



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

Tuesday, September 17, 2024

7:00 PM

Municipal Building Council Chambers

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:00 PM on Tuesday, September 17, 2024, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting. City financial claims and related invoices will be available for Council member review, audit, and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Nebraska Governing Body. The City of Seward abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. Any citizen may address the Council regarding items included on the meeting agenda and are asked to complete and submit a Speaker Card to the Clerk prior to the meeting. The Mayor will call speakers to the podium when the item is being considered. Presenters shall approach the podium, state their name & address for the Clerk's record and are asked to limit remarks to five minutes. All remarks shall be directed to the Mayor who shall determine by whom any appropriate response shall be made. The City of Seward reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

ROLL CALL

CONSENT AGENDA

1. City Codes Director Report

OPEN Property Maintenance Code Violation Report

					Updated 9-12-2024
Property Address	Violation Type	Deadline	Owner Information	Delivery Type	Status
2024					
434 S 2nd	Weeds	8/1/2024	Stephen Storjohn	In Person	8-6-2024 the rear yard is knocked down. City Streets Department sprayed the alley side.
429 S Columbia	Weeds		Christopher Yates	Posted on Site	Weeds have been taken care of.
1114 N 6th St	Weeds and Grass		Joseph Matthews	Red Tag on Front Door	Weeds and grass have been mowed.
662 N 7th St	Weeds and grass	7/15/2024	Amanda Reed 662 N 7th St	Phone, Cert letter	8-12-2024 City staff cleaned the lot. Invoice sent to collections. Property is in foreclosure.
					7-10-2024 CSO Arena noted Ms. Reed now resides in Colorado, he left a message at the contact number. Mailed Cert. letter to address, will continue to persue forwarding address. 8-6-2024 Park's and Rec took care of the rear yard. CSO Arena finally made contact and she is letting the house be foreclosed on
728 N 7th St	Trash, weeds, pests, dirty pool	6/17/2024	Aaron Smelker	Phone call	7-10-2024 CSO Arena delivered 5 day mowing notice and orders, deadline Monday 7-15-2024 6-12-2024 CSO Shannon Arean made contact with the owner and they said it would be cleaned up by Monday 6-17.
317 S 3rd St	Grass/weeds	5/20/2024	Cottonwood Rentals/Sarah Moore	Phone Call	5-15-2024 CSO Arena contacted Sarah Moore stating the grass is still not cut. She has till Monday to get it done or the City will go in and mow and assess the allowed fee. 5-10-2024 Dworak contacted Sarah Moore regarding the grass height. She said she has a company hired and they were suppose to have mowed. It to be done over the weekend.
416 N 1st	Trash/Garbage	4/22/2024	Rudolph Nuttleman		CSO Arena received the call. 4-15-24 he will take pictures of the issue, notified the landowner and give 1 week to remedy the issue.
107 South St	Protective treatment, decayed siding, soffits and facsias, windows boarded up, decayed roof	6/4/2024	Jane Kroeger	In Person	6-11-2024 Met with Jane on site, she signed the inspection warrant waiver and allowed the City entry to the property. A timeline has been requested.

OPEN Property Maintenance Code Violation Report

		4/15/2024		Certified Mail	5-16-2024, received the green cert card back showing she received the letter. Waiting on updates from the owner. Mailed Cert. letter of violation and Inspection Warrant Waiver to inspect the interior of the structure.
1115 N Columbia	Protective treatment, decayed siding, soffits and facsias, decayed roof	5/28/2024	Lori Canning 1115 N Columbia Seward, NE 68434	Phone Call	7-10-2024 Evan continues to remove clutter, once done we will meet for a construction schedule. Evan Canning let me know Lori has been relocated into an apartment and a contract with Saalfeld Construction has been signed. Craig Saalfeld said mid to late July start date, materials have been ordered.
520 E Hillcrest	Snow Removal	1/23/2024	Clay Shepherd	Phone Call	1-22-24 CSO Arena contacted the owner regarding snow removal and the rules. 1-23-24 the sidewalk has been cleared.
410 E Seward	Unlicensed recreation vehicles	2/6/2024	Bob Payne Jr	Phone Call	1-23-2024 CSO Arena contacted Bob Payne regarding the unlicensed recreational vehicles and their location. Payne stated he would have them moved in two weeks and place them behind the tree line.
1340 Fairlane	Snow Removal	1/11/2024	Barbara Osborne 903 406th Rd Beaver Crossing, NE 68313	In Person	1-10-24 CSO Arena made contact with the tenant. They will get it taken care of today.
339 E Bek	Snow Removal	1/11/2024	Gerald Gerler 1332 Rainbow Ave Seward, NE	Letter	On 1-10-24 COS Arena left a red tag on the door of the residence. His is waiting to hear back. 1-23-2024 the sidewalk has been cleared.

CURRENT YEAR: August 2024

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	4	\$ 9,656.96	\$ 2,199,547.40
REMODEL/ADDIT.	11	\$ 3,684.80	\$ 849,712.00
ACCESSORY	10	\$ 319.70	\$ 129,136.00
RELOCATE	7	\$ 350.00	\$ 421,757.34
ELECTRIC			
PLUMBING	15	\$ 2,641.00	
MECHANICAL	11	\$ 1,835.00	
SEWER TAP	3	\$ 750.00	
TEMP. WATER	3	\$ 360.00	
WATER TAP	3	\$ 2,725.56	
TEMP. ELEC.	3	\$ 150.00	
ELECTRIC SER.	3	\$ 600.00	
TOTALS	73	\$ 23,073.02	\$ 3,600,152.74

YEAR TO DATE January to December 2024

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	15	\$ 44,775.14	\$ 13,118,368.75
REMODEL/ADDIT.	98	\$ 18,321.43	\$ 8,138,078.60
ACCESSORY	80	\$ 2,433.86	\$ 305,793.60
RELOCATE	63	\$ 5,487.00	\$ 2,342,902.22
ELECTRIC		\$ -	\$ -
PLUMBING	104	\$ 10,463.72	\$ -
MECHANICAL	72	\$ 9,440.20	\$ -
SEWER TAP	12	\$ 3,000.00	\$ -
TEMP. WATER	11	\$ 1,320.00	\$ -
WATER TAP	12	\$ 10,239.56	\$ -
TEMP. ELEC.	9	\$ 450.00	\$ -
ELECTRIC SER.	9	\$ 3,200.00	\$ -
TOTALS	485	\$ 109,130.91	\$ 23,905,143.17

LAST YEAR: August 2023

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	1	\$ 3,611.61	\$ 422,881.08
REMODEL/ADDIT.	14	\$ 2,377.20	\$ 669,021.67
ACCESSORY	14	\$ 254.62	\$ 11,647.25
RELOCATE	49	\$ 1,800.00	\$ 532,046.48
ELECTRIC		\$ -	\$ -
PLUMBING	19	\$ 1,040.00	\$ -
MECHANICAL	12	\$ 800.00	\$ -
SEWER TAP	2	\$ 500.00	\$ -
TEMP. WATER	2	\$ 240.00	\$ -
WATER TAP	2	\$ 1,676.00	\$ -
TEMP. ELEC.	2	\$ 50.00	\$ -
ELECTRIC SER.	1	\$ 400.00	\$ -
TOTALS	118	\$ 12,749.43	\$ 1,635,596.48

YEAR TO DATE January to December 2023

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	18	\$ 40,157.47	\$ 5,998,008.61
REMODEL/ADDIT.	133	\$ 17,492.34	\$ 4,749,427.14
ACCESSORY	101	\$ 14,135.47	\$ 279,721.56
RELOCATE	379	\$ 22,705.00	\$ 7,288,617.10
ELECTRIC		\$ -	\$ -
PLUMBING	103	\$ 6,935.00	\$ -
MECHANICAL	84	\$ 17,968.00	\$ -
SEWER TAP	18	\$ 4,500.00	\$ -
TEMP. WATER	2	\$ 240.00	\$ -
WATER TAP	18	\$ 19,405.00	\$ -
TEMP. ELEC.	15	\$ 750.00	\$ -
ELECTRIC SER.	18	\$ 3,700.00	\$ -
TOTALS	889	\$ 147,988.28	\$ 18,315,774.41

2. City Treasurer Report

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 8/31/2024

Receipt# Safekeeping Location	CUSIP	ASC 320 Maturity	Description Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
							Original Face	Par	
COMM: COMMERCE BANK	164543BF6	AFS	CHERRY CO NE 40 12/15/40	3.00	Aa3	200,000.00 100.00%	200,000.00	200,746.09	199,952.00
COMM: COMMERCE BANK	082152CN7	AFS	BENNET VLG -REF NE 26 02/15/26	0.75		185,000.00 100.00%	185,000.00	185,000.00	178,898.70
COMM: COMMERCE BANK	148006EZ8	AFS	CASS CO SD #1 NE 26 12/15/26	2.35		200,000.00 100.00%	200,000.00	200,000.00	190,440.00
COMM: COMMERCE BANK	25932KCL7	AFS	DOUGLAS SID #404-REF NE 27 08/15/27	1.75		225,000.00 100.00%	225,000.00	225,000.00	218,754.00
COMM: COMMERCE BANK	869325CL2	AFS	SUTHERLAND -REF NE 28 06/15/28	0.95		140,000.00 100.00%	140,000.00	140,000.00	129,861.20
COMM: COMMERCE BANK	25932KCM5	AFS	DOUGLAS SID #404-REF NE 28 08/15/28	1.85		230,000.00 100.00%	230,000.00	230,000.00	221,018.50
COMM: COMMERCE BANK	25933AFG6	AFS	DOUGLAS SID #492-REF NE 28 08/15/28	3.20		175,000.00 100.00%	175,000.00	175,000.00	171,391.50
COMM: COMMERCE BANK	123540GD2	AFS	BUTLER CO SD - 0056 NE 28 12/15/28	1.35		150,000.00 100.00%	150,000.00	150,000.00	139,596.00
COMM: COMMERCE BANK	80373YCT1	AFS	SARPY CO SID #158-REF NE 29 11/15/29	3.10		155,000.00 100.00%	155,000.00	155,000.00	152,220.85
COMM: COMMERCE BANK	920340BQ8	AFS	VALPARAISO RURAL FIRE NE 3C 07/15/30	2.10		75,000.00 100.00%	75,000.00	75,000.00	70,874.25
COMM: COMMERCE BANK	486890X92	AFS	KEARNEY NE 30 10/15/30	2.60	A+	150,000.00 100.00%	150,000.00	150,000.00	138,283.50
COMM: COMMERCE BANK	0792124W3	AFS	BELLEVUE-REF NE 30 12/15/30	3.10		250,000.00 100.00%	250,000.00	250,000.00	246,307.50
COMM: COMMERCE BANK	751265RA9	AFS	RALSTON-VEHICLE NE 32 06/01/32	3.70		300,000.00 100.00%	300,000.00	300,000.00	300,147.00

