



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

Monday, July 13, 2026

7:30 PM

Council Chambers at the Municipal Building

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, July 13, 2026, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting. City financial claims and related invoices will be available for Council member review, audit, and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

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

ROLL CALL

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes of June 8, 2026

City of Seward Planning Commission

Minute Record

June, 8 2026

The City of Seward Planning Commission met in regular session at 7:30p.m. June 8, 2026, in the Basement of the Seward Civic Center at 616 Bradford Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Clarence Kotera, Dan Ellis, Ron Niemoth, Scott Seever, Ron Jackson, Lacey Koch, and Traci Menke. Other Officials present: Building and Zoning Director, Tim Dworak, City Engineer, Michael Oneby, and Administrative Assistant, Sara Van Cura.

Absent members were: Ron Wallman and Jake Miller.

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

Minutes

Consideration of Approval of Draft Minutes of May 11, 2026.

Moved by Commission Member Menke; Seconded by Commission Member Seevers to approve the minutes.

Aye: Kotera, Ellis, Niemoth, Seevers, Jackson, Koch, Menke.

Nay: None.

Absent: Wallman, Miller. Motion carried.

1. Public Hearing 7:30pm: review a Preliminary Plat of Bluff Country Estates located in the South Half of the Southeast Quarter of Section 14, Township 11 North, Range 3 East of the 6th P.M. Seward County Nebraska.

Vice Chairperson Ellis opened the public hearing.

Dworak stated this is a development of an 80-acre parcel into 13 residential lots. It currently has one farmstead on its own water and sanitary. It would not be served by city utilities, and streets would not be extended. This has been sent off to John Reginer at the Seward County Highway Superintendent, and he was fine with the access off Bluff Road. These were designed to meet the criteria of rural residential.

Jamie Riley, 2411 Bluff Road, stated there were 5000 wells measured and 62 percent experienced decreased water levels. He stated the County adopted the water conservation area, and it has a resource worth conserving.

Commission Member Kotera asked Riley how deep is his well.

Riley stated the casing is 345 feet.

Commission Member Jackson asked how far the wells dropped in that study.

Riley stated it said 62 percent and some as far as 10 feet.

Lori Anderson, 1604 253rd Drive, stated the study was Upper Big Blue NRD May 27, 2026. It was decreased but is still above the allocation trigger. It was checked around our area, not the whole state.

Mitch Riley, 2321 Bluff Road, reiterated what kind of answers would we have if the wells dry up.

Vice Chairperson Ellis stated as of tonight we wouldn't be able to have an answer.

Riley asked what is the role of this committee.

Mike Oneby stated the question that is stated is a question that is beyond this commissions jurisdiction or decision making authority.

Dave Svoboda, 1502 238th Road, asked has a study been done to show it would be able to sustain twelve additional wells. He continued that there are no large irrigation wells east of the City of Seward because there is not a lot of water. Svoboda stated there should be a study done before adding an additional twelve wells.

Becky Baker, 2443 Bluff Road, stated she emailed our Senator Jana Hughes regarding what's being done at the State level to protect water rights, and she said the NRD has control of that. Contact was made with the NRD and they said the State doesn't give them any rights over domestic wells. She asked what the plan is long term.

Vice Chairperson Ellis stated there are comprehensive plans that look at how the City will grow overtime.

John Garbers, 1620 253rd Drive, stated if you make the decision to authorize the new subdivision, can they then build it.

Vice Chairperson Ellis stated we make a recommendation to City Council, then the City Council would approve.

Garbers asked if City Council approves this and if the wells go dry, who is responsible.

Oneby stated during the approval process of new development, there is no guarantee about the long term use of water. It is a consideration, but one of many considerations.

Russ Moulds, 1615 253rd Drive, stated his request is a geo-hydrology study, and no decision to be made without a traffic pattern study.

Vice Chairperson Ellis suspended the public hearing.

Commission Member Jackson moved to approve the minor a Preliminary Plat of Bluff Country Estates; seconded by Commission Member Seevers.

Commission Member Seevers stated he attended a meeting in Garland, where the University of Nebraska presented on a hydrology study that had recently be completed for the Dakota Aquifer for that area. There wasn't tremendous concern raised from that study. Commission Member Seevers seconded the motion for discussion.

Commission Member Kotera stated there should be more research done regarding water.

Vice Chairperson Ellis asked how onerous would a 30-day delay be.

Eric Scheele, 3923 Old Cheney Rd, stated there will be some significance as it will delay lots being sold.

Commission Member Seevers moved to table the motion on the table until our next meeting; seconded by Commission Member Menke.

Aye: Kotera, Ellis, Niemoth, Seevers, Jackson, Koch, Menke.

Nay: None.

Absent: Wallman, Miller. Motion carried.

2. Public Hearing 7:30pm: review the 2027 One (1) and Six (6) Year Public Roads Plan for the City of Seward, Nebraska.

Vice Chairperson Ellis opened the public hearing.

Oneby, stated it hasn't changed that much since last year. There are five projects listed. All but project five, were on last year's one year plan. Project 2 is the federally funded bridge on Bluff Road at Plum Creek. NDOT is managing the project on behalf of the Federal Highway Administration. State anticipates the bid letting in august of this year. The six-year plan is essential the same as last year and as 2025. We haven't added projects and we simply stretched out projects.

Commission Member Kotera asked about the hiker biker trail.

Oneby stated the hold up is BNSF. For every new crossing we need two closures. Instead of the four, they have agreed to two closures.

Vice Chairperson Ellis asked about project 10 on the six-year plan.

Oneby stated that is for storm sewer.

Chairperson Ellis closed the public hearing.

Commission Member Kotera moved to approve the 2027 One (1) and Six (6) Public Roads Plan for the City of Seward, Nebraska; seconded by Commission Member Koch.

Aye: Kotera, Ellis, Niemoth, Seevers, Jackson, Koch, Menke.

Nay: None.

Absent: Wallman, Miller. Motion carried.

3. Reports

4. Agenda Items

5. Upcoming Events

Meeting adjourned 8:33p.m.

Sara Van Cura
Administrative Assistant

DRAFT

PUBLIC HEARINGS

1. Public Hearing 7:30pm: TIF application by Plex Homes for 9th and Lincoln Street - Parcel ID 800087054.

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

Staff Report
Tim Dworak, Building/Zoning &
Code Enforcement Director
402-643-2928 opt 3 opt 1

APPLICATION TYPE

Tax - Increment Financing Application

FINAL ACTION?

DEVELOPER/OWNER

Plex Homes/Callin Ledall

PC HEARING DATE

July 13, 2026

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT

9th and Lincoln St/R4 Urban Residential High Density District.

ADJACENT ZONING DISTRICTS/USE:

North, R4, Residential – Aaron Draper

South, R4, Residential – James & Rana Saum

East, R4, Residential – Patricia Murphy, Brandy Fiala, Golden Rule Contractors, Heather Ruzicka

West, R4, Residential – Tallgrass Development Inc.

BRIEF SUMMARY OF REQUEST

Plex Homes intends to construct 2, 4-unit residential complexes.



APPLICATION CONTACT

Callin Ledall, [REDACTED]

[REDACTED]

ANALYSIS

The TIF application has been reviewed. Andrew Willis will be on hand to review the redevelopment plan and agreement.

APPROXIMATE LAND AREA:

0.42 acres or 18118.35 square feet +/-

LEGAL DESCRIPTION:

Lots 1,2,3 and part of 4 and the east half of the vacated alley, all in Block 100, Harris Moffitt and Roberts Addition all located in the NE Quarter of Section 20, T 11 N, Range 3 E of the 6th P.M.

Prepared by

Tim Dworak

City of Seward Building-Zoning-Code Enforcement Director

TAX INCREMENT FINANCING (TIF) OVERVIEW & APPLICATION



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

CITY OF SEWARD COMMUNITY REDEVELOPMENT AUTHORITY

Submit Completed Applications to:

City of Seward
Attn: City Administrator
PO BOX 38
Seward, NE 68434

UPDATED SEPTEMBER 13, 2024

CITY OF SEWARD

TAX INCREMENT FINANCING PROGRAM OVERVIEW

Tax Increment Financing (TIF) is a tool to assist in financing redevelopment projects in designated blighted and substandard areas of the city. The City of Seward issues bonds or a promissory note to finance any approved public improvements associated with a redevelopment project. The property taxes generated from the increased valuation of the development are then captured for a period of up to 15 years to repay the public investment.

The purpose of TIF is to help communities undertake redevelopment activities for urban renewal and municipal growth. TIF allows a city to pay for the public improvements that are part of a private redevelopment project. TIF is not a grant and it is not a primary funding source for a redevelopment project, but does provide an incentive for private development that will increase the tax base of the Seward community and create additional jobs.

✓ REDEVELOPMENT AREA

All TIF projects must occur within a redevelopment area that has been declared blighted and substandard by the City of Seward. The City of Seward has established a redevelopment area based upon a blight study. Please contact the Seward City Administrator or Seward County Chamber & Development Partnership (SCCDP) Executive Director with your proposed property location to determine redevelopment verification & eligibility.

✓ PROJECT ELIGIBILITY

To be eligible for TIF, a proposed redevelopment project must be located in a designated redevelopment area in the City of Seward. TIF can be used to pay for eligible public improvements, which may include:

- Site Acquisition & Demolition
- Site Preparation – Landscaping
- HVAC Efficiency Systems
- Facade Improvement Upgrades
- Installation or Construction of Public Improvements
Consisting of:
 - Streets & Utilities Extensions
 - Public Spaces- Green Space- Art Work
 - Public Facilities
 - Uses Listed In Q&A Section of Package
 - Or For Other Uses In Accordance With An Approved Redevelopment Plan

Additionally, to use TIF, the City must perform a cost-benefit analysis of the project and determine that the costs and benefits of the project are in the long-term best interest of the City and the project would not be economically feasible without the use of TIF.

✓ COMMUNITY REDEVELOPMENT AUTHORITY

The Community Redevelopment Authority of the City of Seward ("CRA") is responsible for carrying out the redevelopment activities for the City. The CRA is instrumental in the TIF process. The CRA evaluates each TIF application and recommends redevelopment projects to the City. It also enters into approved redevelopment contracts with the redeveloper to establish the rights and obligations of the parties and the details of the TIF bond.

✓ TIF PROCESS CHECKLIST:

- Meeting with the City of Seward and developers to review TIF process & determine initial eligibility of proposed TIF project
- Determine if prospective project is within the City's redevelopment area
- Determination of eligible public improvements
- Developer submits completed TIF application to City Administrator's office with application fee
- Initial project analysis is completed by City of Seward TIF legal counsel
- Initial redevelopment project data for plan completed by City of Seward's TIF counsel
- CRA reviews applications & selects projects
- Proposed Redevelopment Plan amendment to include the proposed project is prepared by TIF counsel
- Planning Commission public hearing scheduled & notices are published and sent to Seward County taxing entities
- Public hearing conducted at the City Planning Commission meeting to make a recommendation on the redevelopment plan amendment
- CRA approves the redevelopment plan amendment and makes a recommendation to the City Council
- City Council Public hearing scheduled & notices are published and sent to Seward County taxing entities
- Public hearing conducted at the City Council meeting to adopt the redevelopment plan amendment
- Developer and CRA negotiate redevelopment agreement implementing the redevelopment plan amendment and setting forth the rights & obligations for the specific project
- CRA approves the redevelopment agreement
- City Council approves the redevelopment agreement
- TIF note is issued
- The redevelopment project is completed & the additional tax revenue created by TIF project is collected and used to pay off the TIF note debt obligation & then property returns to normal re-tax distribution process.

✓ TIF APPLICATION PROCESS

The applicant shall complete a fully legible City application request for TIF that is attached to this application package. The completed application document will be signed, dated and submitted to the Seward City Administrator or SCCDP Director for procession and future eligibility analysis.

- Application Fee: a nonrefundable application fee equal to the lesser of: (a) one percent of the requested TIF indebtedness; or (2) One Thousand Dollars and No/100 shall be submitted with the application. The fee will be applied toward the 3% administrative fee collected at closing.

✓ TIF FINANCING PROJECT EXAMPLE

This demonstrates how TIF works with a hypothetical project. In this example, the developer owns a lot valued at \$10,000 located in the redevelopment area.

The developer is going to construct a building on the property such that the valuation of the property after the project will be \$250,000.

The annual TIF available for 15 years would be approximately \$4,933:

	<u>Valuation</u>	<u>Taxes</u>
Pre-project:	\$ 10,000	\$ 205
Completed Project:	\$250,000	\$5,138
Difference (Increment):	\$240,000	\$4,933

Assuming that a developer can borrow at a 6% interest rate, the TIF revenue, collected for 15 years could pay off a \$47,910 loan in this example:

Present Value Calculation Case Example

<u>Year</u>	<u>TIF</u>	<u>Year</u>	<u>TIF</u>
1	\$ 4,933	9	\$ 4,933
2	\$ 4,933	10	\$ 4,933
3	\$ 4,933	11	\$ 4,933
4	\$ 4,933	12	\$ 4,933
5	\$ 4,933	13	\$ 4,933
6	\$ 4,933	14	\$ 4,933
7	\$ 4,933	15	\$ 4,933
8	\$ 4,933		
		Total	\$73,995

Present Value of \$73,995 @ 6% = \$47,910

✓ TIF QUESTIONS AND ANSWERS

Q) What is a substandard & blighted area?

A) An area that has been declared substandard and blighted in accordance with the Nebraska State Statutes. It is defined as one where conditions are present that may have a detrimental effect on public health, safety, morals, or welfare of the neighborhood.

Q) What can a substandard area contain?

A) The area may have inadequate infrastructure, conditions which endanger life and property by fire or other causes, dilapidated buildings, inadequate parking, congestion, and economically or socially unacceptable land uses.

Q) How was the redevelopment area created?

A) The redevelopment area was created in a study completed for the City of Seward by an independent Nebraska planning, architecture, and urban design firm.

Q) What is the Geography of the Redevelopment Area?

A) The study considers the presence of substandard conditions or blight in the City of Seward pursuant to the requirements of the Nebraska Revised Statutes. A total of approximately 468.8 acres are included in the TIF Redevelopment Area. Included in this application packet is a current redevelopment area map and TIF application projects must be in the shaded/designated areas.

