>00</sup>         |
| Water/Wastewater<br>1040 South Columbia Avenue                      | 2 yard/1 time<br>2 yard/1 time                                | 120 <sup>00</sup>      | 100 <sup>00</sup>        |
| Police<br>148 South 1st Street                                      | 2 yard/1time  | 95 <sup>00</sup>       | 85 <sup>00</sup>         |
| Street/Public Properties<br>142 North 7th Street                    | 2 yard/1 time<br>2 - 96-gallon totes/1time                    | 105 <sup>00</sup>      | 90 <sup>00</sup>         |
| City Hall & Library (Share)<br>537 Main Street/233 South 5th Street | 2 yard/1 time   | 95 <sup>00</sup>       | 85 <sup>00</sup>         |
| Civic Center<br>616 Bradford Street                                 | 2 yard/2 times<br>1 small recycling container<br>(Lawn waste) | 135 <sup>00</sup>      | 115 <sup>00</sup>        |
| Fire<br>222 North 3rd Street  | 2 yard/1 time   | 95 <sup>00</sup>       | 85 <sup>00</sup>         |
| Lied Senior Center<br>1010 Manor Drive West                         | 2 yard/1 time   | 95 <sup>00</sup>       | 85 <sup>00</sup>         |

|                   |                   |
|-------------------|-------------------|
| 95 <sup>00</sup>  | 85 <sup>00</sup>  |
| 165 <sup>00</sup> | 135 <sup>00</sup> |
| 95 <sup>00</sup>  | 85 <sup>00</sup>  |
| 95 <sup>00</sup>  | 85 <sup>00</sup>  |
| 95 <sup>00</sup>  | 85 <sup>00</sup>  |
| 110 <sup>00</sup> | 90 <sup>00</sup>  |
| 95 <sup>00</sup>  | 85 <sup>00</sup>  |
| 60 <sup>00</sup>  | 50 <sup>00</sup>  |

\$ 1660<sup>00</sup>      \$ 1435<sup>00</sup>  
 monthly amount      monthly amount  
 \$ 19,920.00      \$ 17,220.00  
 x 12 =      x 12 =  
 51460.00

|   |   |  |
|---|---|--|
| Recycling Center<br>340 South 7th Street                | 2 yard/1 time   |  |
| Park-South Columbia Ave.<br>(former trailer court area) | 8 yard/1 time (Nov-Feb)<br>/2 times (Mar-Oct)   |  |
| Park - Blue Valley Camping Area<br>630 South 6th Street | 2 yard/1 time <u>(APR-OCT ONLY)</u><br><u>(NO SERVICE NOV-MAR)</u>  |  |
| Park-Plum Creek Park                                    | 2 yard/1 time <u>(MAR-NOV ONLY)</u><br><u>(NO SERVICE - DEC-FEB)</u>  |  |
| Cemetery<br>2400 North Highway 15                       | 2 yard/1 time   |  |
| Dowding Pool<br>167 North 14th Street                   | 2 yard/1 time <u>(JUN-AUG ONLY)</u><br><u>(NO SERVICE SEP-MAY)</u>  |  |
| Golf Course<br>1046 Country Club Drive                  | 3 - 96-gallon totes/2 times<br><u>(MAR-NOV ONLY)</u><br><u>(NO SERVICE-DEC-JAN-FEB)</u><br>2 yard/1 time (maint. bldg.)<br><u>(FULL YEAR)</u> |  |
|   | * 2 yard/1 time <u>(by restaurant--full year)</u>   |  |
|   | * 2 yard recycling/1 time <u>(by restaurant--full year)</u>   |  |

**TOTAL ONE-YEAR/THREE-YEAR BID FOR ALL SERVICES**  
*Remove 8/4/20 - quoted it as monthly*

\* (THESE TWO ITEMS BID AS ALTERNATES & MAY BE REMOVED FROM TOTAL BID DEPENDING ON WHETHER OR NOT SERVICE IS NEEDED)

July 30, 2020

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

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

You have requested that we prepare the forecast of the City of Seward, which comprises the budget form (historical information – for the year ended September 30, 2019, the estimated information – for the year ending September 30, 2020, and the accompanying budgeted information – for the year ending September 30, 2021), including the related summaries of significant assumptions (forecast) in the form prescribed by the State of Nebraska Budget Act, and perform a compilation engagement with respect to the forecast.