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							Original Face	Par	Book Value	Market Value
COMM: COMMERCE BANK	25932WDR7	AFS	DOUGLAS CO #517 NE 32 08/15/32	2.70		235,000.00 100.00%	235,000.00	235,000.00	235,000.00	218,651.05
COMM: COMMERCE BANK	661615UB8	AFS	N PLATTE-REF NE 32 12/15/32	3.00	A	200,000.00 100.00%	200,000.00	200,000.00	200,000.00	198,524.00
COMM: COMMERCE BANK	80378TEW8	AFS	SARPY SID #257-REF NE 33 10/15/33	3.85		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	239,870.00
COMM: COMMERCE BANK	698864HR9	AFS	PAPILLION MUNI FACS NE 33 12/15/33	3.00	Aa1	175,000.00 100.00%	175,000.00	175,000.00	175,000.00	164,939.25
COMM: COMMERCE BANK	818468BN9	AFS	SEWARD-REF NE 33 12/15/33	2.35	AA	400,000.00 100.00%	400,000.00	400,000.00	400,000.00	369,696.00
COMM: COMMERCE BANK	943776KA1	AFS	WAVERLY NE 34 06/01/34	2.95		335,000.00 100.00%	335,000.00	335,000.00	335,000.00	316,856.40
COMM: COMMERCE BANK	840372SX5	AFS	SOUTH SIOUX CITY-REF NE 36 08/01/36	2.20		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	178,886.00
COMM: COMMERCE BANK	25929PDW6	AFS	DOUGLAS SID #491-REF NE 36 09/15/36	2.60		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	159,968.00
COMM: COMMERCE BANK	80378EDN2	AFS	SARPY SID #263-REF NE 36 09/15/36	3.80		260,000.00 100.00%	260,000.00	260,000.00	260,000.00	245,018.80
COMM: COMMERCE BANK	98676TCF8	AFS	YORK NE-B-REF NE 36 10/01/36	1.85		200,000.00 100.00%	200,000.00	200,000.00	198,929.20	164,316.00
COMM: COMMERCE BANK	23087RHC5	AFS	CUMING CO-B-REF NE 36 12/15/36	2.00		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	200,360.00
COMM: COMMERCE BANK	68905WFK3	AFS	OTOE CO NE SD #501-B NE 36 12/15/36	1.70	Aa2	200,000.00 100.00%	200,000.00	200,000.00	200,000.00	164,850.00
COMM: COMMERCE BANK	803787DT4	AFS	SARPY CO SD#46 NE 36 12/15/36	2.00	AA-	200,000.00 100.00%	200,000.00	200,000.00	201,217.54	172,562.00

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8/26/2024 3:28 PM - BLA / JNBT

Pledges By Pledgee And Maturity



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Jones Bank - Seward, NE

As Of 8/31/2024

Page 11 of 40

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							Original Face	Par	
COMM: COMMERCE BANK	25938WBX0	AFS DOUGLAS CO SID #562 NE 37 06/01/37		3.85		320,000.00 100.00%	320,000.00	320,000.00	291,280.00
COMM: COMMERCE BANK	80377XCV4	AFS SARPY CO SID #190-REF NE 37 10/15/37		4.00		205,000.00 100.00%	205,000.00	205,000.00	192,162.90
COMM: COMMERCE BANK	25929RCY9	AFS DOUGLAS CO SID #485 NE 38 05/15/38		2.65		200,000.00 100.00%	200,000.00	200,000.00	172,002.00
COMM: COMMERCE BANK	25933VBY5	AFS DOUGLAS CO SANTN 559 NE 38 06/15/38		4.10		165,000.00 100.00%	165,000.00	165,000.00	153,565.50
COMM: COMMERCE BANK	25932EDK2	AFS DOUGLAS CO SID #438 NE 38 08/15/38		4.20		250,000.00 100.00%	250,000.00	250,000.00	250,257.50
COMM: COMMERCE BANK	80373RDR9	AFS SARPY CO DT #220-REF NE 38 08/15/38		4.05		170,000.00 100.00%	170,000.00	170,000.00	170,000.00
COMM: COMMERCE BANK	80387LAP3	AFS SARPY CO SAN & IMP DT NE 38 08/15/38		2.75		290,000.00 100.00%	290,000.00	290,000.00	214,652.20
COMM: COMMERCE BANK	72778PCU5	AFS PLATTE CO SD #5 NE 38 12/15/38		2.00	AA-	200,000.00 100.00%	200,000.00	200,162.56	170,914.00
COMM: COMMERCE BANK	80379KDHO	AFS SARPY CO SID #272-REF NE 38 12/15/38		4.40		215,000.00 100.00%	215,000.00	215,000.00	205,703.40
COMM: COMMERCE BANK	25934MCK3	AFS DOUGLAS SID #531-REF NE 39 01/15/39		4.35		200,000.00 100.00%	200,000.00	200,000.00	189,894.00
COMM: COMMERCE BANK	25936ECH6	AFS DOUGLAS CO SID #561 NE 39 01/15/39		4.35		180,000.00 100.00%	180,000.00	180,000.00	170,904.60
COMM: COMMERCE BANK	25930BEE3	AFS DOUGLAS CO SID #504 NE 39 08/15/39		3.40		215,000.00 100.00%	215,000.00	215,000.00	187,434.85
COMM: COMMERCE BANK	25931EGP9	AFS DOUGLAS CO SAN #503 NE 39 08/15/39		2.65		225,000.00 100.00%	225,000.00	225,000.00	178,186.50

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8/26/2024 3:28 PM - BLA / JNBT

Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 8/31/2024

Page 12 of 40

Receipt# Safekeeping Location	CUSIP Location	ASC 320 Maturity	Description Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
COMM: COMMERCE BANK	80373XBC1	AFS	SARPY CO SAN & IMPT NE 39 08/15/39	2.60		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	163,584.00
COMM: COMMERCE BANK	80373YDV5	AFS	SARPY CO SID#158-REF NE 39 08/15/39	2.95		190,000.00 100.00%	190,000.00	190,000.00	190,000.00	176,316.20
COMM: COMMERCE BANK	25931BEJ1	AFS	DOUGLAS SID #507-REF NE 40 05/01/40	3.15		185,000.00 100.00%	185,000.00	185,000.00	185,000.00	154,228.95
COMM: COMMERCE BANK	25933VDM9	AFS	DOUGLAS CO SD #559 NE 40 05/15/40	3.40		175,000.00 100.00%	175,000.00	175,000.00	175,000.00	168,470.75
COMM: COMMERCE BANK	25930LDG7	AFS	DOUGLAS CO NE SID#530 NE 40 09/15/40	3.00		150,000.00 100.00%	150,000.00	150,000.00	150,000.00	120,216.00
COMM: COMMERCE BANK	25933EEG9	AFS	DOUGLAS CO SAN & IMPT NE 4C 11/15/40	3.15		190,000.00 100.00%	190,000.00	190,000.00	190,000.00	171,161.50
COMM: COMMERCE BANK	80388MBJ3	AFS	SARPY CNTY SANITATION NE 4C 12/15/40	4.00		240,000.00 100.00%	240,000.00	240,000.00	240,000.00	205,977.60
COMM: COMMERCE BANK	61775EV9	AFS	MORRILL CO NE 41 06/15/41	2.25		240,000.00 100.00%	240,000.00	240,000.00	240,000.00	189,902.40
COMM: COMMERCE BANK	25936EDY8	AFS	DOUGLAS CO SID #561 NE 41 07/15/41	2.90		235,000.00 100.00%	235,000.00	235,000.00	235,000.00	188,293.75
COMM: COMMERCE BANK	25939LDA1	AFS	DOUGLAS CO SID #567 NE 41 07/15/41	2.75		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	139,532.00
COMM: COMMERCE BANK	25930LDN2	AFS	DOUGLAS CO SAN #530 NE 41 08/15/41	2.85		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	157,742.00
COMM: COMMERCE BANK	80379QBT3	AFS	SARPY CO NE SAN-REF NE 41 08/15/41	2.75		255,000.00 100.00%	255,000.00	255,000.00	255,000.00	200,098.50
COMM: COMMERCE BANK	80387LAS7	AFS	SARPY CO SAN & IMP DT NE 41 08/15/41	2.90		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	141,052.00

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BBA

Page 13 of 40

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Receipt# Safekeeping Location	CUSIP	ASC 320 Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
							Original Face	Par	
COMM: COMMERCE BANK	25938MDE2	AFS DOUGLAS CO SAN & IMPT NE 41 09/01/41		2.80		200,000.00 100.00%	200,000.00	200,000.00	149,460.00
COMM: COMMERCE BANK	25933EFW3	AFS DOUGLAS CO NE SAN-B NE 41 09/15/41		2.85		235,000.00 100.00%	235,000.00	235,000.00	165,026.40
COMM: COMMERCE BANK	25939HCU7	AFS DOUGLAS CO SID#563 NE 41 11/15/41		2.85		200,000.00 100.00%	200,000.00	200,000.00	156,520.00
COMM: COMMERCE BANK	119483EL5	AFS BUFFALO CO SD #0009 NE 41 12/15/41		2.00	A1	200,000.00 100.00%	200,000.00	194,365.64	149,152.00
COMM: COMMERCE BANK	259327W42	AFS DOUGLAS CO SD #17 NE 41 12/15/41		4.00	AA	250,000.00 100.00%	250,000.00	257,303.84	253,770.00
COMM: COMMERCE BANK	25932XD4	AFS DOUGLAS CO NE SID-REF NE 41 12/15/41		2.75		250,000.00 100.00%	250,000.00	250,000.00	199,445.00
COMM: COMMERCE BANK	25940KAS4	AFS SID DOUGLAS #596-REF NE 41 12/15/41		2.75		275,000.00 100.00%	275,000.00	275,000.00	189,125.75
COMM: COMMERCE BANK	808290FV7	AFS SCHUYLER NE 42 03/15/42		2.75		250,000.00 100.00%	250,000.00	250,000.00	186,120.00
COMM: COMMERCE BANK	80376KBN2	AFS SARPY CO SID #334 NE 42 05/15/42		3.70		215,000.00 100.00%	215,000.00	215,000.00	188,864.60
COMM: COMMERCE BANK	25932XE6	AFS DOUGLAS CO SID #524 NE 42 09/15/42		4.65		250,000.00 100.00%	250,000.00	250,000.00	244,637.50
COMM: COMMERCE BANK	25929MEM4	AFS DOUGLAS CO SID #405-R NE 42 11/15/42		3.55		250,000.00 100.00%	250,000.00	250,000.00	193,267.50
COMM: COMMERCE BANK	006058DK4	AFS ADAMS CO NE 42 12/15/42		4.00	AA-	300,000.00 100.00%	300,000.00	308,062.54	301,071.00
COMM: COMMERCE BANK	80387HCA3	AFS SARPY CO SID #304 NE 43 05/15/43		5.00		200,000.00 100.00%	200,000.00	200,000.00	192,614.00