Q) How does TIF work?

A) TIF is the use of new real property tax dollars created as the result of a project to help support the financing of the project. TIF allows the use of the new property taxes generated by the increased value of the property to be paid on the TIF bond retirement. The taxes are redirected for the benefit of the project for a period up to 15 years. Property taxes on the original value of the property continue to be paid to local taxing entities.

Q) What types of projects are eligible?

A) In other Nebraska TIF projects, it has been used to provide public improvements for economic development incentives for industrial and manufacturing entities, rental housing projects, upgrades of buildings and public facilities in downtown areas, purchase of land for redevelopment activities, update of business and recreational facilities, and other development enhancing activities. The City of Seward's CRA encourages and evaluates TIF projects based upon their positive impacts on neighborhoods and the community in general.

Q) How do you qualify for TIF?

A) Applicants/developers must fully complete a TIF application request and submit to the Seward City Administrator's office with the application fee. Refer to the TIF Process Checklist on the previous page for full TIF process descriptions and requirements. The application must receive a recommendation for approval from the CRA, Planning Commission, and City Council.

Tax-Increment Financing Application

CITY OF SEWARD, NEBRASKA

COMMUNITY REDEVELOPMENT AUTHORITY (CRA)

537 MAIN STREET – P.O. BOX 38 – SEWARD, NE 68434-0038

1. Applicant Information

Plex Homes

Business Name

Federal Id #

Callin Ledall.

(402) 646-8583

Contact Person for Applicant

Cell Phone

2940 Waverly Rd

Seward, NE 68434

Street Address

City, State, Zip

PO Box 254

Seward, NE 68434

Mailing Address (if different)

City, State, Zip

Bus. Phone

Bus. Fax

callin@plex-homes.com

Email

Business Organization: ☐ Proprietorship ☐ Corporation ☐ Partnership ☒ LLC

☐ Other, please explain: _____

Ownership: List all Officers, Directors, Partners, Owner(s), Co-Owners and/or Stockholders.

Name	Title	Ownership Percent
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Callin Ledall	Owner	100%
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2. ImagiNE Nebraska Act

- a. Have you filed or do you intend to file an application to receive tax incentives under the ImagiNE Nebraska Act for this project? ☐ Yes ☒ No
- b. If an application has been filed, has it been approved? ☐ Yes ☒ No
- c. Does your application include, or will it include, as one of the tax incentives, a refund of the city's local option sales tax revenue? ☐ Yes ☒ No

3. Project Description

- a. What type of business does this project involve (i.e. industrial, commercial, residential, etc.): Residential
- i. If the project involves housing, please give a description of intended tenants, type of household (families/elderly/etc.), income levels, impact on the schools and/or community, etc.:
Multiuse 2 bed 1 bath apartment units. Rents will be affordable to allow for a wide range of tenants.
- ii. If the project involves retail business, please give a description of the retail business, how the community would benefit from this retail business, the impact on similar existing retail businesses, etc.:

- iii. If the project involves industry, please give a description of the type of industry, impact on the environment, impact on the community, similar existing industries in town, etc.:

- b. What is the estimated number of new jobs this project will create? 0
- c. What is the pay scale and benefits package for these positions?

4. Proposed Project Site

9th and Lincoln St

Tallgrass Development

Site Address

Current Owner

Legal Description:

SEWARD H M & R ADDITION BLOCK 100 #LOTS 1 & 7, ALL LOTS 2-12 & VAC ALLEY

If current site owner is not the applicant, please list the arrangement to build:

Purchase agreement contingent on TIF approval

5. Physical Description of the Proposed Project

Please include square footage, size of property, description of building materials:

(2) ~7,000 sqft lots with proposed (2) 3650 sqft 4 plex. Structures will

be 2 story wood framed. Exterior cladding is cement board lap siding.

Site Plan Attached?

☒ Yes ☐ No

6. Land Use:

a. Is the property located in a blighted or substandard area? ☒ Yes ☐ No

b. If property is to be subdivided, please include copy of planned division:

Copy Attached?

☐ Yes ☒ No

c. Current Zoning of the property: R-4

d. Is the proposed project a permitted use on the property? ☒ Yes ☐ No

What permits would be required? Building

e. Please describe any other relevant information relating to zoning, permitting, or similar land use issues:

Lots will need replatted to fit buildings.

7. Relocation

a. Will any residences or businesses need to relocate because of this project?

☐ Yes ☒ No

If yes, please explain.

b. Will any housing units be eliminated by this project?

☐ Yes ☒ No

If yes, what is your plan to create equivalent replacement housing units?

8. Estimated Project Costs

a. Land Acquisition, if applicable: \$ 80,000

b. Site Development (itemize below): \$ 49,800 (Totaled)

i. Demolition: \$

ii. Grading: \$ 30000

iii. Site Preparation: \$ 19800

iv. Other (explain): \$

c. Building Construction Cost: \$ 918060

d. Other Site Improvements (explain) \$

e. Equipment: \$

f. Architectural and Engineering Fees: \$ 1500

g. Legal Fees: \$

h. Financing Costs: \$ 32,000

i. Broker Costs, if any: \$

j. Contingencies: \$

k. Other (explain): \$

Total: \$ 1,081,360

9. Please attach the following documentation

- a. Construction Pro Forma. Attached? ☒ Yes ☐ No
- b. Annual Income and Expense Pro Forma (with appropriate schedules). Attached? ☒ Yes ☐ No
- c. Applicant's Corporate/Business Annual Financial Statements for the last three years. Attached? ☒ Yes ☐ No
- d. Business Plan for the proposed project. Attached? ☐ Yes ☒ No

10. Estimated Tax Increment

- a. Total estimated assessed valuation of Real Property at completion:
\$ 1,084,718

Please also describe how you arrived at this value (e.g., discussions with County Assessor, previous construction projects, etc.):

County Assessor appraisal

- b. Latest property valuation before construction (from Property Tax Statement): \$ 20,000
- c. Estimated increase in real estate valuation: \$ 1,084,715
- d. Estimated new real estate tax generated annually: \$ 13896.59

11. Proposed Source of Financing

- a. Equity: \$ 150,190
- b. Bank loan: \$ 800,000
(please provide conditional approval or commitment letters, if applicable)
- c. Tax Increment Financing: \$ 131,170
- d. Other (please describe): \$
- e. **TOTAL FINANCING:** \$ 1,081,360

12. Name and address of architect, engineer, and general contractor:

Plex Construction

2940 Waverly Rd

Seward, NE 68434

13. Project construction schedule:

- a. Construction start date: 09/1/26
- b. Construction completion date: 05/1/26
- c. If project is phased:
- Year 2026 / 50 % Complete
- Year 2027 / 100 % Complete

14. Municipal reference (if applicable).

Please name any other municipality wherein the applicant, or other corporations the applicant has been involved with, has completed development within the last five years:

15. Amount of TIF request:

\$ 131,170

16. Application Fee Paid:

\$ 1,311.70

A nonrefundable application fee equal to the lesser of: (a) one percent of the requested TIF indebtedness; or (2) One Thousand Dollars and No/100 shall be submitted with the application.

Note: If the Application is approved, the applicant is not entitled to receive the requested TIF amount. The actual amount of the TIF Indebtedness will vary depending on multiple factors including without limitation lender interest rates, identification of eligible expenditures, and additional information identified in the redevelopment project approval process.

17. Describe eligible costs for which tax increment financing will be used.

Please provide a detailed breakdown of proposed eligible uses and costs of each use, including any available bids or cost estimates for such work (include attachment if necessary):

TIF will be used to cover the initial ground purchase and site development costs.

Attached are the respective estimates.

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

- a. Is your project economically feasible as designed without tax increment financing? If no, please indicate how tax increment financing is necessary for the economic feasibility of your project.

No. Due to rising land, construction, and interest costs affordable multifamily rentals remain largely unfeasible without a large upfront cash investment.

- b. Would you locate your project in the redevelopment area without Tax Increment Financing? Explain.

No. Without TIF this project would not be financially feasible.

19. List any other long-term public benefits your project will bring to the City, or any other information relevant to this application.

The above information is accurate to the best of my knowledge and belief. The above information is provided to help the City to evaluate the feasibility of the use of tax increment financing. I/we further authorize the release of all personal and business credit information to the City of Seward and acknowledge this information upon submission will be considered a Public Record.

Signature: _____



Printed Name: Callin Ledall

Title: Owner

Date: _____

9TH & LINCOLN

SITE KEY:

SETBACK 
LOT BOUNDARY 

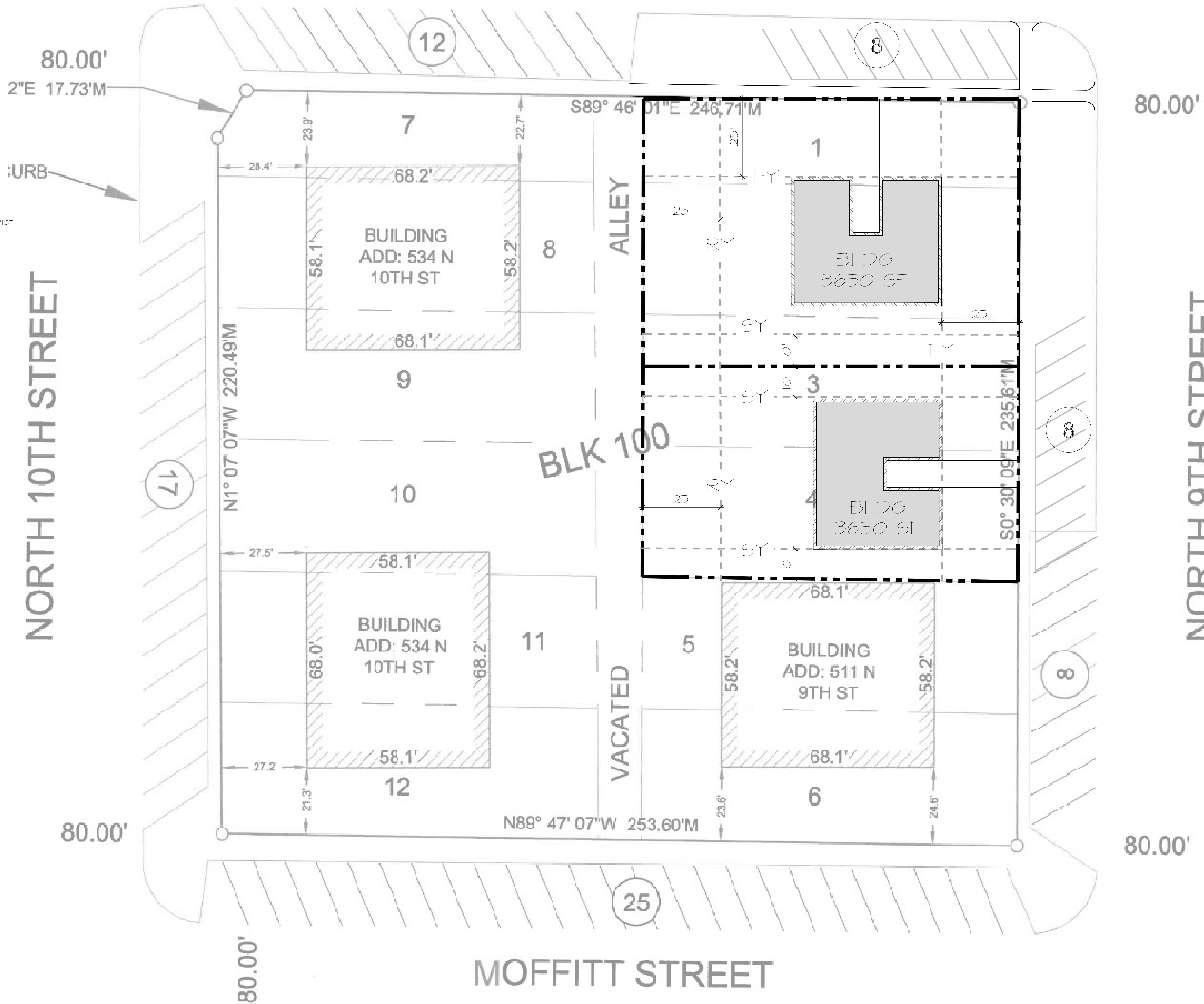
LOT & BUILDING NOTES:

ZONING: R-4 URBAN RESIDENTIAL MULT-FAMILY DISTRICT
TAX DISTRICT: 5
SCHOOL DISTRICT: 401 (SEWARD SD4)

BUILDING STYLE: 2 STORY FOUR-FLEX
FIRE SPRINKLER: NO
FIRE ALARM: NO
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: GROUP R-2
BLDG HEIGHT: 29'-10"
BASEMENT: NO
GARAGE: NO
FOURPLEX BLDG SF: 1025 SF EACH FLOOR
UNIT SF: 412 SF EACH UNIT
FOURPLEX BLDG TOTAL SF: 3650 SF

SETBACKS
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 25'

GROUP R-2 ALLOWABLE AREAS
AREA: 1000 SF
STORIES: 2
HEIGHT: 40'



NORTH 10TH STREET

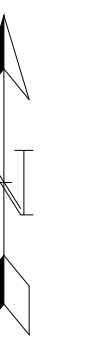
NORTH 9TH STREET

MOFFITT STREET

BLK 100

VACATED

ALLEY





IMPERIAL FOURPLEX

550 EAST 2ND STREET

IMPERIAL, NEBRASKA 69033

KEY:

- 2 HR. FIRE WALL
- SETBACK
- LOT BOUNDARY
- EASEMENT

GENERAL CONSTRUCTION NOTES

- THESE DRAWINGS, AND COPIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR USE OF THE OWNER ONLY.
- ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS, WHICH ARE NECESSITATED BY FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
- ALL WORK DONE SHALL CONFORM TO THE APPLICABLE EDITION OF THE INTERNATIONAL BUILDING CODE AND THE STATE AND LOCAL BUILDING CODES.
- EACH TRADE SHALL BE HELD RESPONSIBLE FOR KNOWLEDGE OF THE GENERAL NOTES INCLUDED THROUGHOUT THE CONTRACT DOCUMENTS AND THE APPLICABLE BUILDING CODES.
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL FIELD CONDITIONS PRIOR TO BIDDING. CONTRACTOR ACKNOWLEDGES REVIEW OF CONDITIONS AND INTENT OF ALL CONSTRUCTION DOCUMENTS UPON SUBMITTING BID.
- ALL COLORS AND FINISH MATERIALS SHALL BE SELECTED BY THE OWNER AND/OR HIS AGENT.
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMN, OR CENTERLINE OF GUESTROOM DEMISING WALL UNLESS NOTED OTHERWISE.
- GYP. BD. WALLS NOT TO EXCEED 30 FT W/OUT A CONTROL JOINT. UNDIVIDED GYP. BD. SURFACES NOT TO EXCEED 900 SQ. FT.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.
- ALL SUBCONTRACTORS SHALL PROVIDE AND INSTALL APPROVED UL SYSTEMS FOR ALL PENETRATIONS OF RATED ASSEMBLIES MADE BY THEIR DISCIPLINE INCLUDING BUT NOT LIMITED TO FIRE GULKING, DAMPERS, AND OTHER FIRE INTUMESCENT SYSTEMS.