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

### **Our Responsibilities**

The objective of our engagement is to—

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

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

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

#### **SHAREHOLDERS:**

Robert D. Almquist  
Phillip D. Maltzahn  
Marcy J. Luth  
Heidi A. Ashby  
Christine R. Shenk  
Michael E. Hoback  
Joseph P. Stump  
Kyle R. Overturf  
Tracy A. Cannon

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

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

### **Your Responsibilities**

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

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

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

### **Our Report**

As part of our engagement, we will issue a report that will state that we did not examine or review the forecast, and that, accordingly, we do not express an opinion, a conclusion, nor provide any

assurance on it. It will also state that (1) the forecasted results may not be achieved as there will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected, and these differences may be material; and (2) we have no responsibility to update the report for events and circumstances occurring after the date of the report. Our report will disclose that the City of Seward's management has elected to omit substantially all of the disclosures required by guidelines for presentation of a forecast established by the AICPA. If the omitted disclosures were to be included in the forecast, they might influence the user's conclusions about the City's forecasted balance sheet, statements of income, retained earnings, and cash flows. Accordingly, the forecast is not designed for those who are not informed about such matters.

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

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

**Other Relevant Information**

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

This assignment will be undertaken at our regular hourly rate of \$145 per hour, inclusive of any out-of-pocket expenses, not to exceed \$3,550. Billings for our services will be rendered approximately every four weeks, and payment is due within 30 days of the invoice date. This engagement does not include any services not specifically included in this letter. Additional services that you may request will be subject to arrangements made at the time requested.

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

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

Sincerely,

**AMGL, P.C.**



Marcy J. Luth, CPA

ml/dkk/19377

Enclosure

Honorable Mayor and City Council  
City of Seward  
July 30, 2020  
Page 4

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

**CITY OF SEWARD**

---

Signature

Title

Date



450 Regency Parkway, Suite 320  
Omaha, Nebraska 68114-3777

(402) 991-9450 / (402) 991-9455 FAX / gilmorebell.com

August 10, 2020

Nick Wolf  
Finance Director & Treasurer  
City of Seward, Nebraska  
537 Main Street  
Seward, Nebraska 68434

Re: Disclosure Compliance Services Proposal

Dear Mr. Wolf:

Gilmore and Bell, P.C. (“**Gilmore & Bell**” or the “**Firm**”) is pleased to submit this post-issuance disclosure compliance services proposal (the “**Engagement**”) to the City of Seward, Nebraska (the “**City**”). Our existing engagement with the City to provide disclosure compliance services recently expired April 30, 2020 by its terms. The purpose of this Engagement is to extend the term for providing disclosure compliance services by Gilmore & Bell to assist the City in meeting its continuing disclosure obligations in accordance with federal securities laws. If the City accepts this Engagement, Gilmore & Bell will perform such services in consideration of the mutual covenants and terms of this Engagement.

#### **SCOPE OF ENGAGEMENT**

It is our understanding that the municipal securities listed on **Exhibit A** are the outstanding municipal securities of the City subject to a continuing disclosure undertaking. Gilmore & Bell will assist the City in meeting its continuing disclosure obligations with respect to the municipal securities identified on **Exhibit A** and any municipal securities issued during the term of this Engagement with respect to which the City is an obligated person under a continuing disclosure undertaking (together, the “**Bonds**”) by providing the following services, beginning with the City’s fiscal year ending September 30, 2020:

- Review the continuing disclosure agreements/undertakings for the Bonds (the “Disclosure Agreements”) and determine the operating data and financial information required to be disclosed by the City on an annual basis;
- Provide the City with an annual reminder of the upcoming annual report filing date;
- Provide the City annually with a memorandum listing material events requiring additional disclosure;
- Draft the City’s annual report and assist the City in updating, as of the end of each fiscal year, the appropriate operating data and summary financial information;
- Submit the City’s annual report to the MSRB, via EMMA. If the City’s annual report is not available as of the report filing date, file the appropriate notice required under the Disclosure Agreements; and
- Provide the City confirmation that the annual report has been submitted to the MSRB.

By acceptance of the terms of this Engagement, the City is confirming Gilmore & Bell's appointment as a designated agent for the sole purpose of submitting to the MSRB, via EMMA, annual reports, event notices, and other materials furnished by the City.

The content of the financial information and operating data to be included in each annual report is solely the responsibility of the City. Gilmore & Bell is not responsible for the accuracy or completeness of the information contained in any annual report. Gilmore & Bell will not undertake a "due diligence" review of the City, its operations or its financial condition in connection with the performance of these services. Such a review is outside the scope of our limited Engagement described in this Engagement.