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8/26/2024 3:28 PM - BLA / JNBT

Pledges By Pledgee And Maturity

BBA

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Jones Bank - Seward, NE

Page 14 of 40

As Of 8/31/2024

Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
								Original Face	Par	Book Value	Market Value
COMM: COMMERCE BANK	3132DMPY5	AFS	FRLMC 30YR 03/01/50		SD0439 3.50		1,000,000.00 100.00%	1,000,000.00	544,853.14	594,732.00	505,367.63
66 Securities Pledged To: 1010 - CITY TREASURER								15,110,000.00	14,654,853.14	14,715,519.41	12,950,216.98

CASH IN BANK \$8,189,813.49

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.
8/26/2024 3:28 PM - BLA / JNBT

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

**Pledged Securities Detail
August 31, 2024**

Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Moody	Rate	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		Carrying Value	Interest Rec	Market Value Collateral Value
									Par Value	Book Value			
PLEDGEE: CITY OF SEWARD (02)													
CMO	3137AWUJ78 FHR 4145 AC		1.250	185157011-1		12/15/2027	1,500,000.00	1,500,000.00	19,014.50	19,014.50	18,553.76		18,553.76
D02/02						AFS	19,014.50	100.00%	18,988.14	18,988.14	19.81		18,573.57
CMO	3137B0NV2 FHR 4176 EC		1.500	185157163-1		9/15/2025	2,000,000.00	2,000,000.00	16,028.70	16,028.70	15,721.85		15,721.85
D02/02						AFS	16,028.70	100.00%	16,016.74	16,016.74	20.04		15,741.89
GNMA	36176W2B6 GNMA POOL 778670		4.000	185166920-1		12/15/2026	560,000.00	560,000.00	16,528.39	16,528.39	16,055.76		16,055.76
D02/02						AFS	16,528.39	100.00%	16,759.95	16,759.95	55.09		16,110.85
GNMA	36179V3Q1 GNMA2 POOL MAY107		2.500	177018890-1		1/20/2036	500,000.00	500,000.00	245,676.19	245,676.19	230,958.25		230,958.25
D02/02						AFS	245,676.19	100.00%	256,284.56	256,284.56	511.83		231,470.08
GNMA	3620A9QG9 GNMA POOL 723255		3.500	185171527-1		9/15/2024	750,000.00	750,000.00	69.05	69.05	68.60		68.60
D02/02						AFS	69.05	100.00%	69.07	69.07	0.20		68.80
GNMA	3620ARB59 GNMA POOL 737260		3.500	185171588-1		5/15/2025	1,000,000.00	1,000,000.00	5,191.37	5,191.37	5,018.13		5,018.13
D02/02						AFS	5,191.37	100.00%	5,207.23	5,207.23	15.14		5,033.27
MBS	3128MDW74 FHLMC POOL G14970		3.500	177039340-1		12/1/2028	1,450,000.00	1,450,000.00	123,882.03	123,882.03	121,784.10		121,784.10
D02/02						AFS	123,882.03	100.00%	128,025.57	128,025.57	361.32		122,145.42
MBS	3128MEHL8 FHLMC POOL G15435		5.000	185145155-1		11/1/2024	557,000.00	557,000.00	0.11	0.11	0.11		0.11
D02/02						AFS	0.11	100.00%	0.11	0.11	0.00		0.11
MBS	3128MMLQ4 FHLMC POOL G18334		4.500	185145399-1		12/1/2024	1,015,000.00	1,015,000.00	479.72	479.72	472.14		472.14
D02/02						AFS	479.72	100.00%	480.35	480.35	1.80		473.94
MBS	3128PQ4E8 FHLMC POOL J11721		4.500	185147195-1		2/1/2025	1,200,000.00	1,200,000.00	1,539.59	1,539.59	1,534.04		1,534.04
D02/02						AFS	1,539.59	100.00%	1,545.08	1,545.08	5.77		1,539.81

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

**Pledged Securities Detail
August 31, 2024**

H231
Page 2 of 80

Report Sequence: sgrp, CUSIP, Ticket

SGrp Loc/PI	CUSIP Description S&P	Moody	Rate	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			Market Value Collateral Value
										Book Value	Par Value	Carrying Value Interest Rec	
MBS	312800GL5 FGLM FHLMC POOL J19203		4.000		185147609-1		5/1/2027	425,000.00	425,000.00	11,598.28	11,598.28	11,451.62	11,451.62
D02/02							5/1/2012	11,593.28	100.00%	11,817.68	38.66	11,490.28	
MBS	31329KRS5 FGLM FHLMC POOL ZA2297		3.000		177051131-1		4/1/2033	1,000,000.00	1,000,000.00	157,043.70	157,043.70	151,879.28	151,879.28
D02/02							9/1/2018	157,043.70	100.00%	150,560.06	392.61	152,271.89	
MBS	3132A8S34 FGLM FHLMC POOL ZS7738		2.500		177051143-1		1/1/2031	860,000.00	860,000.00	156,282.92	156,282.92	150,009.40	150,009.40
D02/02							9/1/2018	156,282.92	100.00%	150,158.95	325.59	150,334.99	
MBS	3132C-WKP8 FGLM FHLMC POOL SB0302		3.000		177046215-1		4/1/2035	810,000.00	810,000.00	310,758.82	310,758.82	298,655.19	298,655.19
D02/02							3/1/2020	310,758.82	100.00%	306,926.31	776.90	299,432.09	
MBS	3132C-WSD7 FGLM FHLMC POOL SB0516		2.500		178002051-1		4/1/2036	500,000.00	500,000.00	306,979.72	306,979.72	285,237.41	285,237.41
D02/02							3/1/2021	306,979.72	100.00%	321,049.75	639.54	285,876.95	
MBS	3132C-WVM3 FGLM FHLMC POOL SB0620		3.500		177041150-1		8/1/2036	400,000.00	400,000.00	274,020.70	274,020.70	267,556.06	267,556.06
D02/02							2/1/2022	274,020.70	100.00%	287,869.96	799.23	268,355.29	
MBS	3133LPUE5 FGLM FHLMC POOL RD5081		1.500		177041020-1		3/1/2032	500,000.00	500,000.00	336,825.78	336,825.78	312,587.79	312,587.79
D02/02							2/1/2022	336,825.78	100.00%	333,360.04	421.03	313,008.82	
MBS	31375HAP9 FNMA ARM POOL 334914		6.358		185156211-1		2/1/2026	1,000,000.00	1,000,000.00	137.79	137.79	137.28	137.28
D02/02							1/1/1996	137.79	100.00%	137.92	0.73	138.01	
MBS	3138AMK38 FNMA POOL AI7513		4.500		185159473-1		7/1/2026	500,000.00	500,000.00	13,303.86	13,303.86	13,249.84	13,249.84
D02/02							7/1/2011	13,303.86	100.00%	13,463.67	49.89	13,299.73	
MBS	3138EJLQ9 FNMA POOL AL2134		4.000		185159924-1		7/1/2027	443,000.00	443,000.00	12,890.45	12,890.45	12,773.20	12,773.20
D02/02							7/1/2012	12,890.45	100.00%	13,111.60	42.97	12,816.17	
MBS	3138EKRIM9 FNMA POOL AL3191		3.500		185160071-1		2/1/2028	500,000.00	500,000.00	18,191.83	18,191.83	17,369.95	17,369.95
D02/02							2/1/2013	18,191.83	100.00%	18,523.35	53.06	17,423.01	

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

Report Sequence: sgrp, CUSIP, Ticket

**Pledged Securities Detail
August 31, 2024**

H231
Page 3 of 80

SGrp STyp Loc/PI	CUSIP Description S&P	Moody	Rate	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			Market Value
										Book Value	Par Value	Carrying Value	
MBS FNMA D02/02	3138EKX75 FNMA POOL AL3401		5.500		1770393339-1		2/1/2024 3/1/2013	2,000,000.00	2,000,000.00	221,879.26	221,879.26	231,679.33	231,679.33
MBS FNMA D02/02	3138EKXJ9 FNMA POOL AL3380		5.500		1770393338-1		AFS 1/1/2034	221,879.26	100.00%	243,608.25	1,016.95	232,696.28	232,696.28
MBS FNMA D02/02	3138ELYF4 FNMA POOL AL4309		4.000		1851602221-1		AFS 10/1/2028	2,000,000.00	2,000,000.00	168,156.46	175,747.86	175,747.86	176,518.58
MBS FNMA D02/02	3138EMCY5 FNMA POOL AL4586		4.000		185160242-1		AFS 10/1/2013	1,000,000.00	100.00%	36,497.95	36,247.14	36,247.14	36,368.80
MBS FNMA D02/02	3138EMPD7 FNMA POOL AL4919		3.500		184006560-1		AFS 2/1/2027	575,000.00	575,000.00	8,977.65	8,914.99	8,914.99	8,944.92
MBS FNMA D02/02	3138EQ5H1 FNMA POOL AL8047		3.500		176002956-1		AFS 12/1/2013	8,977.65	100.00%	9,126.76	29.93	8,944.92	8,944.92
MBS FNMA D02/02	3138WDU82 FNMA POOL AS4206		3.000		178000698-1		AFS 3/1/2029	2,000,000.00	631,641.94	54,940.99	53,651.48	53,651.48	53,811.72
MBS FNMA D02/02	3140FBGJ3 FNMA POOL BD3800		2.000		177051139-1		AFS 11/1/2030	173,962.46	31.58%	56,805.19	160.24	53,811.72	53,811.72
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 1/1/2016	1,050,000.00	1,050,000.00	161,320.44	155,887.27	155,887.27	156,357.79
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 12/1/2014	161,320.44	100.00%	168,677.40	470.52	155,887.27	156,357.79
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 1/1/2030	1,160,000.00	1,160,000.00	103,380.29	99,410.58	99,410.58	99,669.03
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 12/1/2014	103,380.29	100.00%	106,703.54	258.45	99,669.03	99,669.03
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 7/1/2031	1,375,000.00	1,375,000.00	259,156.95	244,137.53	244,137.53	244,569.46
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 7/1/2016	259,156.95	100.00%	247,563.73	431.93	244,137.53	244,569.46
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 12/1/2029	1,750,000.00	1,750,000.00	196,552.20	181,427.51	181,427.51	181,427.51
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 3/1/2017	196,552.20	100.00%	200,117.22	409.48	181,427.51	181,836.99
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 12/1/2029	300,000.00	300,000.00	33,694.66	31,101.86	31,101.86	31,101.86
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 3/1/2017	33,694.66	100.00%	33,777.44	70.20	31,101.86	31,172.06
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 12/1/2035	500,000.00	500,000.00	297,363.47	278,542.89	278,542.89	278,542.89
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500		177039342-1		AFS 12/1/2020	297,363.47	100.00%	310,471.31	619.51	278,542.89	279,162.40