BUILDING NOTES:

PARCEL ID: 150122477
ZONING: RESIDENTIAL
TAX DISTRICT: 5

BUILDING STYLE: 2 STORY FOUR-PLEX
FIRE SPRINKLER: NO
FIRE ALARM: NO
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: GROUP R-2
BLDG HEIGHT: 24'-10"
BASEMENT: NO
GARAGE: NO
FOURPLEX BLDG SF: 1730 SF EACH FLOOR
UNIT SF: 865 SF EACH UNIT
FOURPLEX BLDG TOTAL SF: 3460 SF

SETBACKS
FRONT YARD: 25'
SIDE YARD: 16'
REAR YARD: 25'

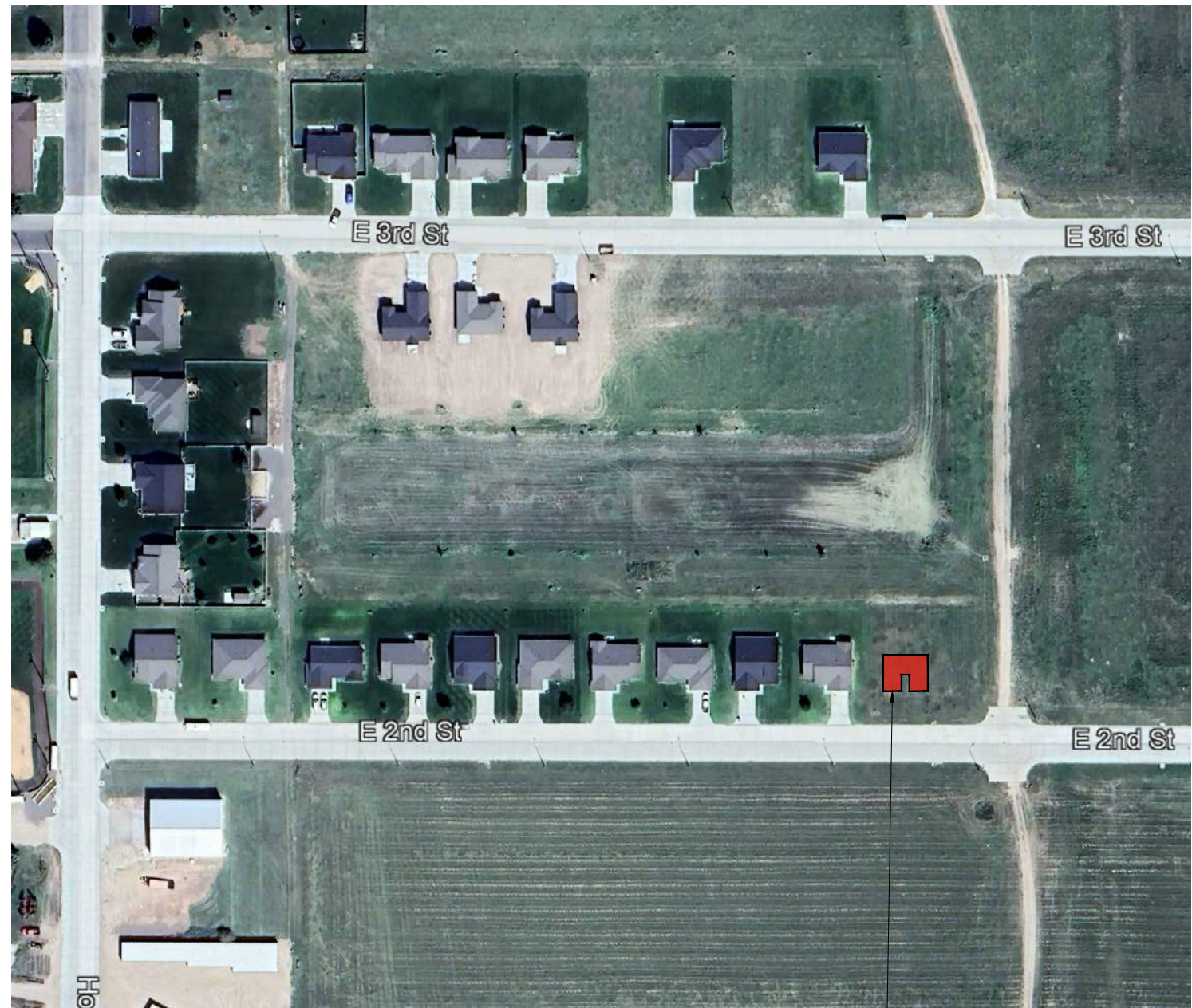
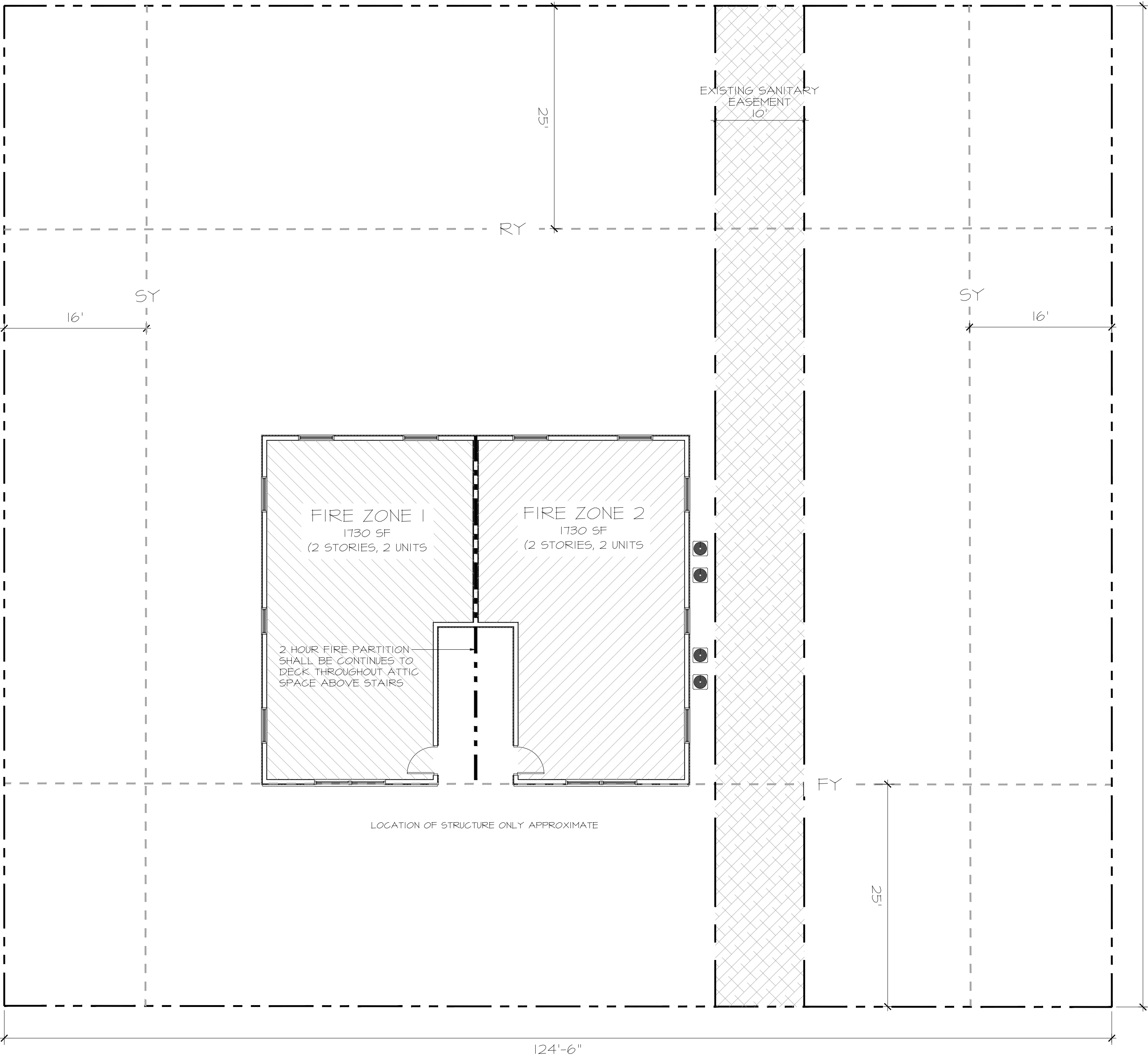
GROUP R-2 ALLOWABLE AREAS
AREA: 1000 SF
STORIES: 2
HEIGHT: 40'

DRAWING LIST:

G1.0 TITLE PAGE / LOT REFERENCE / BUILDING NOTES
A1.1 FIRST FLOOR PLAN / SCHEDULES
A1.2 SECOND FLOOR PLAN / SCHEDULES
A1.3 FOUNDATION PLAN / ROOF PLAN
A2.0 EXTERIOR BUILDING ELEVATIONS
A2.1 EXTERIOR BUILDING ELEVATIONS
A3.1 SECTION DETAILS
A3.2 SECTION DETAILS
A3.3 STAIR DETAILS
A4.1 INTERIOR ELEVATIONS
A5.1 FINISH PLAN

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	F.V.	FIELD VERIFY
A.B.	ANCHOR BOLT	GALV.	GALVANIZED
A.G.	ABOVE GRADE	HOR.	HORIZONTAL
ALUM.	ALUMINUM	MAX.	MAXIMUM
ARCH.	ARCHITECT	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
C.A.	COMBUSTION AIR	MTL.	METAL
C.L.	CENTERLINE	O.C.	ON CENTER
CLR.	CLEAR	I.A.W.	IN ACCORDANCE WITH
CONT.	CONTINUOUS	R.O.	ROUGH OPENING
DIA.	DIAMETER	SIM.	SIMILAR
DWG.	DRAWINGS	ST.	STAINLESS STEEL
E.S.	EACH SIDE	STRUCT.	STRUCTURAL DRAWINGS
E.A.	EXTERIOR GRADE	UN.O.	UNLESS NOTED OTHERWISE
ELEC.	ELECTRICAL	VERT.	VERTICLE
ELEV.	ELEVATION	W.C.	WATER CLOSET
E.W.	EACH WAY	STL.	STEEL
FIN.	FINISH	BM.	BEAM



550 EAST 2ND STREET
IMPERIAL, NEBRASKA
AREA OF CONSTRUCTION
(THIS PERMIT)

2. PARCEL ID 150121629 - LOT

SCALE: 1/8" = 1'-0"

1. VICINITY

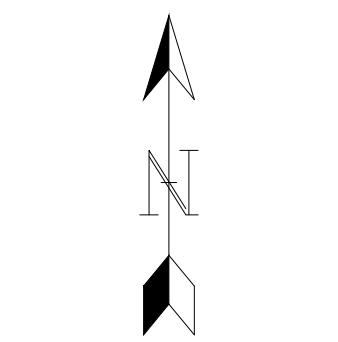
SCALE: NT5



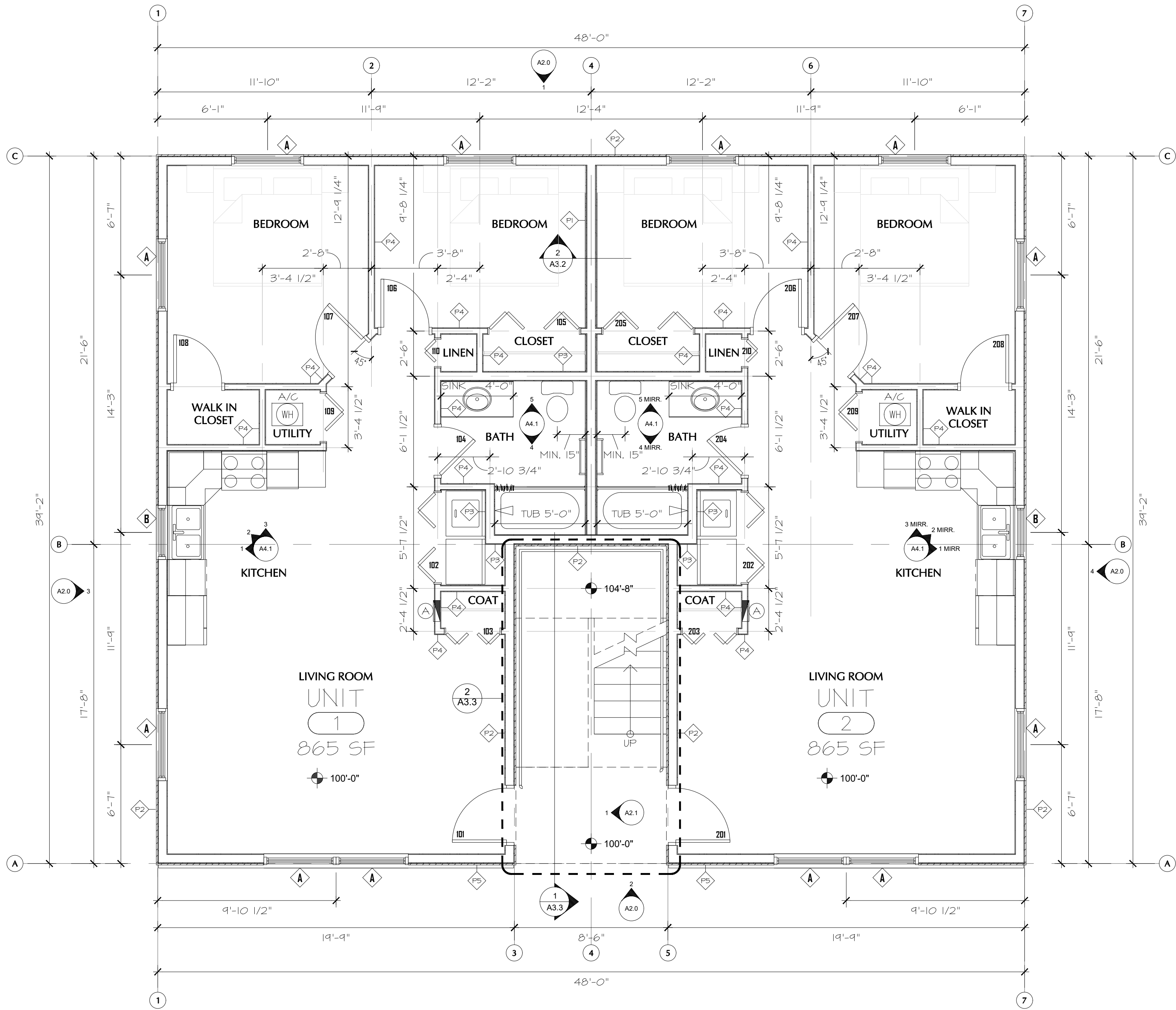
Legal:
NEW LOT 22 BLK 1 HEATHER
ESTATES (.32A) 3 IMP