This Engagement does not include a review of the City's past continuing disclosure compliance or preparation or submission of any filings which may have been due prior to this Engagement.

In addition, this Engagement only relates to the City's annual reporting obligations pursuant to contractual obligations of the City. As such, it does not include analysis or advice related to whether an event notice is required to be filed pursuant to the Disclosure Agreements, including materiality analyses.

#### **POINT OF CONTACT**

Gilmore & Bell will provide the necessary attorneys, disclosure analysts, legal assistants and administrative support to perform the services under this Engagement. A Gilmore & Bell disclosure analyst will contact the City in advance of the annual filing deadline to begin the process of completing the annual report. Initially, Gilmore & Bell's primary point of contact at the City for this Engagement will be as follows:

Nick Wolf  
Telephone: (402) 643-2928  
Email: Nick.Wolf@cityofseardne.gov

The City will notify Gilmore & Bell if it wishes to change the primary point of contact for this Engagement.

#### **FURNISHING OF INFORMATION**

Gilmore & Bell will request the information required by the Disclosure Agreement from the City within a reasonable time prior to the filing date and will work closely with the City to gather such information. The City hereby agrees to timely provide all information requested by Gilmore & Bell. In addition, the City acknowledges that if all information required to be included in the annual report is not provided to Gilmore & Bell at least three (3) business days before the filing date set in the Disclosure Agreement, we cannot guarantee that the annual report will be timely filed.

## **FEES**

Gilmore & Bell's fee for providing the services pursuant to this Engagement is \$2,250 per year (for an aggregate amount of \$11,250 for the five-year contract term). The City may pay the fee annually or may make an advance payment of the full or any remaining aggregate amount upon execution or at any time during the term of this agreement. If paid annually, the annual fee will be payable upon confirmation that the City's annual filing, or other appropriate notice, has been submitted to the MSRB. If the City pays the aggregate amount upon execution of the proposal, or any remaining aggregate amount at a later date during the contract term, the aggregate fee will be deposited to a special trust account maintained by Gilmore & Bell for client fees held as a retainer. The portion of the aggregate fee held as retainer will be earned and disbursed to Gilmore & Bell's general operating account upon confirmation that the City's annual filing, or other appropriate notice, has been submitted to the MSRB at a rate of \$2,250 per year, unless this Agreement is otherwise terminated by either party as described above. No interest will be paid on funds held in this special trust account. All earnings attributable to the investment of amounts within this account are disbursed to a charitable foundation as required by the State bar association. In addition, Gilmore & Bell expects to be reimbursed for all out-of-pocket third-party expenses made on the City's behalf.

## **TERM OF ENGAGEMENT; TERMINATION**

The initial term of this Engagement shall be from the date below through April 30, 2025. This agreement may be terminated at any time by either party with 30 days written notice to the other party. Upon termination of this agreement, the City will pay all unpaid fees and expenses for services performed prior to the time of termination.

## **ATTORNEY-CLIENT RELATIONSHIP; CONFLICTS**

Upon execution of this engagement letter, the Issuer will be our client and an attorney-client relationship will exist between us with respect to this Engagement. Our services pursuant to this Engagement are limited to those contracted for in this letter; the City's execution of this engagement letter will constitute an acknowledgment of those limitations. Gilmore & Bell does not provide investment advice, advice relating to any municipal financial products or financial advice relating to the issuance of municipal securities, and nothing contained in this Engagement or any services provided by Gilmore & Bell under this Engagement shall constitute advice to the City with respect to municipal financial products or the issuance of municipal securities (other than legal advice), all within the meaning of Section 15B(e) of the Securities Exchange Act of 1934, as amended.

Gilmore & Bell represents many political subdivisions, underwriters and others in public finance transactions. It is possible that during the time that we are representing the City under this Engagement, one or more of our present or future clients will have transactions with the City. We do not believe any such representation will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the scope of this Engagement so as to make such representations not adverse or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of this Engagement. Execution of this letter will signify the City's consent to our representation of others consistent with the circumstances described in this paragraph.

**CONCLUSION**

If the foregoing terms are acceptable to the City, please return a signed copy of this Engagement letter to me and retain a copy for your files. The offer to perform the services described in this Engagement expires 60 days from the date first shown above and no Engagement will commence unless and until we receive a copy signed by the City within such timeframe. Thank you again for your interest in our disclosure compliance services and we look forward to working with you.

Very truly yours,



Michael G. Rogers

MGR:emw

cc: Bill Burns  
Alice Wasson  
Colleen Duncan

Acknowledged and Agreed as of \_\_\_\_\_, 20\_\_\_\_.