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

Pledged Securities Detail
August 31, 2024

H231
 Page 4 of 80

Report Sequence: sgrp, CUSIP, Ticket

SGrp	STyp	Loc/PI	CUSIP	Description	S&P	Moody	Rate	State	Ticket-P#	Call Type	Next Call Dt	Maturity Dt	Issue Dt	Intent	Total Face	Total Par	Pledged Face	Pledge Values		Carrying Value	Interest Rec	Collateral Value	Market Value
																		Book Value	Par Value				
MBS			3140X9CH6	FNMA POOL FM5471		2.500		199000173-1				12/1/2035	12/1/2020	AFS	465,000.00	274,657.45	465,000.00	274,657.45	257,276.32		257,276.32	257,276.32	
D02/02															274,657.45		100.00%	286,318.50	572.20		572.20	257,848.52	
MBS			3140X9LK9	FNMA POOL FM5729		3.000		177020855-1				1/1/2041	1/1/2021	AFS	500,000.00	252,100.76	500,000.00	252,100.76	236,364.52		236,364.52	236,364.52	
D02/02															252,100.76		100.00%	265,751.98	630.25		630.25	236,994.77	
MBS			31417SAL4	FNMA POOL AC5410		4.500		185165282-1				10/1/2024	10/1/2009	AFS	2,040,000.00	693.87	2,040,000.00	693.87	688.72		688.72	688.72	
D02/02															693.87		100.00%	694.36	2.60		2.60	691.32	
MBS			31418AAC2	FNMA POOL MA0902		3.000		185165786-1				11/1/2026	10/1/2011	AFS	1,000,000.00	16,279.08	1,000,000.00	16,279.08	15,151.80		15,151.80	15,151.80	
D02/02															16,279.08		100.00%	16,354.64	40.70		40.70	15,192.50	
MBS			31418AKN7	FNMA POOL MA1200		3.000		177011537-1				10/1/2032	9/1/2012	AFS	800,000.00	91,655.26	800,000.00	91,655.26	89,587.27		89,587.27	89,587.27	
D02/02															91,655.26		100.00%	95,483.01	229.14		229.14	89,816.41	
MBS			31418AVK1	FNMA POOL MA1517		3.000		177039341-1				7/1/2028	6/1/2013	AFS	1,000,000.00	83,115.38	1,000,000.00	83,115.38	81,372.10		81,372.10	81,372.10	
D02/02															83,115.38		100.00%	84,565.80	207.79		207.79	81,579.89	
MBS			31418B9R3	FNMA POOL MA2655		4.000		177020853-1				6/1/2036	5/1/2016	AFS	410,000.00	80,048.43	410,000.00	80,048.43	76,902.97		76,902.97	76,902.97	
D02/02															80,048.43		100.00%	84,926.24	266.83		266.83	77,169.80	
MBS			31418DRM6	FNMA POOL MA4091		2.000		177046216-1				8/1/2030	7/1/2020	AFS	610,000.00	201,226.52	610,000.00	201,226.52	190,805.84		190,805.84	190,805.84	
D02/02															201,226.52		100.00%	196,012.16	335.38		335.38	191,141.22	
MBS			31418DT77	FNMA POOL MA4173		2.000		177023307-1				11/1/2030	10/1/2020	AFS	771,122.00	310,346.49	771,122.00	310,346.49	293,671.14		293,671.14	293,671.14	
D02/02															310,346.49		100.00%	318,020.03	517.24		517.24	294,188.38	
MBS			31418DZ96	FNMA POOL MA4367		1.500		184010674-1				6/1/2031	5/1/2021	AFS	500,000.00	276,912.43	500,000.00	276,912.43	256,893.12		256,893.12	256,893.12	
D02/02															276,912.43		100.00%	281,102.91	346.14		346.14	257,239.26	
MBS			31418EA83	FNMA POOL MA4530		1.500		177048016-1				2/1/2032	1/1/2022	AFS	179,142.00	118,151.62	167,163.35	110,251.20	102,241.64		102,241.64	102,241.64	
D02/02															118,151.62		93.31%	105,153.87	137.81		137.81	102,379.46	

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

Pledged Securities Detail
August 31, 2024

Report Sequence: sgrp, CUSIP, Ticket

SGrp	STyp	Loc/Pl	CUSIP Description S&P	Moody	Rate	State	Ticket-P#	Call Type	Next Call Dt	Call Price	Maturity Dt	Issue Dt	Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		Carrying Value	Interest Rec	Collateral Value	Market Value
																Par Value	Book Value				
MUNI	GO	D02/02	25887CAZ1 DOUGLAS CNTY NEB S&I #540		2.250	NE	177039343-1	Cont	1/1/2027	100.000	1/1/2034	1/5/2022	AFS	120,000.00	120,000.00	120,000.00	104,937.60	104,937.60		104,937.60	
MUNI	GO	D02/02	259290EB6 DOUGLAS CNTY NE SAN & IMPT DIS		3.100	NE	185142828-1	Contn	9/1/2024	100.000	8/15/2030	6/15/2016	AFS	150,000.00	150,000.00	150,000.00	145,078.50	145,078.50		145,078.50	
MUNI	GO	D02/02	259292CS7 DOUGLAS CNTY SAN IMPT DIST 427		2.700	NE	185142831-1	Contn	9/1/2024	100.000	11/15/2026	11/15/2017	AFS	280,000.00	280,000.00	280,000.00	275,632.00	275,632.00		275,632.00	
MUNI	GO	D02/02	259305DT4 DOUGLAS CNTY NEB S&I #499		2.500	NE	178003667-1	Cont	3/1/2027	100.000	3/1/2036	3/1/2022	AFS	150,000.00	150,000.00	150,000.00	127,575.00	127,575.00		127,575.00	
MUNI	GO	D02/02	25930TBJ6 DOUGLAS CNTY NEB SANI & #421		2.900	NE	184003054-1	Cont	5/15/2025	100.000	11/15/2036	5/19/2020	AFS	50,000.00	50,000.00	50,000.00	49,464.50	49,464.50		49,464.50	
MUNI	GO	D02/02	25931BEG7 DOUGLAS CNTY NEB SAN & IMPT DI		2.750	NE	184010678-1	Cont	5/1/2026	100.000	5/1/2035	5/3/2021	AFS	175,000.00	175,000.00	175,000.00	153,515.25	153,515.25		153,515.25	
MUNI	GO	D02/02	25931LCN2 DOUGLAS CNTY NE SAN & IMPT		2.700	NE	185142862-1	Contn	9/1/2024	100.000	11/15/2028	11/15/2016	AFS	170,000.00	170,000.00	170,000.00	164,531.10	164,531.10		164,531.10	
MUNI	GO	D02/02	25931VBN1 DOUGLAS CNTY NE SAN & IMPT		3.500	NE	185142866-1	Contn	9/1/2024	100.000	8/15/2032	7/27/2017	AFS	50,000.00	50,000.00	50,000.00	47,093.00	47,093.00		47,093.00	
MUNI	GO	D02/02	25931VCF7 DOUGLAS CNTY NEB SAN #471		2.350	NE	177020849-1	Cont	2/15/2026	100.000	8/15/2035	2/19/2021	AFS	100,000.00	100,000.00	100,000.00	86,062.00	86,062.00		86,062.00	
MUNI	GO	D02/02	25933BEB6 DOUGLAS CNTY NEB SAN & IMPT DI		3.000	NE	184003099-1	Cont	5/15/2025	100.000	11/15/2035	5/19/2020	AFS	150,000.00	150,000.00	150,000.00	143,553.00	143,553.00		143,553.00	
MUNI	GO	D02/02	25936RBY1 DOUGLAS CNTY NEB S&I #537		2.400	NE	177039345-1	Cont	1/15/2027	100.000	1/15/2039	1/21/2022	AFS	150,000.00	150,000.00	150,000.00	144,878.00	144,878.00		144,878.00	
MUNI	GO	D02/02												150,000.00	150,000.00	150,000.00	122,134.50	122,134.50		122,134.50	
MUNI	GO	D02/02												150,000.00	150,000.00	150,000.00	460.00	460.00		460.00	

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

Pledged Securities Detail
August 31, 2024

H231
 Page 6 of 80

Report Sequence: sgrp, CUSIP, Ticket

SGrp	STyp	Loc/Pl	CUSIP Description S&P	Moody	Rate	State	Ticket-P#	Call Type	Maturity Dt	Issue Dt	Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		Carrying Value	Market Value	
														Next Call Dt	Call Price			Book Value
MUNI	REV	D02/02	373807GE4 GERING NEB COMBINED UTILS REV		1.850	NE	184010461-1	Cont	12/15/2035	4/29/2026	Cont	100,000.00	100,000.00	100,000.00	100,000.00	86,377.00	86,377.00	
MUNI	GO	D02/02	406036HN6 HALL CNTY NE SCD #2 GRAND IS		2.400	NE	185176896-1	Contin	12/15/2024	2/9/2015	AFS	100,000.00	100,000.00	100,000.00	100,000.00	390.56	86,767.56	
MUNI	GO	D02/02	505318QS7 LA VISTA NE		2.650	NE	185179244-1	Contin	11/15/2024	12/31/2014	AFS	100,000.00	100,000.00	100,000.00	100,000.00	506.67	99,743.00	100,249.67
MUNI	REV	D02/02	57973FDD8 MCCOOK NE PUBLIC PWR DIST		3.150	NE	185181069-1	Contin	12/15/2030	8/9/2017	AFS	100,000.00	100,000.00	100,000.00	100,000.00	665.00	99,222.00	99,887.00
MUNI	GO	D02/02	652810G22 NEWTON IOWA		3.000	IA	182011996-1	Cont	6/1/2033	4/20/2022	AFS	185,000.00	185,000.00	185,000.00	185,000.00	184,909.35	184,909.35	
MUNI	REV	D02/02	71366VKE9 PERENNIAL PUB PWR DIST NEB ELE		1.800	NE	177020856-1	Cont	12/15/2036	2/17/2021	AFS	210,000.00	210,000.00	210,000.00	210,000.00	1,387.50	176,521.80	186,296.85
MUNI	GO	D02/02	80373YER3 SARPY CNTY NEB S&I #158		2.800	NE	182012079-1	Cont	10/15/2035	4/19/2022	AFS	150,000.00	150,000.00	150,000.00	150,000.00	798.00	131,455.50	133,042.17
MUNI	GO	D02/02	80377BK18 SARPY CNTY NEB S&I DIST #264		2.350	NE	184010680-1	Cont	8/15/2034	5/3/2021	AFS	180,000.00	180,000.00	180,000.00	180,000.00	1,586.67	146,955.60	147,143.60
MUNI	GO	D02/02	80377TBE2 SARPY CNTY NE SAN & IMPT DIST		2.800	NE	185187220-1	Contin	11/15/2028	1/15/2016	AFS	85,000.00	85,000.00	85,000.00	85,000.00	700.78	82,586.85	83,287.63
MUNI	GO	D02/02	80377TBF9 SARPY CNTY NE SAN & IMPT DIST		2.900	NE	185187221-1	Contin	11/15/2029	1/15/2016	AFS	85,000.00	85,000.00	85,000.00	85,000.00	725.81	83,001.65	83,727.46
MUNI	GO	D02/02	80378TEW8 SARPY CNTY NE SAN & IMPT DIST		3.850	NE	185187230-1	Contin	10/15/2033	4/15/2018	AFS	85,000.00	85,000.00	85,000.00	85,000.00	1,236.28	81,495.45	82,731.73