Location:
IMPERIAL TOWNHOUSE
550 EAST 2ND STREET
IMPERIAL, NEBRASKA 69033

Date: 4/3/2025
Page: G1.0
Revision: 1.0



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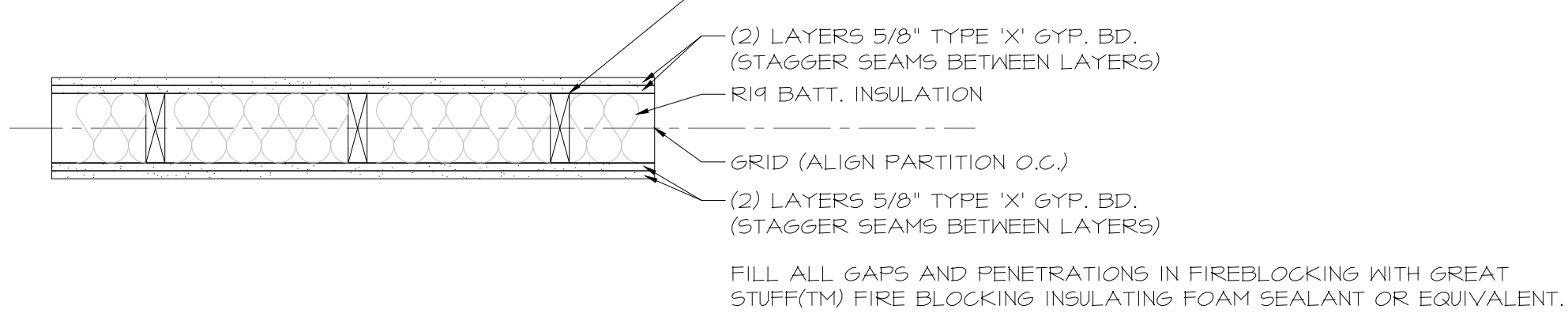


1. LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION TYPES:

- P1 2 HOUR FIRE BARRIER UL U301
2X6 WOOD STUDS @ 16" O.C. TO 21'-0" (2) LAYERS W/ 5/8" TYPE 'X' GYP. BD. E.S.
INSULATE W/ R-19 BATT. FIRE CAULK @ DECK. STAGGER SEAMS BETWEEN LAYERS.
FILL ALL GAPS AND PENETRATIONS IN FIREBLOCKING WITH GREAT STUFF(TM) FIRE
BLOCKING INSULATING FOAM SEALANT OR EQUIVALENT.
- P2 2X6 WOOD STUDS @ 16" O.C. TO 21'-0" EXTERIOR SIDE (1) LAYER 7/16" SHEATHING W/
8" HARDIE BOARD LAP SIDING AND INTERIOR (1) LAYER 5/8" TYPE 'X' GYP. BD.
INTERIOR SIDE. INSULATE W/ R-19 BATT.
- P3 2X6 WOOD STUDS @ 16" O.C. TO 10'-6" (1) LAYER TYPE 'X' GYP. BD. E.S. INSULATE W/
R-19 BATT.
- P4 2X4 WOOD STUDS @ 16" O.C. TO 10'-6" (1) LAYER TYPE 'X' GYP. BD. E.S. INSULATE W/
R-13 BATT.
- P5 2X6 WOOD STUDS @ 16" O.C. TO 21'-0" EXTERIOR SIDE (1) LAYER 7/16" SHEATHING W/
NATURAL STONE SURFACE VENEER TO 3'-1 1/2" A.F.F. AND 8" HARDIE BOARD LAP
SIDING ABOVE STONE AND INTERIOR (1) LAYER 5/8" TYPE 'X' GYP. BD. INTERIOR SIDE.
INSULATE W/ R-19 BATT.

UL U301 2 HOUR FIRE PARTITION DETAIL



ELECTRICAL KEY NOTES:

- (A) ELECTRICAL SERVICE PANEL

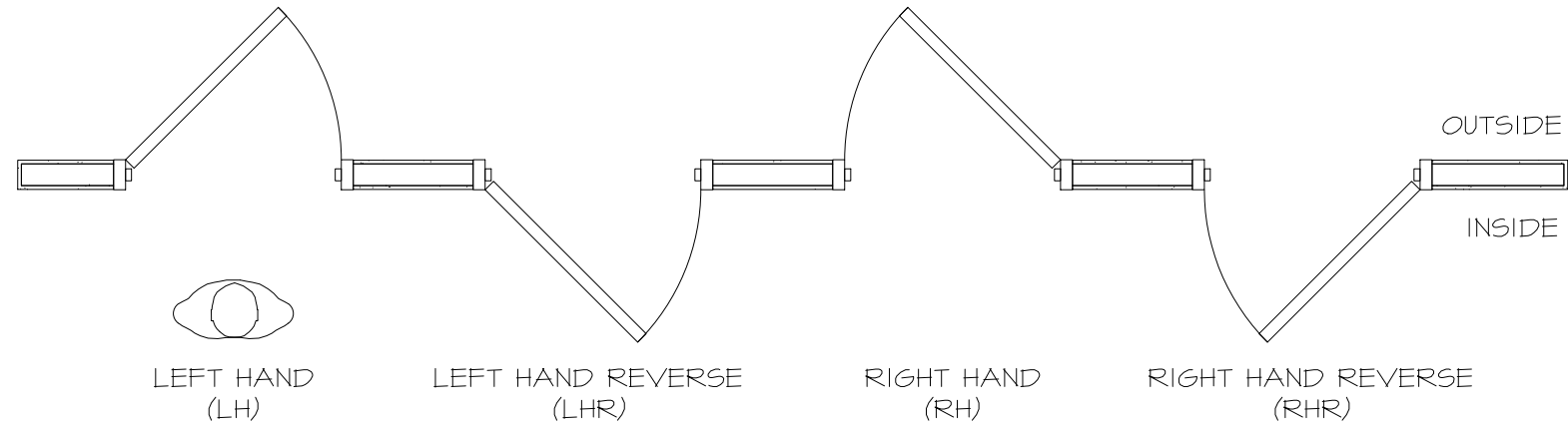
WINDOW SCHEDULE

MARKER	QTY	WIDTH	HEIGHT	HEAD HEIGHT	WINDOW TYPE
A	24	4'-0"	5'-0"	6'-8"	DOUBLE HUNG
B	4	3'-0"	3'-2"	6'-8"	DOUBLE HUNG

DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	SWING	DOOR TYPE
101	3'-0"	6'-8"	LEFT	HINGED PANEL DOOR W/ WINDOW
102	5'-0"	6'-8"	NA	DOUBLE BIFOLD - LOUVERED
103	3'-0"	6'-8"	NA	DOUBLE BIFOLD
104	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
105	5'-0"	6'-8"	NA	DOUBLE BIFOLD
106	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
107	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
108	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
109	2'-8"	6'-8"	LEFT	SINGLE BIFOLD
110	1'-6"	6'-8"	RIGHT	SINGLE BIFOLD
201	3'-0"	6'-8"	RIGHT	HINGED PANEL DOOR W/ WINDOW
202	5'-0"	6'-8"	NA	DOUBLE BIFOLD - LOUVERED
203	3'-0"	6'-8"	NA	DOUBLE BIFOLD
204	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
205	5'-0"	6'-8"	NA	DOUBLE BIFOLD
206	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
207	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
208	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
209	2'-8"	6'-8"	RIGHT	SINGLE BIFOLD
210	1'-6"	6'-8"	LEFT	SINGLE BIFOLD
301	3'-0"	6'-8"	LEFT	HINGED PANEL DOOR W/ WINDOW
302	5'-0"	6'-8"	NA	DOUBLE BIFOLD - LOUVERED
303	3'-0"	6'-8"	NA	DOUBLE BIFOLD
304	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
305	5'-0"	6'-8"	NA	DOUBLE BIFOLD
306	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
307	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
308	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
309	2'-8"	6'-8"	LEFT	SINGLE BIFOLD
310	1'-6"	6'-8"	RIGHT	SINGLE BIFOLD
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405	5'-0"	6'-8"	NA	DOUBLE BIFOLD
406	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
407	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
408	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
409	2'-8"	6'-8"	RIGHT	SINGLE BIFOLD
410	1'-6"	6'-8"	LEFT	SINGLE BIFOLD

DOOR SWING GUIDE:



Legal:
NEW LOT 22 BLK 1 HEATHER
ESTATES (.32A) 3 IMP

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550 EAST 2ND STREET
IMPERIAL, NEBRASKA 69033

4/3/2025

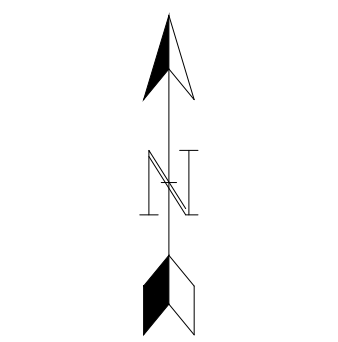
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A1.1

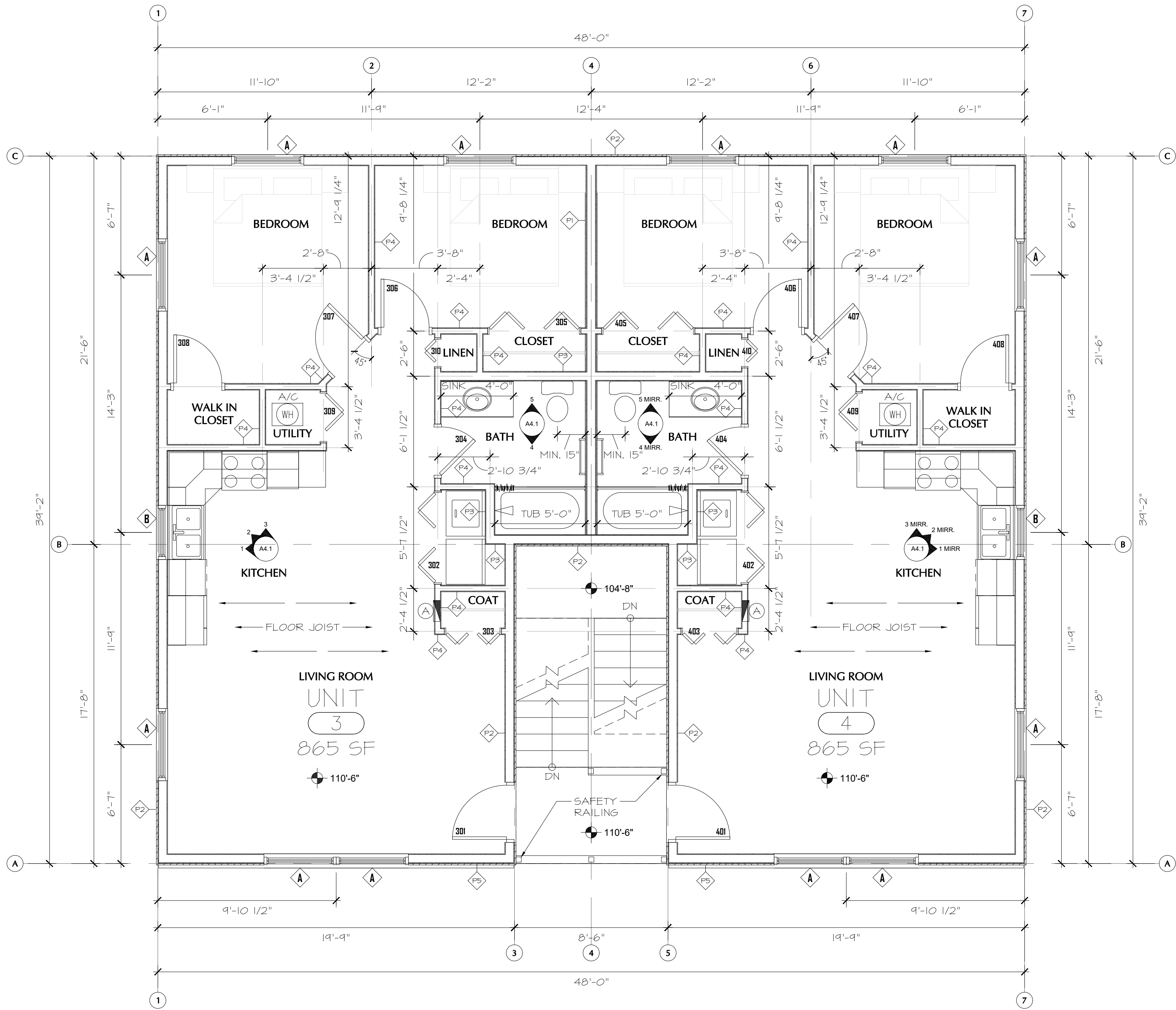
Page:

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Revision:



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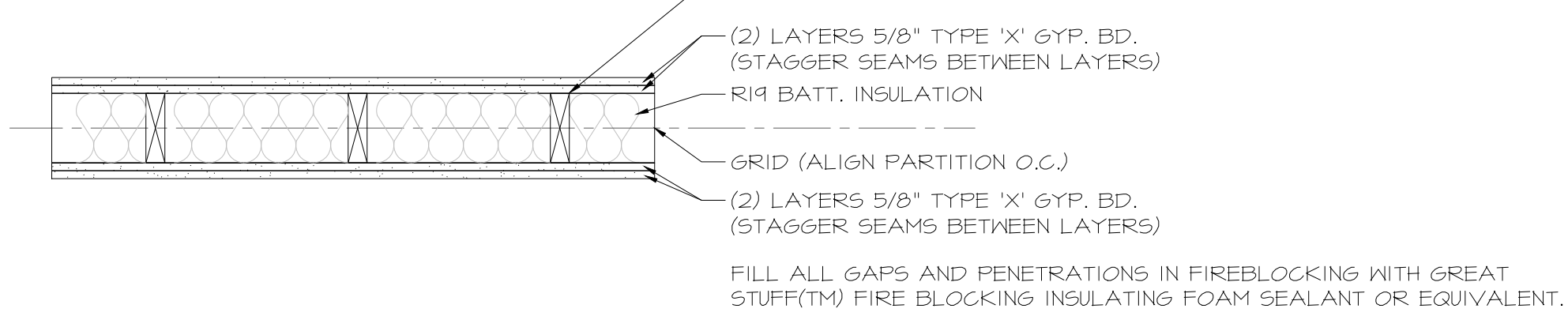


1. LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION TYPES:

- P1 2 HOUR FIRE BARRIER UL U301
2X6 WOOD STUDS @ 16" O.C. TO 21'-0" (2) LAYERS W/ 5/8" TYPE 'X' GYP. BD. E.S.
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- P3 2X6 WOOD STUDS @ 16" O.C. TO 10'-6" (1) LAYER TYPE 'X' GYP. BD. E.S. INSULATE W/
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- P4 2X4 WOOD STUDS @ 16" O.C. TO 10'-6" (1) LAYER TYPE 'X' GYP. BD. E.S. INSULATE W/
R-13 BATT.
- P5 2X6 WOOD STUDS @ 16" O.C. TO 21'-0" EXTERIOR SIDE (1) LAYER 7/16" SHEATHING W/
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SIDING ABOVE STONE AND INTERIOR (1) LAYER 5/8" TYPE 'X' GYP. BD. INTERIOR SIDE.
INSULATE W/ R-19 BATT.

UL U301 2 HOUR FIRE PARTITION DETAIL



ELECTRICAL KEY NOTES:

- (A) ELECTRICAL SERVICE PANEL

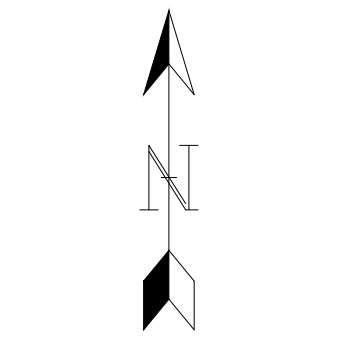
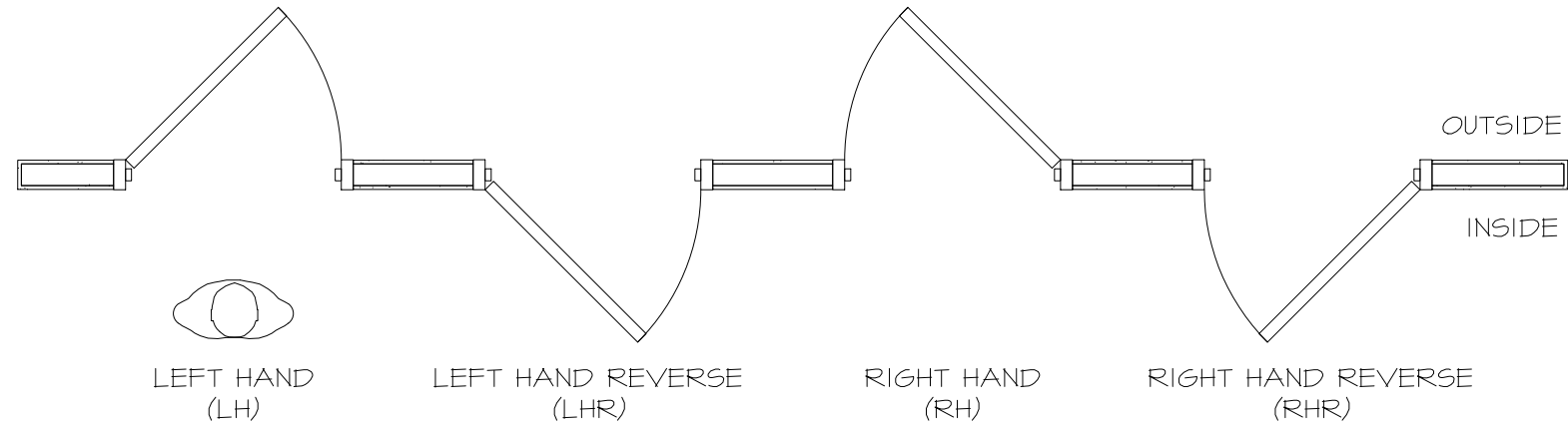
WINDOW SCHEDULE

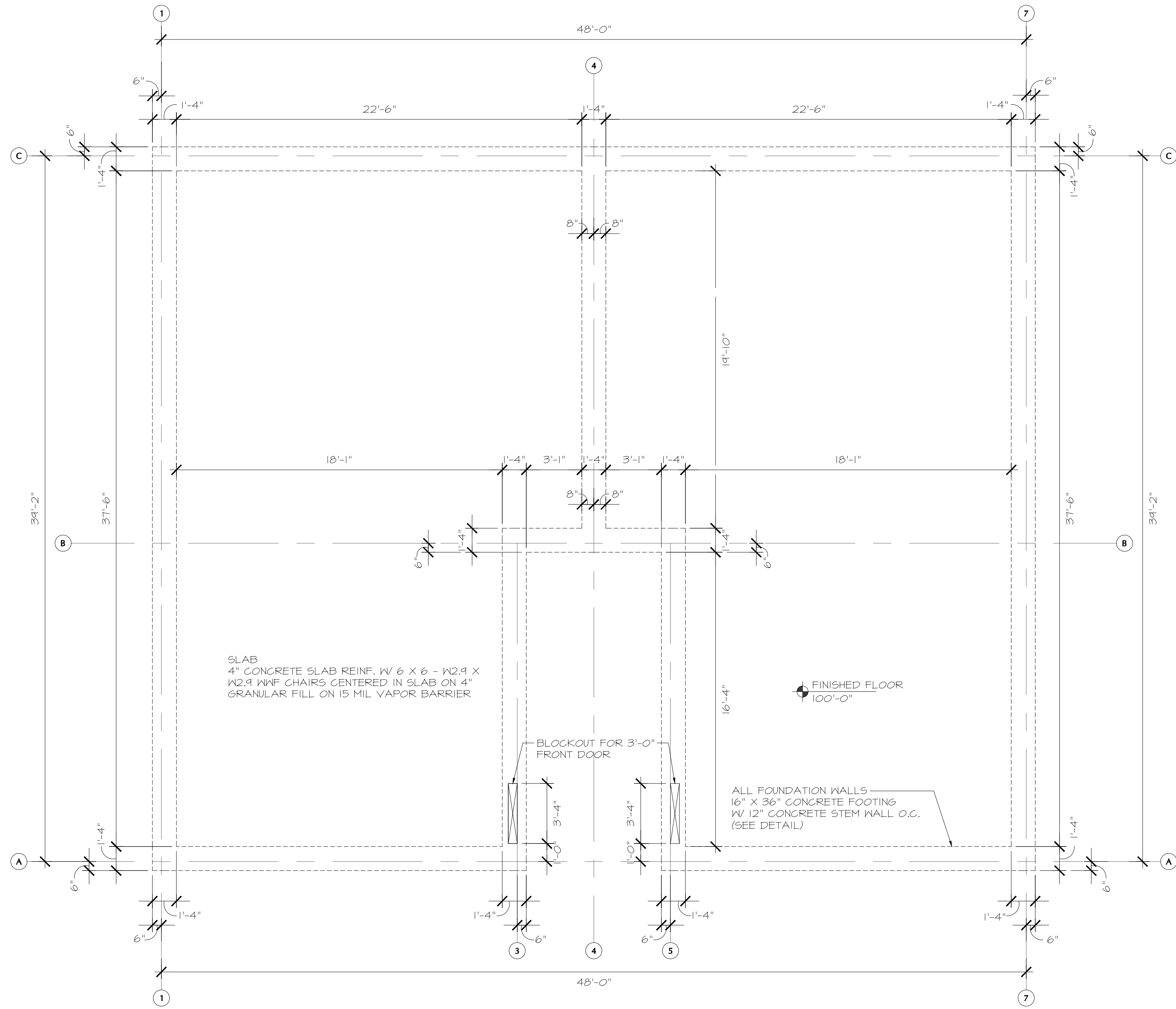
MARKER	QTY	WIDTH	HEIGHT	HEAD HEIGHT	WINDOW TYPE
A	24	4'-0"	5'-0"	6'-8"	DOUBLE HUNG
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DOOR SCHEDULE

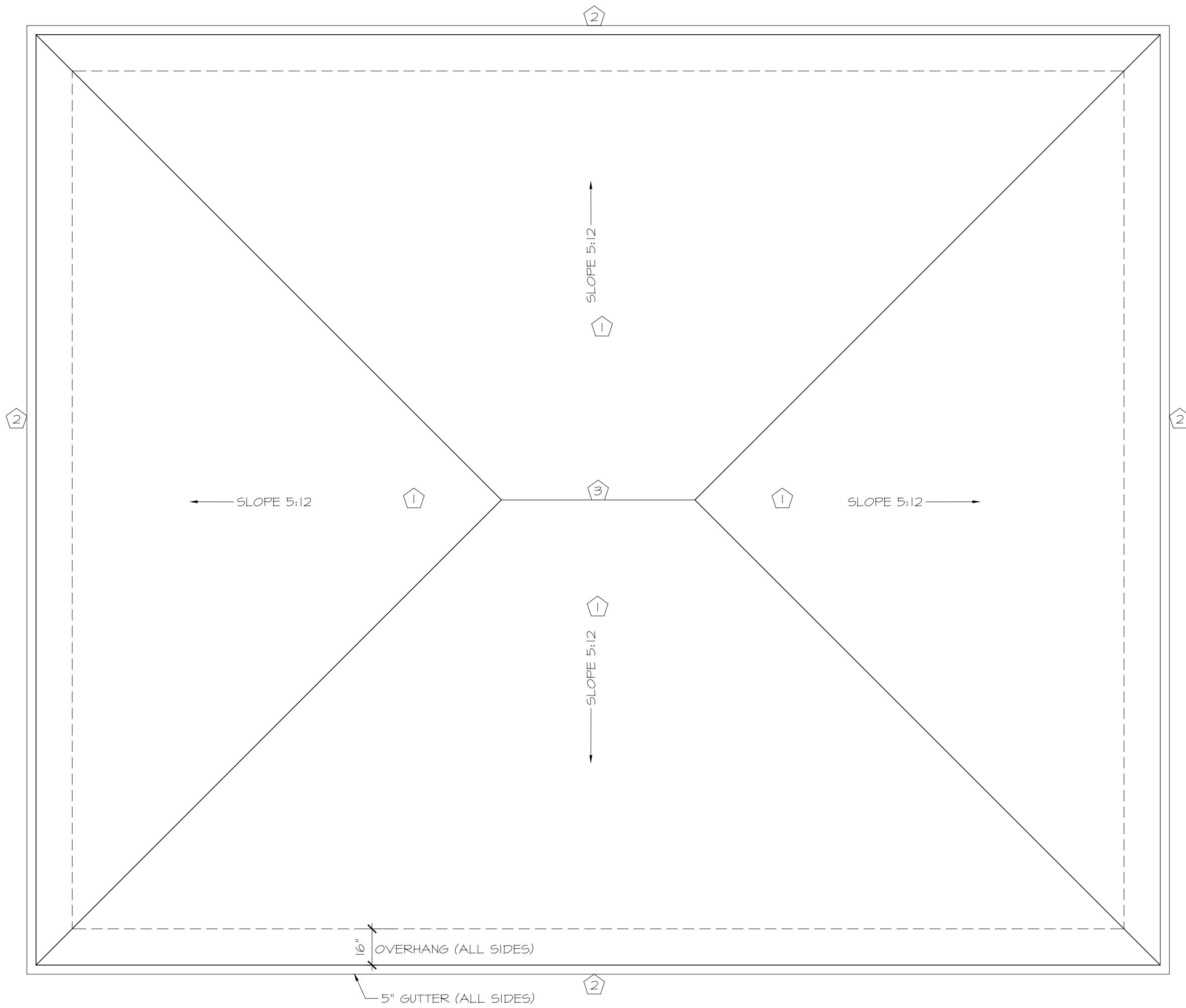
NUMBER	WIDTH	HEIGHT	SWING	DOOR TYPE
101	3'-0"	6'-8"	LEFT	HINGED PANEL DOOR W/ WINDOW
102	5'-0"	6'-8"	NA	DOUBLE BIFOLD - LOUVERED
103	3'-0"	6'-8"	NA	DOUBLE BIFOLD
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105	5'-0"	6'-8"	NA	DOUBLE BIFOLD
106	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
107	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
108	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
109	2'-8"	6'-8"	LEFT	SINGLE BIFOLD
110	1'-6"	6'-8"	RIGHT	SINGLE BIFOLD
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203	3'-0"	6'-8"	NA	DOUBLE BIFOLD
204	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
205	5'-0"	6'-8"	NA	DOUBLE BIFOLD
206	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
207	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
208	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
209	2'-8"	6'-8"	RIGHT	SINGLE BIFOLD
210	1'-6"	6'-8"	LEFT	SINGLE BIFOLD
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303	3'-0"	6'-8"	NA	DOUBLE BIFOLD
304	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
305	5'-0"	6'-8"	NA	DOUBLE BIFOLD
306	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
307	2'-8"	6'-8"	RIGHT	HINGED PANEL DOOR
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403	3'-0"	6'-8"	NA	DOUBLE BIFOLD
404	2'-8"	6'-8"	LEFT	HINGED PANEL DOOR
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409	2'-8"	6'-8"	RIGHT	SINGLE BIFOLD
410	1'-6"	6'-8"	LEFT	SINGLE BIFOLD