**CITY OF SEWARD, NEBRASKA**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## **EXHIBIT A**

### **LIST OF MUNICIPAL SECURITIES**

- \$1,855,000 City of Seward, Nebraska Electric Revenue Refunding Bonds, Series 2012
- \$1,935,000 City of Seward, Nebraska General Obligation Refunding Bonds, Series 2012
- \$190,000 City of Seward, Nebraska Highway Allocation Fund Pledge Bonds, Series 2012
- \$1,580,000 City of Seward, Nebraska Water System Revenue Bonds, Series 2013B
- \$1,305,000 City of Seward, Nebraska Water System Refunding Bonds, Series 2015
- \$1,085,000 City of Seward, Nebraska General Obligation Refunding Bonds, Series 2016
- \$4,755,000 City of Seward, Nebraska Electric System Revenue and Refunding Bonds, Series 2016
- \$1,205,000 City of Seward, Nebraska Water System Revenue Refunding Bonds, Series 2016
- \$3,860,000 City of Seward, Nebraska Sanitary Sewer System Revenue and Refunding Bonds, Series 2016
- \$4,725,000 City of Seward, Nebraska General Obligation Street and Refunding Bonds, Series 2020
- \$1,635,000 City of Seward, Nebraska Water System Revenue Refunding Bonds, Series 2020

**LEAGUE OF NEBRASKA MUNICIPALITIES  
REGULAR MEMBER BALLOT**

Twenty properly completed ballots must be returned in response in order to meet the quorum requirements.

The percentage of approvals required to approve each matter is 66 2/3% of the votes cast or 51% of the voting power, whichever is less.

**Instructions:** Mark “Vote For” to vote for each of the proposed actions listed below, and “Vote Against” to vote against it. Mark one box with respect to each proposed action. Note that the ballot has two pages. Sign where indicated below on the second page.

|  |   |
|--|---|
| <input type="checkbox"/> Vote For<br><input type="checkbox"/> Vote Against | <p><b>Proposed Action 1:</b> The Articles of Incorporation are amended to add the following provisions:</p> <p style="text-align: center;"><u>ARTICLE VII. PUBLIC BENEFIT CORPORATION; MEMBERSHIP</u></p> <p style="text-align: center;">The Corporation is a public benefit corporation.</p> <p style="text-align: center;">The Corporation shall have regular members, as set forth in its Bylaws.</p> <p style="text-align: center;"><u>ARTICLE VIII. AMENDMENT TO BYLAWS</u></p> <p style="text-align: center;">A. An amendment to the Bylaws that relates to the number of directors, the composition of the board of directors, the term of office of the directors, or the method or way in which directors are elected or selected must be approved:</p> <p style="text-align: center;">(1) By an affirmative vote of a majority of the directors then serving on the board of directors; and</p> <p style="text-align: center;">(2) By the regular members by two-thirds of the votes cast or a majority of the voting power, whichever is less.</p> <p style="text-align: center;">B. An amendment to the Bylaws that does not relate to the number of directors, the composition of the board of directors, the term of office of the directors, or the method or way in which directors are elected or selected must be approved:</p> <p style="text-align: center;">(1) By an affirmative vote of a majority of the directors then serving on the board of directors; or</p> <p style="text-align: center;">(2) By the regular members by two-thirds of the votes cast or a majority of the voting power, whichever is less.</p> |
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**LEAGUE OF NEBRASKA MUNICIPALITIES  
REGULAR MEMBER BALLOT (CONTINUED)**

|  |   |
|--|---|
| <input type="checkbox"/> Vote For<br><input type="checkbox"/> Vote Against | <p><b>Proposed Action 2:</b> The Bylaws are amended to add the following provision to Article II:</p> <p style="text-align: center;"><u>Section 10.</u> Regular members may participate in annual, regular, and special meetings or conduct such meetings through the use of any means of communication by which all members participating may simultaneously hear each other during the meeting. A regular member participating in a meeting by this means is deemed to be present at the meeting for all purposes, including but not limited to the existence of a quorum and voting.</p> |
|--|---|

|  |  |
|--|--|
| <input type="checkbox"/> Vote For<br><input type="checkbox"/> Vote Against | <p><b>Proposed Action 3:</b> The Bylaws are amended to revise Article IX, Section 8 to read as follows:</p> <p style="text-align: center;"><u>Section 8.</u> These Bylaws may be amended in whole or in part as provided by the Articles of Incorporation.</p> |
|--|--|

\_\_\_\_\_  
(Name of City/Village)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Its: \_\_\_\_\_  
(Title: Mayor or Village Board Chair)

**IMPORTANT: For this ballot to be counted, both pages, including signature, must be received by the League no later than by 5:00 p.m. prevailing Central time, October 1, 2020.**

To return your ballot send it to Brenda Henning by email to [brendah@lonm.org](mailto:brendah@lonm.org), by mail to:  
Attention: Brenda Henning, League of Nebraska Municipalities, 1335 L Street, Lincoln, NE  
68508, or by fax to (402) 476-7052, to the attention of Brenda Henning.