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

Pledged Securities Detail

H231

Page 7 of 80

August 31, 2024

Report Sequence: sgrp, CUSIP, Ticket

SGRP STyp Loc/PI	CUSIP Description S&P	Moody	Rate	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		Market Value Collateral Value
										Par Value Book Value	Carrying Value Interest Rec	
MUNI GO D02/02	80379AEF5 SARPY CNTY NEB SAN & IMPT #243		2.700	NE	177011631-1	Cont 8/15/2025 100.000	8/15/2038 8/19/2020 AFS	290,000.00 290,000.00	290,000.00 100.00%	290,000.00 290,000.00	240,653.60 348.00	240,653.60 241,001.60
MUNI GO D02/02	80379KEN6 SARPY CNTY NEB SAN & IMPT #272		2.300	NE	177018881-1	Cont 12/15/2025 100.000	12/15/2034 1/11/2021 AFS	50,000.00 50,000.00	50,000.00 100.00%	50,000.00 50,000.00	42,614.00 242.78	42,614.00 42,856.78
MUNI GO D02/02	810140LP6 SCOTT'S BLUFF CNTY NEB		2.550	NE	182012068-1	Cont 4/21/2027 100.000	1/15/2034 4/21/2022 AFS	250,000.00 250,000.00	250,000.00 100.00%	250,000.00 250,000.00	214,230.00 814.58	214,230.00 215,044.58
MUNI REV D02/02	818483FG9 SEWARD NE ELEC REV		2.450	NE	185187557-1	Contin 9/1/2024 100.000	2/15/2028 6/15/2016 AFS	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 150,000.00	146,388.00 163.33	146,388.00 146,551.33
MUNI GO D02/02	886094CD1 THURSTON CNTY NEB		2.500	NE	184003102-1	Cont 5/28/2025 100.000	12/15/2035 5/28/2020 AFS	200,000.00 200,000.00	200,000.00 100.00%	200,000.00 197,702.14	174,750.00 1,055.56	174,750.00 175,805.56
TAX TAXGO D02/02	534239FX1 LINCOLN NEB AAA		3.000	NE	177045043-1		7/15/2026 8/20/2020 AFS	100,000.00 100,000.00	100,000.00 100.00%	100,000.00 99,726.70	98,090.00 383.33	98,090.00 98,473.33
TAX TAXGO D02/02	617788BT8 MORRILL CNTY NEB SCH DIST #63 A3		1.937	NE	177020846-1	Cont 12/1/2025 100.000	12/1/2031 2/25/2021 AFS	210,000.00 210,000.00	210,000.00 100.00%	210,000.00 210,000.00	174,312.60 1,018.93	174,312.60 175,329.53
TAX TAXREV D02/02	68189TBA3 OMAHA NEB SPL OBLIG AA+		6.400	NE	185184294-1		2/1/2026 3/25/2008 AFS	20,000.00 20,000.00	20,000.00 100.00%	20,000.00 20,000.00	20,210.40 106.67	20,210.40 20,317.07
TD CD D02/02	02007GXG3 ALLY BANK CD		3.450		177049980-1		8/4/2026 8/4/2022 AFS	245,000.00 245,000.00	245,000.00 100.00%	245,000.00 245,000.00	245,000.00 648.41	245,000.00 245,648.41
TD CD D02/02	02589AC42 AMERICAN EXPR NATL BK CD		2.650		182012070-1		4/6/2027 4/6/2022 AFS	245,000.00 245,000.00	245,000.00 100.00%	245,000.00 245,000.00	245,000.00 2,632.58	245,000.00 247,632.58
TD CD	89235MNH0 TOYOTA FINANCIAL SGS BK CD		3.200		177046219-1		5/17/2027 5/17/2022	245,000.00	245,000.00	245,000.00	245,000.00	245,000.00

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

Report Sequence: sgrp, CUSIP, Ticket

**Pledged Securities Detail
August 31, 2024**

SGrp STyp Loc/Pl D02/02	CUSIP Description S&P	Rate	Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			Market Value
										Par Value	Book Value	Carrying Value	
							AFS	245,000.00	100.00%	245,000.00	2,298.30	247,298.30	
	CITY OF SEWARD							42,959,927.29		10,150,650.69	9,521,779.59	9,521,779.59	
										17,269,281.15	49,609.28	9,562,388.87	

CASH IN BANK \$7,378,599.14

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TREASURER'S REPORT	MONTH OF: AUGUST 2024					
VARIANCE AT: 92%						
DEPARTMENT	REVENUE BUDGET	CURRENT YTD REVENUE	VARIANCE	UNRECEIPTED BALANCE	PREVIOUS YTD REVENUE	DIFFERENCE B/W BUDGET YEARS
ELECTRIC	11,605,750	12,098,040	104%	(492,290)	10,816,609	1,281,431
ELEC BOND PYMT						
WATER	5,508,500	2,127,909	39%	3,380,591	2,198,324	(70,415)
WATER BOND PYMTS						
WATER SINKING FUND	20,000	20,000	100%	- 0 -	20,000	- 0 -
WASTEWATER TREATMENT	21,444,450	2,366,656	11%	19,077,794	1,968,382	398,273
WWTW BOND PYMT						
WWTW SINKING FUND	580,000	580,000	100%	- 0 -	285,000	295,000
TOTAL BUSINESS-TYPE FUNDS	39,158,700	17,192,605	44%	21,966,095	13,594,926	3,597,679
GENERAL REVENUES	4,831,060	4,125,820	85%	705,240	4,318,063	(192,243)
LEGAL	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
POLICE	8,150	6,981	86%	1,169	5,198	1,783
E911	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
POLICE EQUITABLE SHARING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
STREET	3,036,608	3,325,784	110%	(289,176)	3,773,219	(447,435)
STREET STP FUNDS	195,088	195,116	100%	(28)	202,915	(7,799)
DEBT SERVICE	834,993	839,073	100%	(4,080)	874,794	(35,720)
RAIL CAMPUS	- 0 -	- 0 -	0%	- 0 -	3,000	(3,000)
CDBG ECON. DEV. LOAN FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
CDBG DOWNTOWN REVITAL GRANT	135,000	110,067	82%	24,933	137,806	(27,739)
BLDGS & GRDS (CITY HALL)	36,000	42,943	119%	(6,943)	33,000	9,943
LEVEE ACCREDITATION	146,250	- 0 -	0%	146,250	- 0 -	- 0 -
CIVIC CENTER	1,864,491	398,221	21%	1,466,270	143,508	254,713
LIBRARY	40,200	124,253	309%	(84,053)	91,638	32,614
PUBLIC PROPERTIES	31,250	28,101	90%	3,149	36,345	(8,244)
CEMETERY	60,000	60,400	101%	(400)	78,375	(17,975)
GOLF COURSE	361,800	741,709	205%	(379,909)	455,534	286,176
NEW PARK DEVELOPMENT	400	959	240%	(559)	690	269
NEW CEMETERY DEVELOPMENT	1,250	3,181	254%	(1,931)	2,074	1,108
GUTHMAN TRUST - REGULAR	425	495	117%	(70)	463	32
GUTHMAN TRUST - PAVING	100	282	282%	(182)	219	62
PERPETUAL CARE - PRINCIPAL	7,500	8,100	108%	(600)	10,200	(2,100)
PERPETUAL CARE - INTEREST	1,800	3,840	213%	(2,040)	2,798	1,042
BLDGS & GRDS (OTHER)	250	4,616	0%	(4,366)	- 0 -	4,616
BUILDING INSPECTION	100,750	102,585	102%	(1,835)	136,986	(34,401)
FIRE	382,000	214,919	56%	167,081	169,208	45,711
FIRE EQUIPMENT SINKING FUND	240,000	29,091	12%	210,909	59,598	(30,508)
TREE BOARD	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
PLANNING COMMISSION	5,100	4,162	82%	938	4,759	(597)
ENGINEER	120,375	- 0 -	0%	- 0 -	- 0 -	- 0 -
DOWDING POOL	81,000	104,695	129%	(23,695)	78,816	25,879
CONCESSION STAND	900	- 0 -	0%	900	900	(900)
SWIMMING LESSONS	16,000	16,370	102%	(370)	15,114	1,256
RECREATION	43,050	44,659	104%	(1,609)	44,849	(190)
SPORTS COMPLEX LIGHTS	225	548	243%	(323)	426	121
SENIOR CENTER	80,500	80,150	100%	350	69,139	11,011
SENIOR SHUTTLE	4,600	4,064	88%	536	4,048	16
RECYCLING	2,250	5,293	235%	(3,043)	525	4,768
WELLNESS CENTER	- 0 -	13,145	0%	(13,145)	- 0 -	13,145
ECONOMIC DEVELOPMENT (LB840)	289,500	299,270	103%	(9,770)	248,625	50,645
CAPITAL IMPROVEMENTS FUND	14,792,000	973,957	7%	13,818,043	406,398	567,560
TAX INCREMENT FINANCING	687,206	670,669	98%	16,537	568,190	102,478
TOTAL GOVERNMENTAL FUNDS	28,438,071	12,583,518	44%	15,734,178	11,296,536	1,286,983

(UNAUDITED)