DOOR SWING GUIDE:





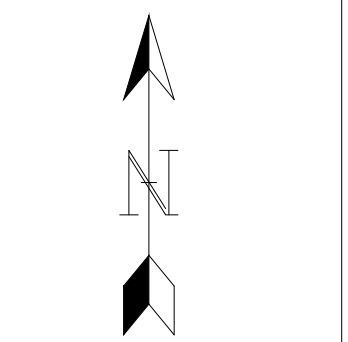
1. FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

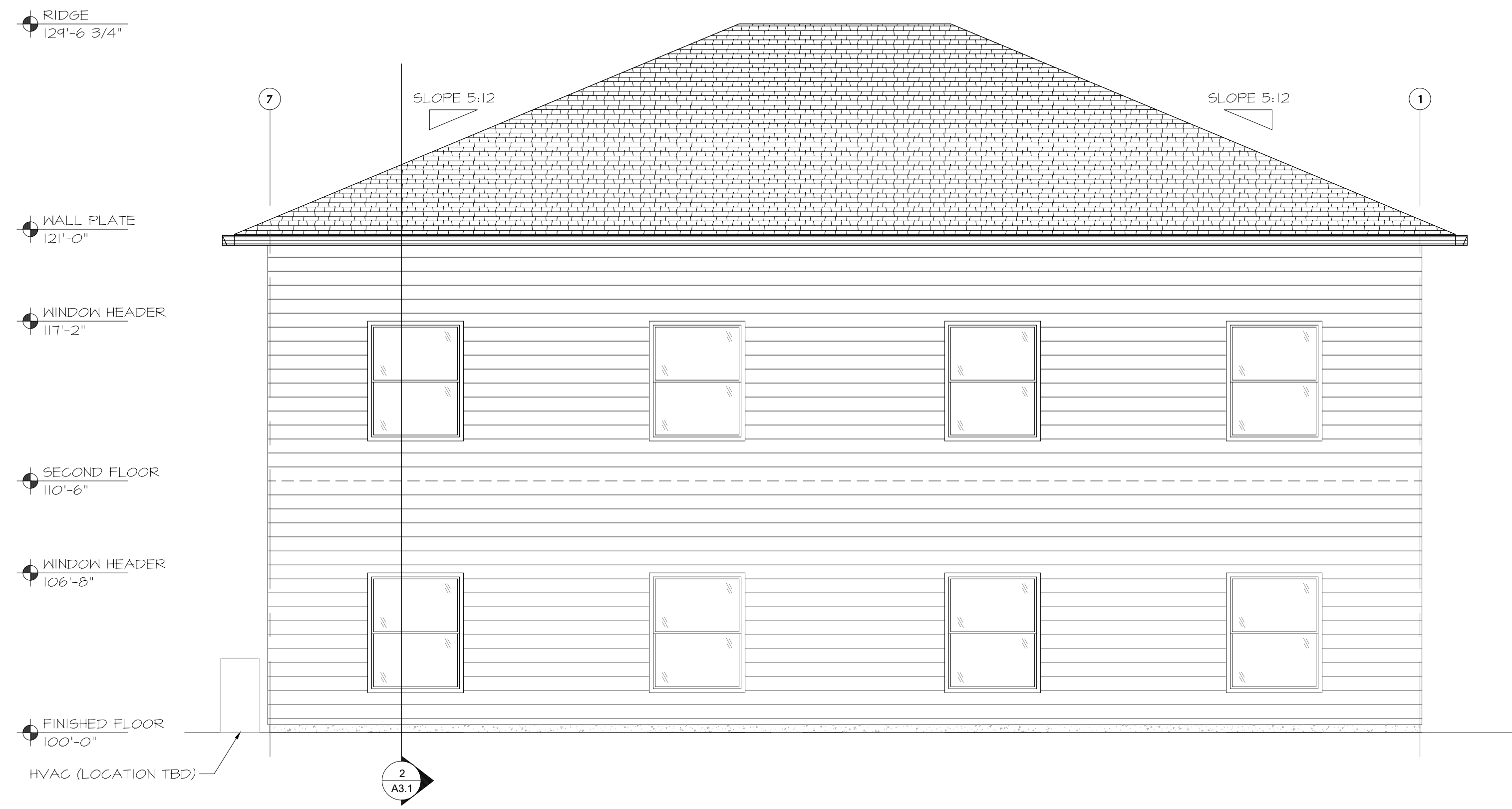


2. ROOF PLAN
SCALE: 1/4" = 1'-0"

KEYED ROOF NOTES:

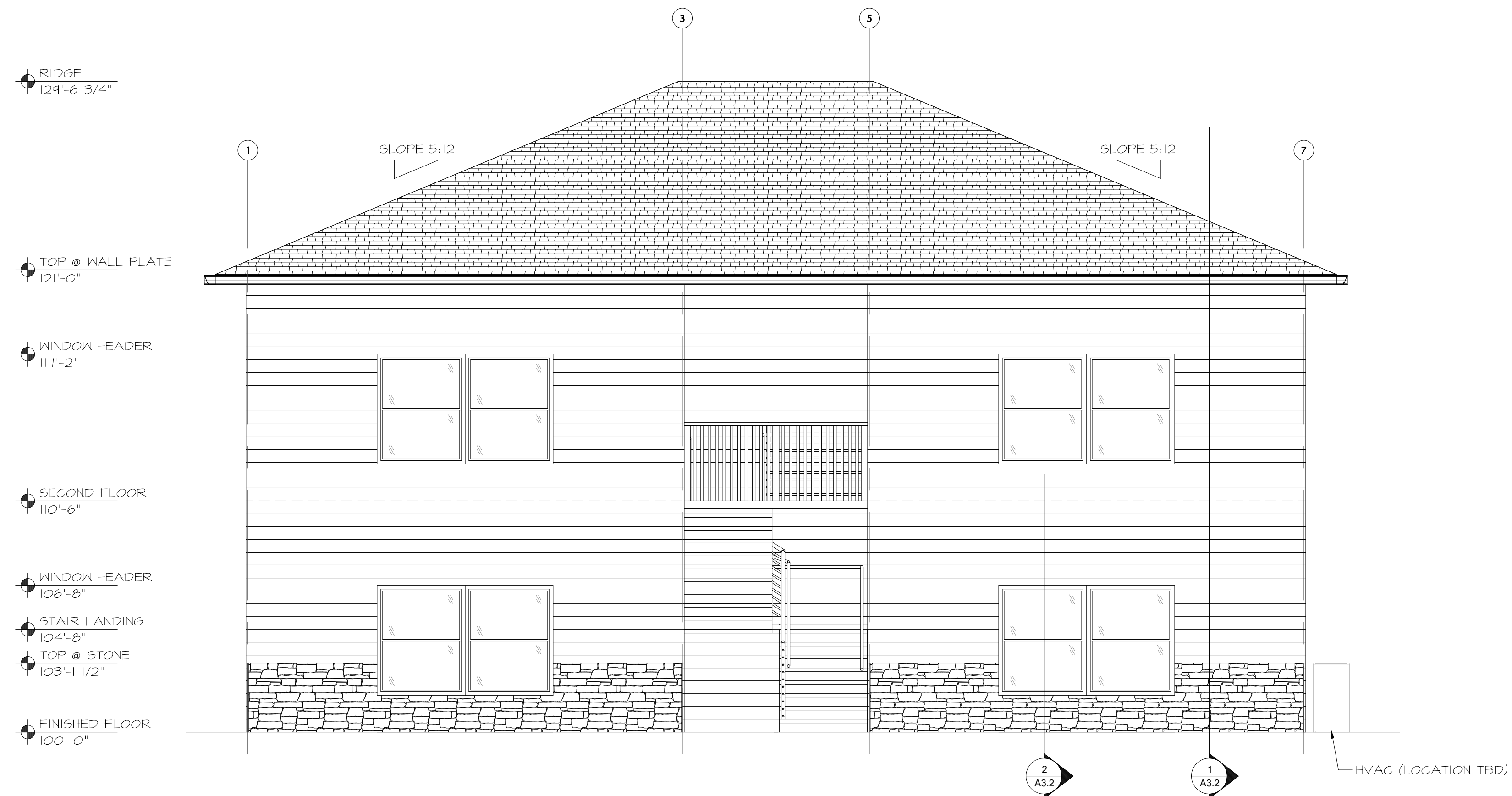
- ① 5:12 SLOPE BUILT INTO TRUSSES. PROVIDE ASPHALT SHINGLES, ROOF FELT, AND STANDARD GALV. FLASHING. SEE ELEVATIONS A2.1 FOR MORE INFO.
- ② 5" GUTTER
- ③ CONTINUOUS RIDGE VENT





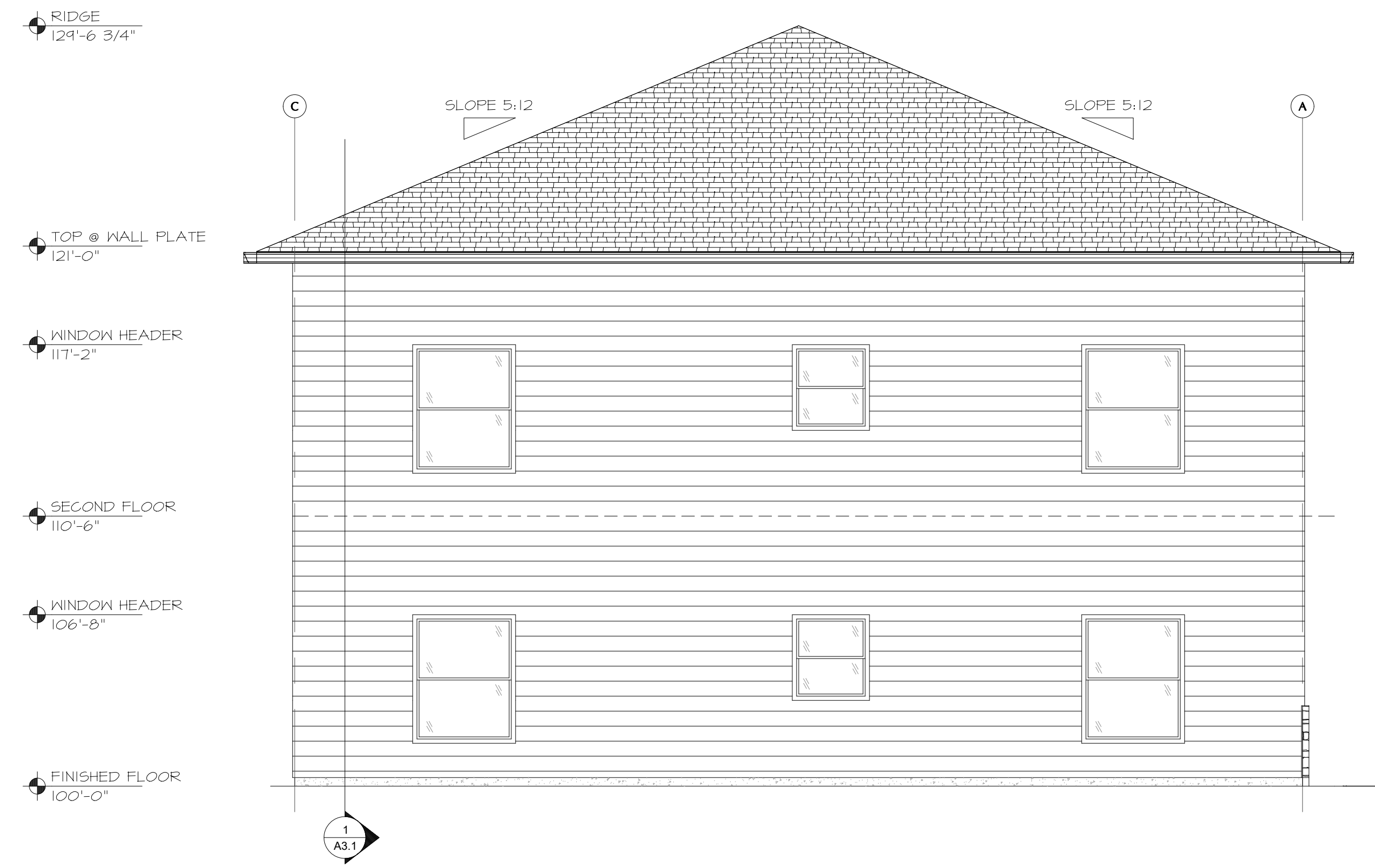
1. NORTH ELEVATION

SCALE: 1/4" = 1'-0"