## CITY ADMINISTRATORS REPORT – 8/18/20

- Drafted second round DTR documents.
- Unified Command Team Meetings with Four Corners Health (weekly).
- Monitoring a number of street projects (East Seward Street, Waverly Road, N. Columbia COMPLETE).
- AMI project review with Billing, Electric Dept., and Water Dept.
- Covid-19 response to inquiries and issues.
- NPPD Weekly Summer Loading Call in Meetings.
- Worked on budget items with staff and Finance Director.
- Met with Parks and Rec team on Fall Sports planning re: Covid-19 and specifically football.
- Met with developer to review initial design ideas for a new residential development with utility, zoning, and public property department heads.
- TIF certification document review for IH Feary and Petsource.
- Police Interview for Police Officer One Candidates.
- Worked on items related to Police Chief interview and hiring process.
- Met via Zoom with the Seward County HR organization to discuss housing needs with regional developer.
- Met with candidate for Concordia President Dr. Hagan.
- Met with Leadership Resources re: process for Police Chief hiring process.
- Met with Jake Vasa (SEH) to discuss Plum Creek stabilization and planning.
- Closing on LB 840 loan with The Alps Dog Retreat (Scott Dinslage).
- Attended Police Chief Alan Baldwin's retirement party.

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

### **Police Department**

- Suicide Prevention Coalition on Tuesday, Aug. 11.
- Traffic Incident Management on Wednesday, Aug. 12.
- Interview with police officer candidate on Wednesday, Aug. 12.

### **Clerk's Office**

- Chief of Police Job Vacancy Posted/Advertising.

### **Water/Wastewater Department**

- Water main project meeting on Hwy 15 progress Monday, Aug. 10.
- Install new gaskets and spool at south water tower and test run.
- Start draining pool and shut down procedures.
- Ongoing annual sanitary jetting program.
- Notices will be going out to update residents on 6<sup>th</sup> street and Hillcrest water main replacement.

### **Parks and Rec/Cemetery/Golf/Pool**

- Summer labor for the cemetery and Parks & Rec ended Sunday, Aug. 2.
- Working on putting in a trench grate on the cemetery road coming off of Hwy.
- Taking gates off the cemetery on 4<sup>th</sup> St. for the Waverly Project.
- Last week for Legion Baseball games.

### **Electric Department**

- Replace ISD board at Ash St. Sub.
- Set junction cabinet and terminate wire at Rail Campus.
- Railroad safety training.

### **Street Department**

- Installing signs.

- Tree trimming.
- Work on back wall salt building.

### **Library**

- New Library Clerk begins Wednesday, Aug. 12.
- Develop the following: remote Fall Library Challenge reading program for all ages to run Sept/Oct, a schedule of remote “maker” activities for the fall committee meeting Tuesday, August 11.
- Material ordering

### **Building Inspection/Planning Department**

- Planning Commission Meeting on Monday, Aug. 10 regarding TIF App for GH Coffee, 1 and 6 Year Road Plan and Country Club Heights 6<sup>th</sup> Add.
- Petsource will have a final inspection on Wednesday, Aug. 12.
- Arrowhead Estates Planning Meeting is on Wednesday, Aug. 12.
- Sara Vanc Cura started in the Building/Zoning Dept. Monday, Aug. 10.
- Mindy Meier will come over to the Muni Building one morning this week to help train Sara in her position.

### **Engineering**

- Road closures and cemetery trench drain for Columbia overlay project.
- Planning Commission Meeting for the One and Six Year Road Plan.
- Informational meetings with prospective consultants for the WWTP Upgrade.
- Work on Hwy 15 Water Main along Hillcrest from 5<sup>th</sup> to 7<sup>th</sup> St.
- Paving, cemetery addition area inlet, gas line relocation on Waverly Road.
- East Seward Avenue monitor.
- Preliminary planning for Plum Creek Park bank stabilization.

### **Finance Department**

- Payroll
- Budget