TREASURER'S REPORT		MONTH OF: AUGUST 2024					
VARIANCE AT: 92%							
DEPARTMENT	EXPENDITURES BUDGET	CURRENT YTD EXPENDITURES	VARIANCE	UNEXPENDED BALANCE	PREVIOUS YTD EXPENDITURES	DIFFERENCE B/W BUDGET YEARS	
ELECTRIC	14,113,143	10,559,960	75%	3,553,183	9,537,846	1,022,114	
ELEC BOND PYMT	497,568	497,568	100%	1	496,408	1,160	
WATER	6,811,905	4,671,413	69%	2,140,492	3,264,396	1,407,017	
WATER BOND PYMTS	357,379	357,379	100%	0	330,472	26,907	
WATER SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
WASTEWATER TREATMENT	21,658,767	1,925,144	9%	19,733,623	2,475,816	(550,672)	
WWTW BOND PYMT	288,518	288,218	100%	301	294,463	(6,245)	
WWTW SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
TOTAL BUSINESS-TYPE FUNDS	43,727,280	18,299,681	42%	25,427,599	14,354,980	3,944,701	
GENERAL EXPENSES	1,880,095	1,876,867	100%	3,228	2,672,985	(796,117)	
LEGAL	75,862	73,408	97%	2,454	59,634	13,774	
POLICE	1,781,912	1,571,616	88%	210,296	1,456,119	115,496	
E911	282,085	258,578	92%	23,507	213,770	44,808	
POLICE EQUITABLE SHARING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
STREET	5,311,011	4,836,773	91%	474,238	2,742,956	2,093,817	
STREET STP FUNDS	195,085	190,474	98%	4,611	190,480	(6)	
DEBT SERVICE	830,993	771,770	93%	59,223	987,599	(215,828)	
RAIL CAMPUS	40,000	31,755	79%	8,245	28,146	3,609	
CDBG ECON. DEV. LOAN FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
CDBG-DOWNTOWN REVITAL GRANT	135,000	110,067	82%	24,933	137,806	(27,739)	
BLDGS & GRDS (CITY HALL)	26,710	20,683	77%	6,027	15,844	4,839	
LEVEE ACCREDITATION	195,000	226,264	116%	(31,264)	14,896	211,368	
CIVIC CENTER	1,864,491	405,157	22%	1,459,334	241,210	163,947	
LIBRARY	583,052	599,804	103%	(16,752)	725,652	(125,848)	
PUBLIC PROPERTIES	528,347	491,842	93%	36,505	514,203	(22,362)	
CEMETERY	183,979	192,029	104%	(8,050)	204,479	(12,450)	
GOLF COURSE	553,762	753,725	136%	(199,963)	519,090	234,635	
NEW PARK DEVELOPMENT	100	405	0%	(305)	79	325	
NEW CEMETERY DEVELOPMENT	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
GUTHMAN TRUST - REGULAR	52,145	- 0 -	0%	52,145	- 0 -	- 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)	12,650	4,925	39%	7,725	3,107	1,818	
BUILDING INSPECTION	120,156	85,153	71%	35,003	77,923	7,230	
FIRE	728,011	265,518	36%	462,493	231,115	34,403	
FIRE EQUIPMENT SINKING FUND	175,000	- 0 -	0%	175,000	- 0 -	- 0 -	
TREE BOARD	12,550	4,300	34%	8,251	812	3,488	
PLANNING COMMISSION	21,826	17,515	80%	4,311	16,451	1,064	
ENGINEER	163,964	136,382	83%	- 0 -	132,977	3,405	
DOWDING POOL	264,071	329,978	125%	(65,907)	254,155	75,823	
CONCESSION STAND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
SWIMMING LESSONS	9,300	6,730	72%	2,570	9,734	(3,004)	
RECREATION	312,941	316,983	101%	(4,042)	390,326	(73,343)	
SPORTS COMPLEX LIGHTS	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
SENIOR CENTER	200,620	215,532	107%	(14,912)	150,922	64,610	
SENIOR SHUTTLE	4,853	4,105	85%	748	3,514	591	
RECYCLING	28,569	30,623	107%	(2,054)	25,491	5,132	
WELLNESS CENTER	105,860	93,846	89%	12,014	25,850	67,997	
ECONOMIC DEVELOPMENT LB840	289,500	193,569	67%	95,931	125,000	68,569	
CAPITAL IMPROVEMENTS FUND	15,242,000	1,150,594	8%	14,091,406	20	1,150,574	
TAX INCREMENT FINANCING	696,706	750,808	108%	(54,102)	520,721	230,087	
TOTAL GOVERNMENTAL FUNDS	32,908,206	16,017,778	49%	16,862,846	11,205,599	4,812,179	

(UNAUDITED)

3. Claims & Payables Reports

CLAIMS LIST
9/17/2024
COUNCIL MEETING

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

AKRS Equipment	RE	150.75
Allegiant Utility Service	CI	10.08
Amazon Business	SU	190.02
Aqua-Chem Inc	SU	2,635.70
Badger Meter	SE	277.68
Baker & Taylor	SU	2,637.39
Baker Becky J	MI	37.52
Beaver Hardware	SU	42.48
BIC Construction LLC	CI	232,740.00
Bizco Technologies	IT	525.00
Black Hills Energy	UT	1,774.65
Blackburn Manufacturing	SU	474.88
Border States Industries	SU	1,649.77
Bound Tree Medical LLC	SU	1,017.38
Callaway Golf	SU	123.76
Capital Business-Cheyenne	RE	591.81
Cengage Learning Inc/Gale	SU/SE	151.50
Center Point Large Print	SU	175.00
City Seward Library Petty	PF	144.50
City Seward Merchant Serv	SE	4,958.25
City Seward Payroll Accou	SA	216,103.43
City Seward Perpetual Fd	MC	1,050.00
City Seward Petty Cash Fu	MC	126.57
Clark Enersen Partners	SE	4,835.40
Codr Plumbing/Excavation	BU	965.00
Continental Fire/Alarm/De	AF	360.00
Control Services Inc	RE	448.50
Cruise Custom Golf Cars	MC	1,656.00
Cuttin It Close Lawncare	GU	2,365.00
Eakes Office Solutions	SU	78.16
Ehlers Electronics	BU	320.00
Farmers Coop Seward	GS/DF	6,047.22

Fast Mart	DF	209.15
Gerhold Concrete Co Inc	CI	5,874.54
Great Plains Communicatio	UT	576.00
H&S Plumb Heat & Air Inc	CI	54,002.93
Hach Company	RE	2,225.00
Hireright LLC	SE	106.10
Hoffschneider Law PC LLO	SE	5,041.88
Hoopla/Midwest Tape	SU	500.00
Husker Electric Supply Co	INV	1,478.13
Hydraulic Equipment	RE	800.21
Johnson Bros Of Nebraska	SU	799.47
K & Z Distributing	SU	301.95
Klute Truck Equipment	FA	60,700.00
Knisley Construction	CI	61,620.29
Last Mile Network Consult	SE	62.00
Lee's Refrigeration	RE	3,786.00
Lincoln Winwater Works	CI	13,066.75
Matheson Tri-Gas Inc	SU	111.33
Mid-American Benefits Inc	BE	209.08
Midwest Auto Parts	RE	535.83
Midwest Electric Transformer	RE	4,837.50
Midwest Laboratories Inc	TE	2,505.28
Midwest Service & Sales	SU	1,150.00
Midwest Turf & Irrigation	RE	361.84
NE Dept of Agriculture	MC	19.52
Nebraska Equipment Inc	RE	589.24
Nebraska Library Commission	AF	769.30
Nebraska Public Power	UT	681,383.42
Nebraska Dept of Revenue	AF	25.00
Nebraska Star Beef Co LLC	SU	129.60
Nebraska Treasurer-Unclaimed I	MC	583.67
Norris Public Power District	UT	1,656.98
Northern Safety Co Inc	SU	229.92
Olsson	CI	55,888.48
One Call Concepts Inc	SE	211.72
One Source Background Check	MC	118.00
O'Reilly Automotive Inc	OI	85.09
Pac N Save	SU	879.78
Paper Tiger Shredding	SE	70.00
Payne Sherri	RI	45.56
Pitney Bowes Inc	SU	132.79
Quality Brands of Lincoln	SU	875.08
Quill Corp	SU	384.62
Rathjen Shad	RI	210.41

Regnier Nicky	MC		40.00
Riverside Portables LLC	GU		389.00
Samek Lacy	RI		201.00
Seward Co Chamber/Developme	MC		1,130.00
Seward Co Clerk/Register	SE		5.25
Seward County Independent	PU		404.52
Seward County Treasurer	SE		23,507.08
Seward Lumber & Home Center	BU		504.61
Seward Municipal Band	AF		6,500.00
Seward Public Schools	MC		627.50
Seward Wind LLC	UT		22,575.41
State Distributing Co	SU		154.36
Summit Fire Protection	SE		302.50
Time Warner/Spectrum	IT		425.70
Total Tool Supply Inc	SU		3,915.00
Tractor Supply	GU		653.84
Trimax Mowing Systems	RE		1,171.60
Verizon Wireless	IT		471.33
Vermeer High Plains	FA		118,147.24
Visa-Pinnacle Bank (Lib)			2,910.94
Walmart	SU	388.16	
Techsoup	IT	180.00	
Sam's Club	SU	133.58	
Blue River Electric	SE	250.55	
Bottle Rocket	SU	67.08	
Domino's	SU	461.82	
Nextlink	UT	118.12	
Humanities of NE	MC	100.00	
Grey House Publishing	SU	278.00	
Lincoln Journal Star	AF	70.00	
Omaha World Herald	AF	847.64	
Zoom	MS	15.99	
Voehl Cindy	MI		13.40
Wesco Distribution Inc	INV		34,769.81
Windstream Nebraska Inc	UT		888.15
Woods & Aitken LLP	SE		315.00
Zimco Supply Co	SU		656.75
		CLAIMS TOTAL	\$1,670,492.83