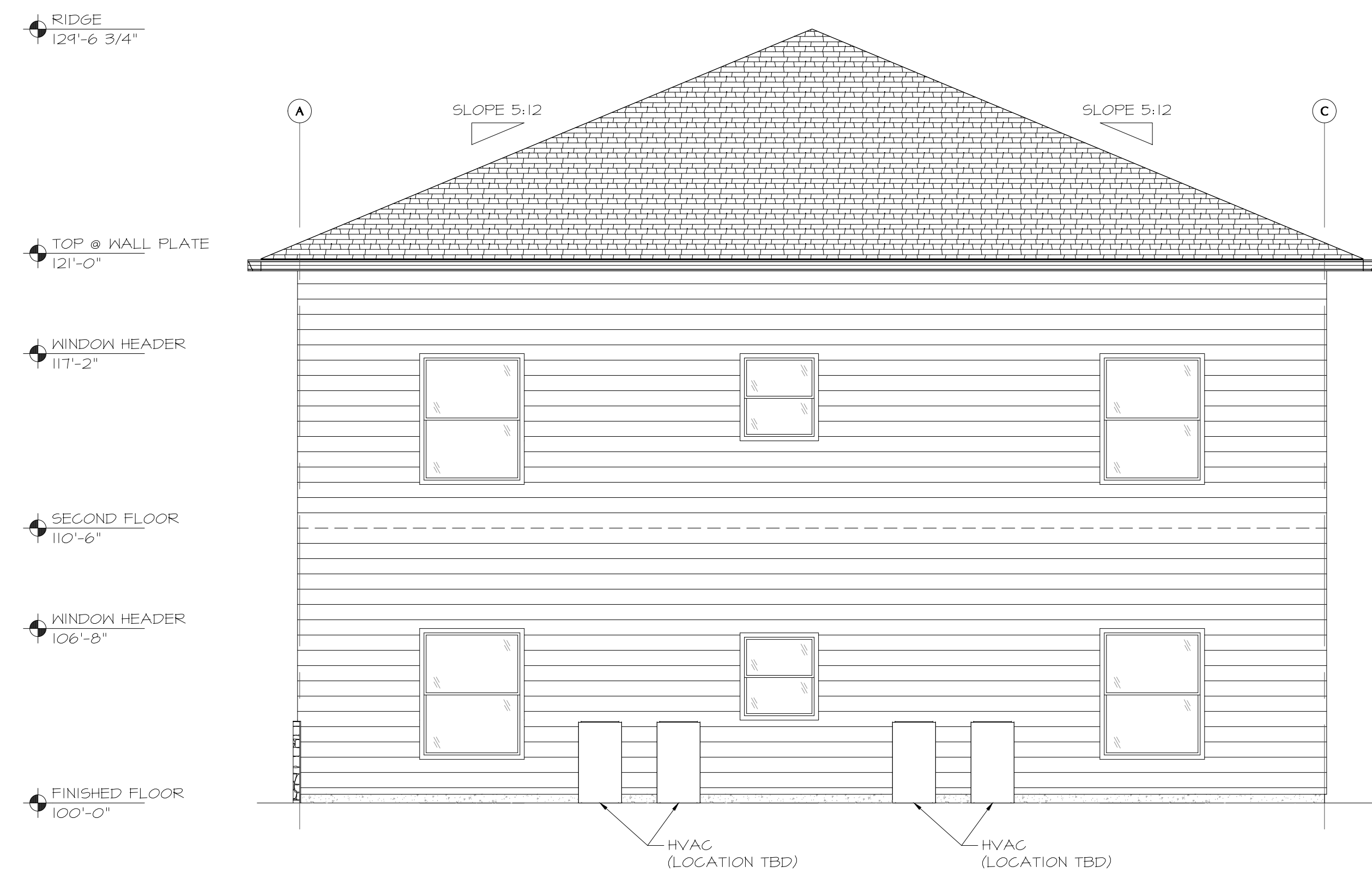
2. SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



3. WEST ELEVATION

SCALE: 1/4" = 1'-0"



4. EAST ELEVATION

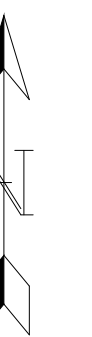
SCALE: 1/4" = 1'-0"



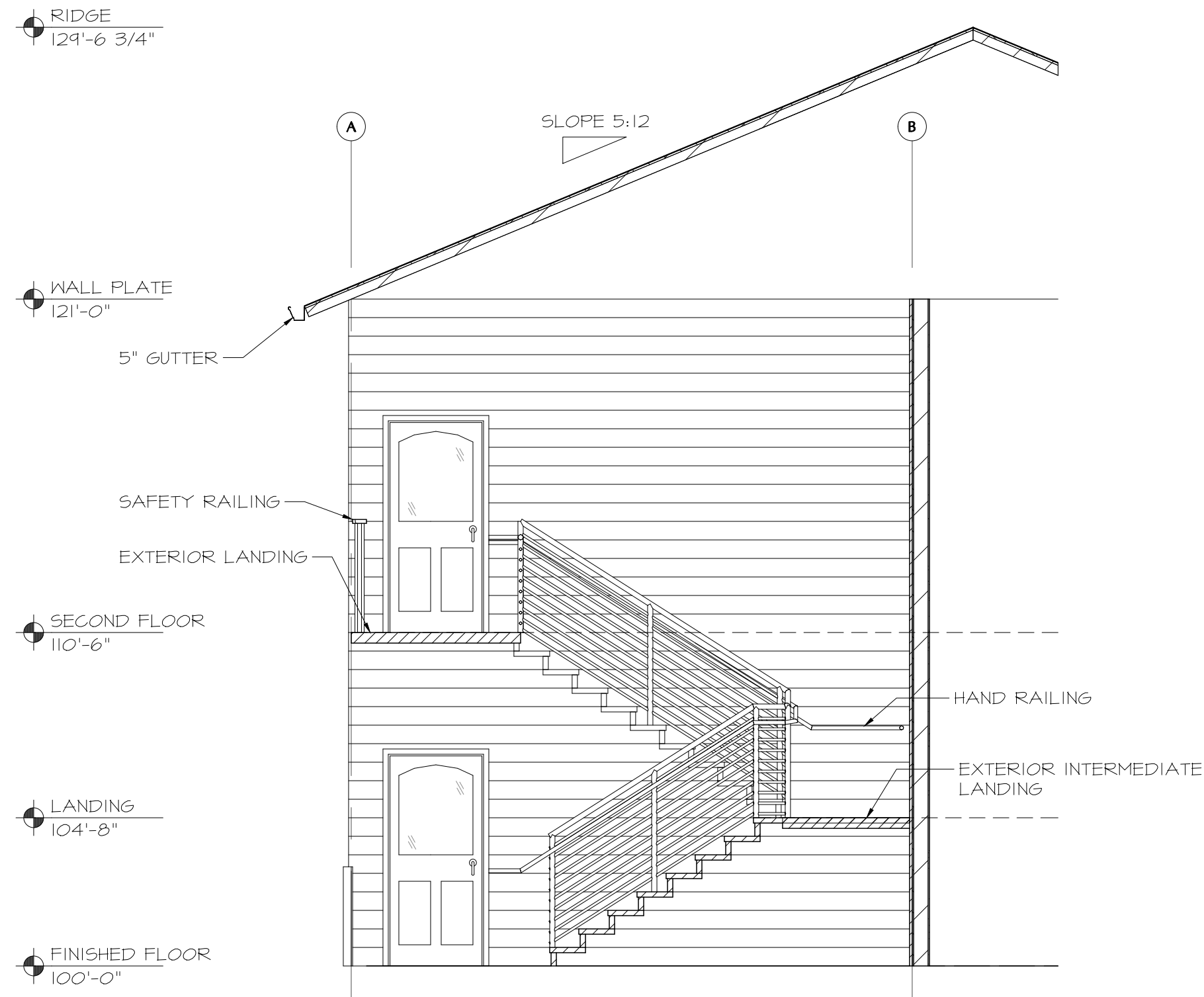
Legal:
NEW LOT 22 BLK 1 HEATHER
ESTATES (.32A) 3 IMP

Location:
IMPERIAL TOWNHOUSE
550 EAST 2ND STREET
IMPERIAL, NEBRASKA 69033

Date: 4/3/2025
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1. ELEVATION AT ENTRY

SCALE: 1/4" = 1'-0"



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ESTATES (.32A) 3 IMP

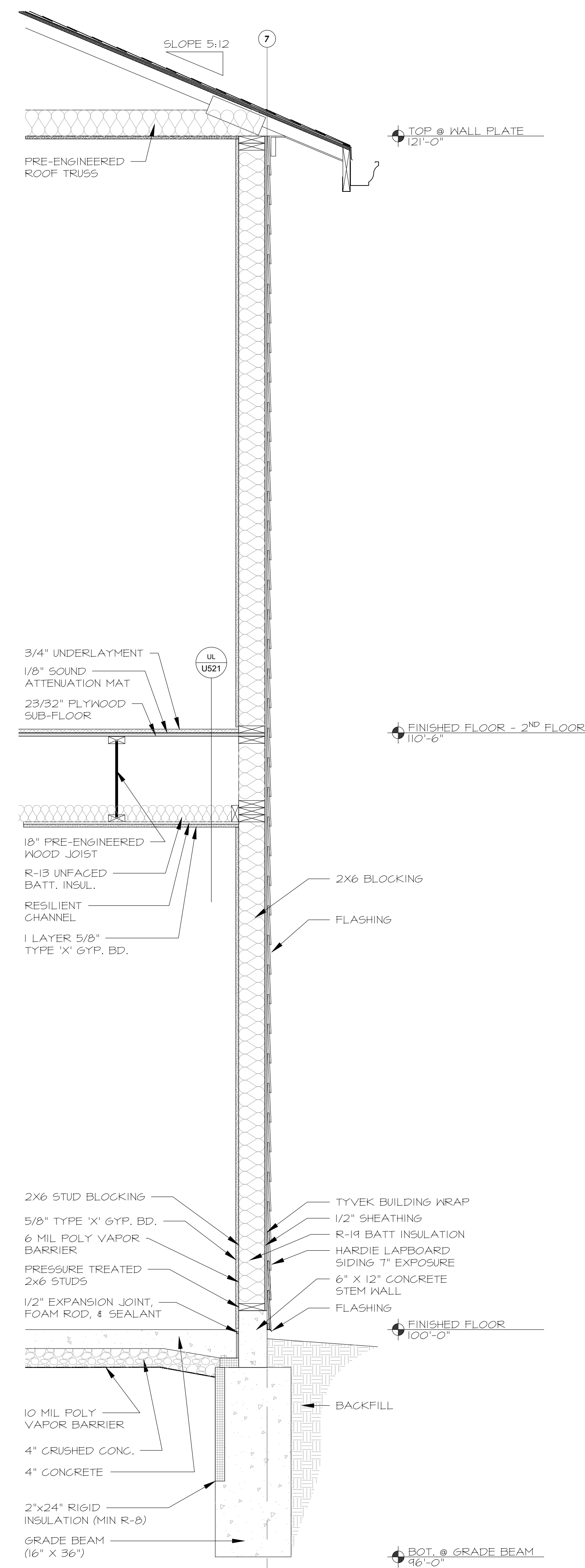
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A2.1