4. Police Department Report



City of Seward
Police Department
Chief Brian W. Peters

Monthly Statistics
_____ 20 _____

Service Calls	
Accidents	
Arrests	
Citations	
Warnings	
Parking Tickets	

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

5. Seward County Chamber & Development Partnership Report (3Q 2024)

PRESIDENT & CEO

QUARTERLY REPORT SUMMARY



Prepared for SCCDP Members • August 2024

- Seward named "Community of the Year" by the Nebraska Diplomats (August 7).
- Finalizing infrastructure installation for Bronco Heights 14-lot subdivision in Utica by end of August; five lots have sold.
- Celebrated 48-unit apartment building groundbreaking in Seward (June 7); Main Street Market groundbreaking in Milford (June 11); and Lincoln West KOA soft opening in Seward (August 1).
- Hosted Seward Co. Rising Stars Leadership Development Program graduation (May 30); ribbon cuttings for Blue River Rest Area Arrival Statue Walk (July 10), Desert Glow in Seward (July 26), Marble Music & Artistry in Motion in Seward (August 16); back to school events at Centennial (August 13), Concordia University (August 8), Milford (August 7), and Seward Public Schools (August 12) along with providing new teacher welcome bags to every school in Seward County; Fifth Saturday events (June 29 and August 31); construction gift card giveaways to support downtown Seward businesses impacted by Nebraska Highway 15 road construction (Thousands of entries in May, June, and July); & supported many summer community festivals.
- Applying for \$100,000 Suzanne & Walter Scott Foundation Advancing Nebraska Communities Program Grant for City of Milford and \$300,000 Economic Development Administration Build to Scale Program Grant for SCCDP and various partners.
- Submitted proposals for Project Sky (ground station network to provide streamlined satellite communication solutions including Ground Station as a Service (GSaaS)) for Seward I-80 Exit Site and Northwest Milford Site; Project Cold Goods (cold storage) for Knox Site and Seward Rail Campus; Project Vector (farm equipment distributor) for Seward Rail Campus, Pitsch Property, Schulz Site, Seward I-80 Exit, and Northwest Milford Site; inquiry from Railheads Consulting Group (transload needs for rail-served warehouse project) for Seward Rail Campus (found property on BNSF Certified Sites website).
- Hosted site visits in Seward County for a hotel developer (July 18) in Seward, Project Move, which is a food processing company (August 6) for Seward Rail Campus, and housing developer (August 14) for Milford and Seward opportunities.
- Attended Community Venture Network in Minnesota (May 17) to recruit expanding companies; Nebraska Economic Developers Association Annual Conference in Norfolk (June 12-14) and Nebraska Governor's Ag & Economic Development Summit in Kearney (August 7-8) to network with professional colleagues across the state and learn best practices in the industry.
- Since the beginning of the gift card program in July 2022, SCCDP has sold \$165,437 in gift cards (5,380 individual cards). There are 48 participating businesses across Seward County.
- Marketing Seward County via various media channels including regular articles through local newspaper (Seward County Independent), weekly electronic newsletters (Blue River Buzz), nearly daily Facebook and Instagram posts, Talk Seward County podcast episodes, and various YouTube videos promoting workforce development and quality of life opportunities.
- Connected resources for LB 840, TIF, grants, and/or available building & land to various business owners and brokers including companies that want to start or expand small business with a photography studio in downtown Seward, housing developer in Seward, develop 10-acre parcel in Seward, woodworking business in Seward, develop two properties outside of Seward for solar farm or other industrial/commercial projects, two ice cream shops in Seward, liquor store in Seward, drive-in movie theater in Seward County, electronics repair shop and micro data center in Seward, developing two available storefronts in downtown Seward into event space and flex commercial, vehicle service repair in Seward, and agency to serve developmentally disabled people in Seward.
- Continuing to work on Entrepreneurial Operating System (EOS - Vision/Traction Organizer) and 2024 Implementation Plan goals that our staff is implementing on a weekly basis to ensure SCCDP's multiple-year strategic plan is being executed.

QUESTIONS OR FOLLOW UP?

CONTACT:

JONATHAN JANK

402-570-8020

**THANK YOU TO OUR QUARTERLY REPORT
SUMMARY SPONSORS!**



MEET THE TEAM



PRESIDENT & CEO, JONATHAN JANK

The President & CEO is the chief executive officer of the Seward County Chamber & Development Partnership (SCCDP) and directs all activities necessary to meet the objectives and implement policy, as established by the Board of Directors. This executive position is accountable for the effective and efficient operation of all organizational activities of the SCCDP to move Seward County forward to fulfill the Vision Statement 2035. Reports to the SCCDP Board of Directors; responsible for leadership and development of professional staff members.

VICE PRESIDENT & DIRECTOR OF COMMUNITY AFFAIRS, JACOB JENNINGS

The Community Affairs Director is responsible for working with the Seward County Chamber & Development Partnership (SCCDP) President & CEO, members, and community volunteers to create strategies to strengthen Seward County's workforce and housing development activities and find solutions to relevant community issues. This position also leads SCCDP's legislative efforts including building relationships with elected officials and advocating for policies, regulations, and programs which benefit the Seward County business community. This position helps the President & CEO work to fulfill the Seward County Vision Statement 2035.



DIRECTOR OF MEMBERSHIP, DONNA HENDRICKSON

The Director of Membership is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to maintaining current relationships with members while seeking new membership and sponsorship opportunities for the SCCDP. This position helps the President & CEO work to fulfill the Vision Statement 2035.

DIRECTOR OF MARKETING & STORYTELLING, JOANIE BRECKA

The Director of Marketing & Storytelling is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to marketing/communications through social media, websites, podcasting and other media. This position helps the President & CEO work to fulfill the Vision Statement 2035.



EXECUTIVE ASSISTANT & EVENT PLANNER, COLLIN HAIN

The Events Planner & Administrative Assistant is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to maintaining SCCDP's office systems and equipment, including ensuring bookkeeping and payroll are completed by an accounting contractor on a weekly basis, responding to general communications, planning/coordinating all SCCDP events, helping members and visitors feel welcome, and providing administrative support as needed. This position helps the President & CEO work to fulfill the Vision Statement 2035.

6. Draft Minutes of September 3, 2024, City Council Meeting

September 3, 2024

The Seward City Council met at 7:00 p.m. on Tuesday, September 3, 2024, with Mayor Joshua Eickmeier presiding and City Clerk Derek Bargmann recording the proceedings. Upon roll call, the following Councilmembers were present: Megan Kahler, Jessica Kolterman, John Singleton, Matt Stryson, Tatum Tonniges, Rich Wergin, Jonathon Wilken. Councilmembers Absent: Karl Miller. Other officials present: City Administrator Greg Butcher, City Attorney Kelly Hoffschneider, City Engineer Mike Oneby, Building/Zoning & Code Enf. Director Tim Dworak, Water/Wastewater Director Brandon Koll, Finance Director Cydnee Golden, and Chief of Police Brian Peters.

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

CONSENT AGENDA CONSIDERATION ITEMS

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

1. Claims & Payables Report (totaling \$1,167,471.15)
2. Wellness Center Construction Project Report
3. Draft Minutes of August 20, 2024, City Council Meeting

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

ADMINISTRATIVE ITEMS

1. CONSIDERATION OF A REQUEST FROM ZABKA-PERDUE FUNERAL HOME TO PLACE A CLOCK AT THE SEWARD BANDSHELL IN CELEBRATION OF THEIR 150TH ANNIVERSARY

Greg Zabka and Brad Perdue, owners, indicated this was the 150th year the funeral home had been in operation and that as such, they hoped to provide something to the community as commemoration. The proposal was that they would purchase an antique style, lit two-sided clock and place it in the bandshell (with assistance from City staff) near the stairway on the west entrance. They hoped the clock would complement the facility and add another iconic element to the space for future citizens to enjoy.

Councilmember Stryson moved, seconded by Councilmember Kolterman, to approve the request to place an antique clock in the bandshell, purchased by Zabka-Perdue Funeral Home with installation assistance provided as needed by City personnel with thanks from the Council.

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

2. ITEMS RELATED TO THE FY2024-2025 BUDGET

A. DISCUSSION WITH THE AIRPORT AUTHORITY REGARDING LEVY REQUEST

Greg Whisler, manager at the airport, and Erich Helge, member of the Airport Authority, were present to discuss the current operations of the airport. A few items of note: the airport accommodates approximately 10-11k take-offs/landings per year; provides a 24-hour fueling facility on-site; annually hosts the Midwest aerobatic competition; stores approximately 51 planes on site with rents; has a waitlist for hangar space; and is in the process of adding \$2.3 million in hangar space due to demand. Financially speaking, the proposed budget will assist in funding the approximately \$300k needed for the new hangar space. Regarding hangar rentals, it was noted that the rates are reviewed every two years and that approximately 61% of hangar rental spaces are used by residents of Seward County. They also opined that the airport serves as a driver to economic development countywide as some projects have scored local sites more favorability due to the availability of airspace for corporate planes.

This item was for discussion purposes only; thus no motions were made.

B. MOTIONS ON RECOMMENDED BUDGET AMENDMENTS

The budget hearing is scheduled for September 17th. The City will be participating in the 'Truth in Taxation' Hearing on September 23rd. The budget is expected to be adopted on September 24th. No motions were made.

3. CONSIDERATION OF A NO-COST CHANGE ORDER (#1) TO THE CONTRACT WITH ISELER DEMOLITION FOR THE DEMOLITION OF THE 200,000 GALLON TANK WATER TOWER

City Engineer Oneby noted the construction of the 500,000-gallon water tower has experienced some delays, thus the deconstruction of the existing water tower is likely to be delayed into Spring 2025.

September 3, 2024

Councilmember Stryson moved, seconded by Councilmember Wergin, to approve a no-cost change order with Iseler Demolition for the demolition of the 200,000-gallon tank water tower.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

4. ITEMS RELATED TO THE BRADFORD STREET STORM SEWER IMPROVEMENTS PROJECT

A. CONSIDERATION OF AN AMENDMENT (#1) TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE SCHEMMER ASSOCIATES, INC. FOR CONSTRUCTION ENGINEERING SERVICES IN THE AMOUNT OF \$57,815

Mr. Oneby informed the project had experienced many unanticipated delays due to discovered obstacles during construction, thus the amendment accounts for the additional work performed.

Councilmember Kolterman moved, seconded by Councilmember Singleton, to approve an amendment to a professional services agreement with the Schemmer Associates, Inc. for construction engineering services in the amount of \$57,815 as presented.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

B. CONSIDERATION OF A CHANGE ORDER TO THE CONSTRUCTION CONTRACT WITH GENERAL EXCAVATING IN THE AMOUNT OF \$38,719.41.

Mr. Oneby described an obstacle found near the 6th Street intersection regarding drainage issues and ponding concerns. To correct, an inlet will be added for better flow westward.

Councilmember Singleton moved, seconded by Councilmember Wergin, to approve a change order to a construction contract with General Excavating in the amount of \$38,719.41 as presented.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

5. CONSIDERATION OF AN AMENDMENT (#1) TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE SCHEMMER ASSOCIATES, INC. FOR CONSTRUCTION ENGINEERING SERVICES FOR THE PARK AVENUE STORM SEWER IMPROVEMENTS PROJECT IN THE AMOUNT OF \$50,335

Mr. Oneby informed the project had experienced many unanticipated delays due to discovered obstacles during construction, thus the amendment accounts for the additional work performed.

Councilmember Stryson moved, seconded by Councilmember Wergin, to approve an amendment to a professional services agreement with the Schemmer Associates, Inc. for construction engineering services in the amount of \$50,335 as presented.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

6. CONSIDERATION TO APPROVE A CONSTRUCTION CONTRACT WITH ERIKSEN CONSTRUCTION FOR GENERAL CONTRACTING FOR THE REVERSE OSMOSIS IMPROVEMENTS PROJECT IN THE AMOUNT OF \$342,700

Mr. Oneby noted the Council approved the recommendation to award at the August 6th meeting.

Councilmember Stryson moved, seconded by Councilmember Tonniges, to approve a construction contract with Eriksen Construction for general contracting for the Reverse Osmosis Improvements Project as presented.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

7. CONSIDERATION TO APPROVE AN AGREEMENT WITH BROKEN ARROW EXCAVATING LLC FOR THE WASTEWATER TREATMENT FACILITY IMPROVEMENTS SOIL SURCHARGE PROJECT IN THE AMOUNT OF \$506,600

Mr. Oneby noted the Council approved the recommendation to award at the August 6th meeting.

Councilmember Stryson moved, seconded by Councilmember Singleton, to approve an agreement with Broken Arrow Excavating LLC for the Wastewater Treatment Facility Improvements Soil Surcharge Project as presented.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

September 3, 2024

8. AUTHORIZATION FOR THE MAYOR TO SIGN AN ACKNOWLEDGEMENT FROM THE SEWARD COUNTY RURAL FIRE PROTECTION DISTRICT RELATING TO DISBURSEMENT OF FUNDS FOR THE 2023-24 FISCAL YEAR

Mr. Butcher explained a letter had been sent to all members of the District to clarify the budgetary obligations of the funds and disbursements of remaining funds for the fiscal year.

Councilmember Singleton moved, seconded by Councilmember Kahler, to authorize the Mayor to sign the FY24 budgetary acknowledgement from the Seward County Rural Fire Protection District as was received.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

9. CONSIDERATION OF A RESOLUTION TO AUTHORIZE THE CITY TO APPLY FOR A LAND & WATER CONSERVATION FUND GRANT (PLUM CREEK TURF PROJECT)

Councilmember Kolterman introduced **Resolution 2024-25**, to authorize the City to apply for a Land & Water Conservation Fund grant for the Plum Creek Turf Project. Councilmember Wergin moved, seconded by Councilmember Singleton, to approve Resolution 2024-25.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

10. CONSIDERATION OF A MEMBERSHIP AGREEMENT WITH THE SEWARD COUNTY CHAMBER & ECONOMIC DEVELOPMENT PARTNERSHIP FOR FY25

SCCDP President & CEO Jonathan Jank was present to highlight the accomplishments during the FY24 budget year with the note that public funds received were only used for economic development purposes. Scott Gierhan, Vice Chair of the SCCDP Board, sang the praises of the continued work by the SCCDP team.

Councilmember Singleton moved, seconded by Councilmember Wergin, to approve a membership agreement with the SCCDP for FY25 as presented.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

11. CONSIDERATION OF A FUNDING AGREEMENT WITH THE SEWARD COUNTY CHAMBER & ECONOMIC DEVELOPMENT PARTNERSHIP FOR FY25

Mr. Jank identified the budget called for a 6% increase in requested funds, mostly due to increased costs in staff compensation as well as facility rent at the Civic Center. The request was made for all public participating entities.

Councilmember Stryson moved, seconded by Councilmember Singleton, to approve a funding agreement with the SCCDP for FY25 as presented.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

CITY ADMINISTRATOR'S REPORT

Councilmember Stryson moved, seconded by Councilmember Wergin, that the City Administrator's report of September 3, 2024, be accepted.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

MOTION TO ADJOURN

Councilmember Wergin moved, seconded by Councilmember Singleton, that the September 3, 2024, City Council Meeting be adjourned.

Aye: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: Miller. Motion carried.

Adjourned approximately 8:31 p.m.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Derek Bargmann, City Clerk

PUBLIC HEARINGS

1. Public Hearing - 7:00 PM - Presentation and Discussion of Functioning and Progress of the Seward Economic Development Plan - City Administrator Butcher

**CITIZENS ADVISORY REVIEW COMMITTEE
FOR THE LB 840 ECONOMIC DEVELOPMENT PLAN
SEMI-ANNUAL REVIEW REPORT**

To: The Seward City Council
From: Citizens Advisory Review Committee - LB 840 Economic Development Plan
Date: September 17, 2024
Re: Semi-annual review report required by the Economic Development Plan

The Citizens Advisory Review Committee (CARC) is a committee of registered voters appointed by the Mayor (and affirmed by the City Council) to review the Economic Development Plan (the Plan) established under LB 840. The CARC mainly reviews the actions taken by the LB 840 Application Review Board (ARB). The ARB is the committee that has the authority to spend the LB 840 funds.

The CARC met on August 21, 2024, to review the functioning and progress of the Plan. The meeting consisted of discussions about the following:

1. An LB 840 Activity Report was distributed to the CARC in advance of the meeting. The City Administrator walked the CARC through recent activity from January 1, 2024, thru July 31, 2024. The cash balance to the LB840 Economic Development Fund sat at \$501,445.65 as of the end of the term.
2. A copy of the general ledger reports including a report of all transactions from 1/1/24 to 7/31/24 was distributed prior to the meeting. Payments were made to Spare Time Lounge for improvements (\$50,000) and Cody/Stephanie Luebbe (\$90,000) for their purchase of Merle's Flower Shop. The following payments remained pending: \$200,000 to the loan for the Focus Properties Apartment Complex; \$100,000 to the loan for Crouch's Farm & Hardware.

The CARC notes that it does not audit nor does it verify the numbers submitted to it in the general ledger reports. It is our understanding that these accounts are audited during the annual overall audit that is done on the city's financial records.

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



Request for Amendment to the Unified Land Development Ordinance

Date: 8/9/2024 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: _____ = Amount Due: \$300

Applicant: Virginia Peterson Living Address: 2583 Fletcher Rd Seward NE

Phone: (402) 641-0455 Email: _____

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

Legal Description: pat of the NE1/4 NW1/4 and part of the NW1/4 NE1/4 of 3-10-3

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

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

To the following proposed zoning classification: RR-Rural Residential

Amend the text or district regulations as follows: _____

To permit the following improvement or use: _____

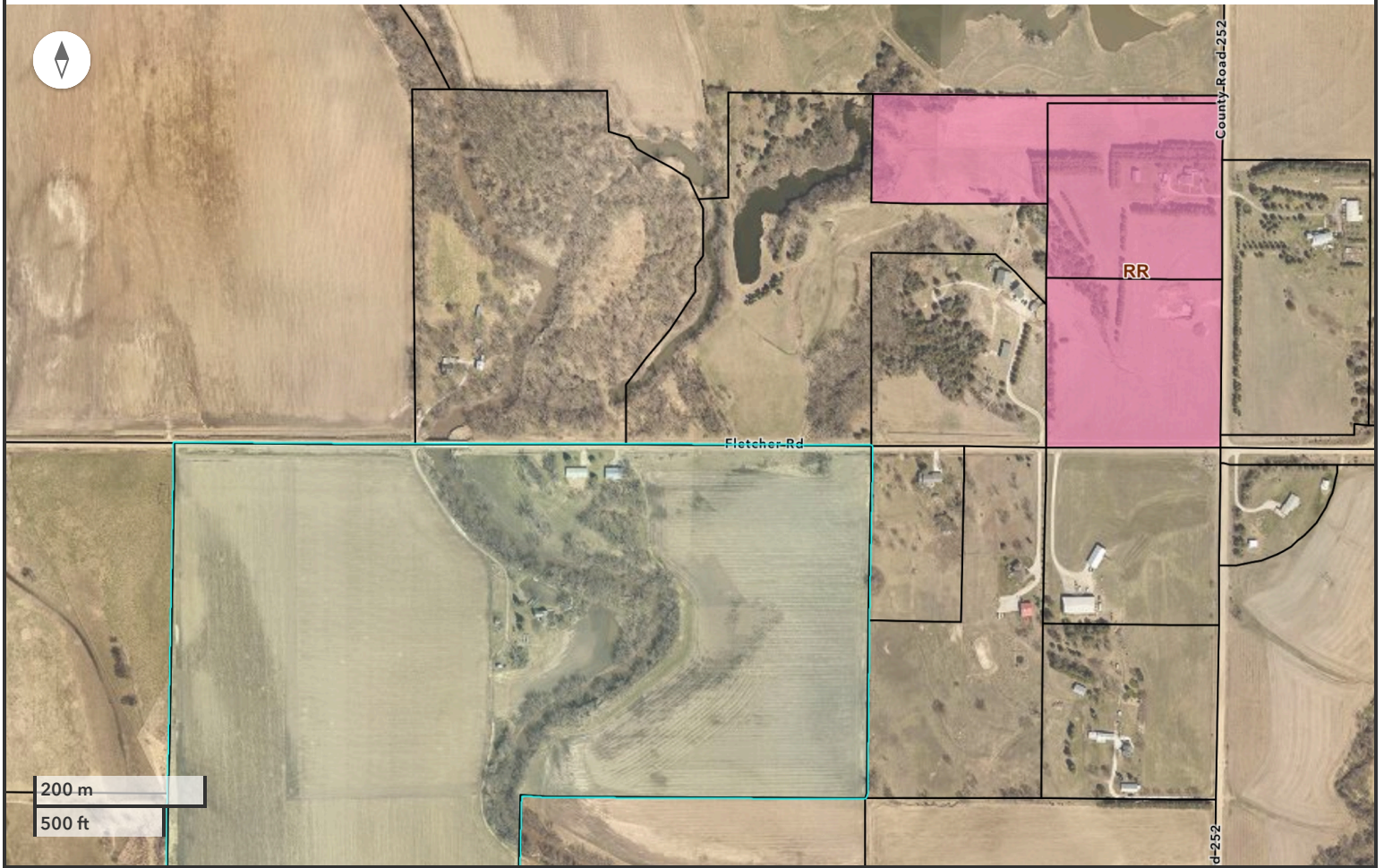
The applicant shall furnish a plat of the area containing the property for which a zoning change is sought and including all the lots within 300 feet of the property lines of the subject property. The plat shall show existing and proposed zoning.

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

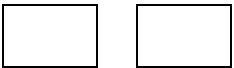
Applicate Signature: _____

Robert Peterson

Zoning Viewer



Parcels City Limits



Zoning



Two Mile Limits



3. Public Hearing - 7:00 PM - Consideration of an Ordinance Re-Zoning Property Identified as Meihomes Addition from 'R-4 - Urban Residential Multifamily District (High Density)' to 'I-1 - Limited Industrial District' - Building/Zoning & Code Enf. Director Dworak

ADMINISTRATIVE ITEMS

1. Consideration of Resolution to Approve the Plan-in-Hand Report for the Plum Creek Bridge Replacement Project (NDOR #BRO-7080, Seward East) - City Engineer Oneby

2. Consideration of a Change Order to the Construction Contract with General Excavating for the Park Avenue Storm Sewer Improvements Project in the Amount of \$42,850.00 - City Engineer Oneby

3. Update on the Wellness Center - Executive Director Brase
 - A. Consideration of a No-Cost Change Order with Sampson Construction

B. Consideration of a Resolution Establishing Fees for the Wellness Center, Effective Upon Opening of Facility

4. Fiscal Year 2025 Adoption - City Administrator Butcher & Finance Director Golden
 - A. Approval of an Additional One Percent (1%) Increase in Restricted Funds
 - B. Approval of the Municipal Budget for the City of Seward for Fiscal Year 2025 and Authorize the Filing of Budget Forms

C. Resolution Setting the 2024-2025 Property Tax Request for the City of Seward

D. Ordinance for the Adoption of the Municipal Budget; to Appropriate Sums of Necessary Expenses and Liabilities; to Provide for an Effective Date; and Include an Additional One Percent (1%) in Restricted Funds

CITY ADMINISTRATOR'S REPORT

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

1. Strategy Session with City Attorney Regarding Real Estate Interests at the Seward Rail Campus - City Attorney Hoffschneider

MOTION TO ADJOURN

I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward Municipal Building, Seward County Courthouse, Seward Memorial Library and CityofSewardNE.gov

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

Derek Bargmann, City Clerk

Date