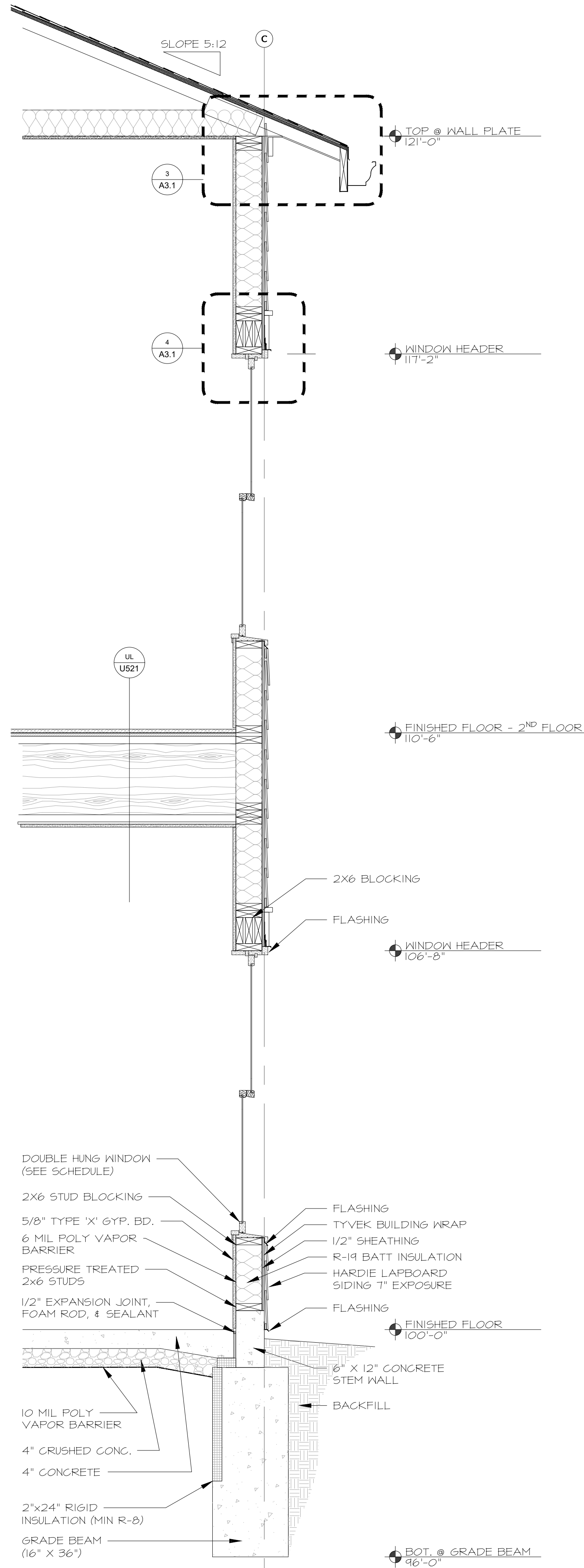
Revision:
1.0





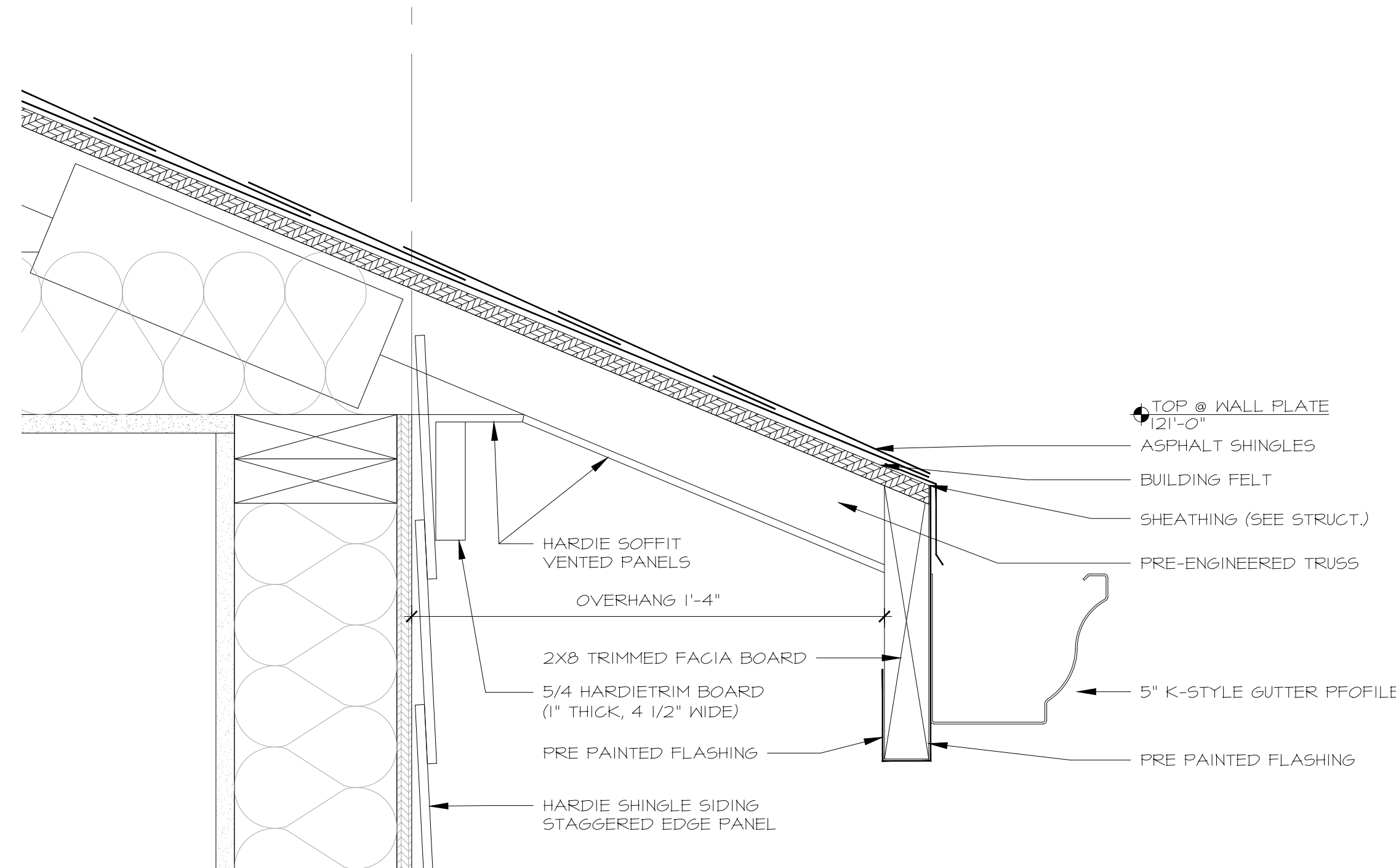
1. SECTION @ WALL (LAPBOARD)

SCALE: 3/4" = 1'-0"



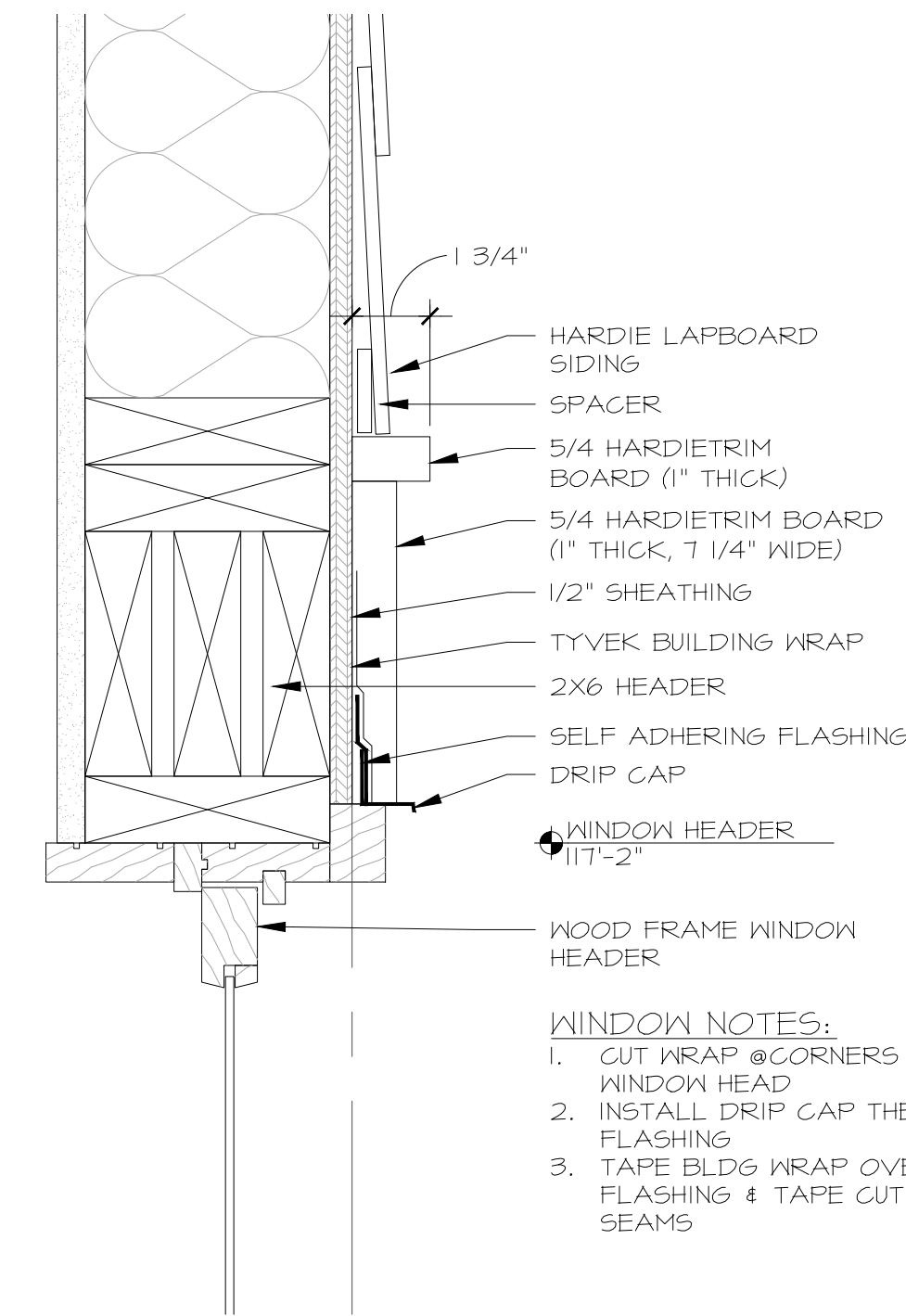
2. SECTION @ WINDOWS (LAPBOARD)

SCALE: 3/4" = 1'-0"



3. DETAIL @ SOFFIT

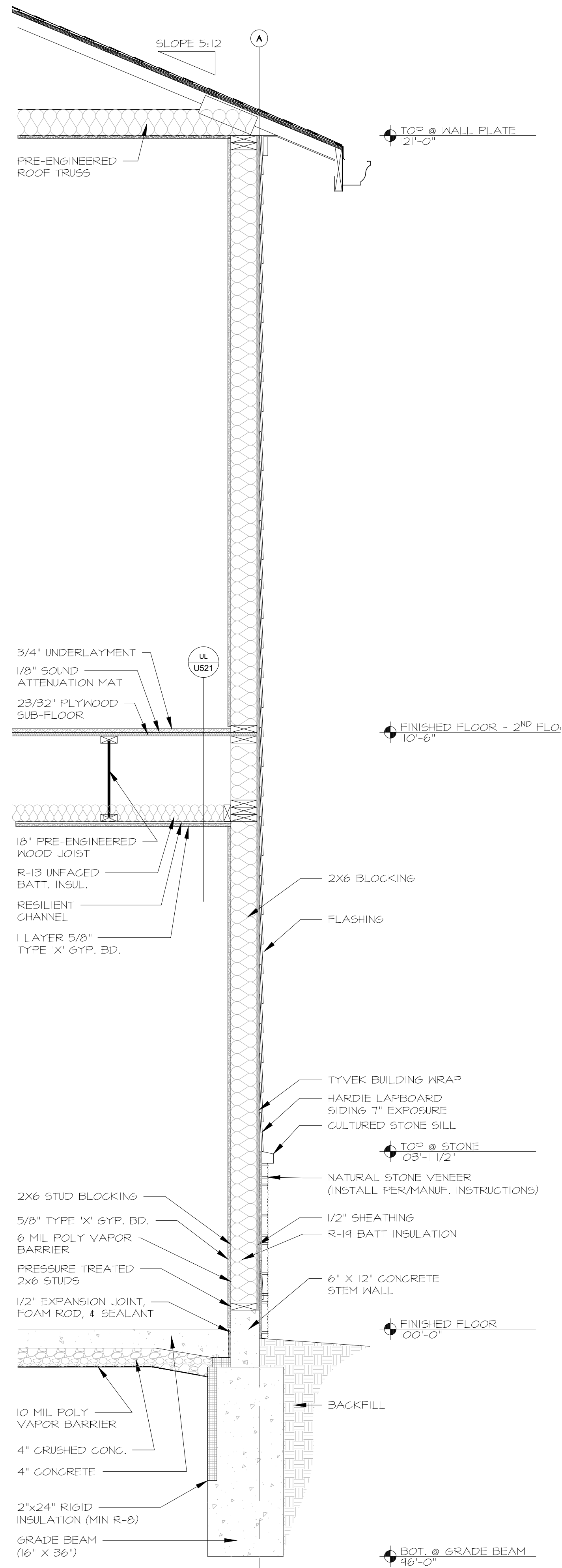
SCALE: 3/4" = 1'-0"



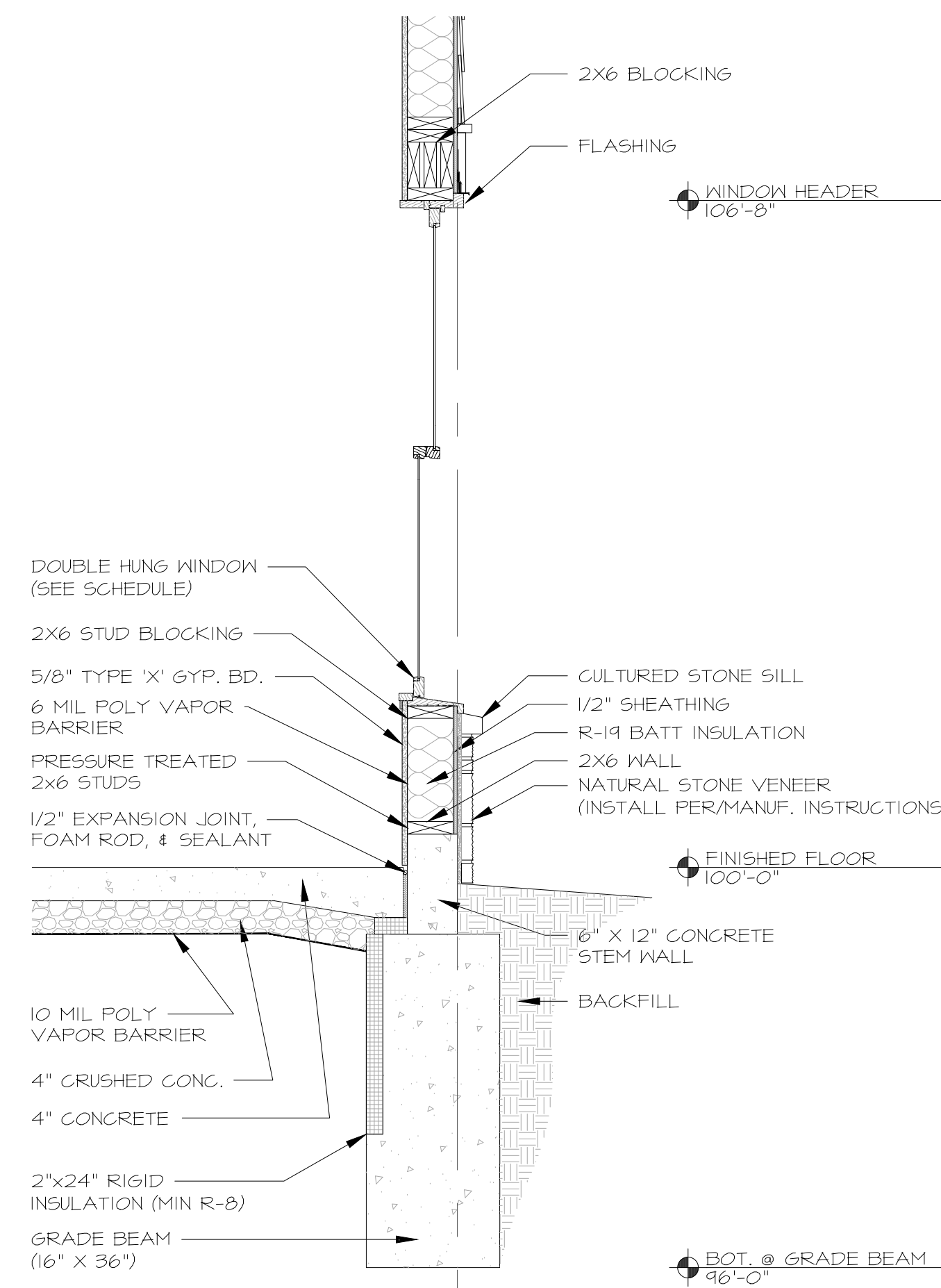
4. DETAIL @ WINDOW HEADER

SCALE: 3/4" = 1'-0"

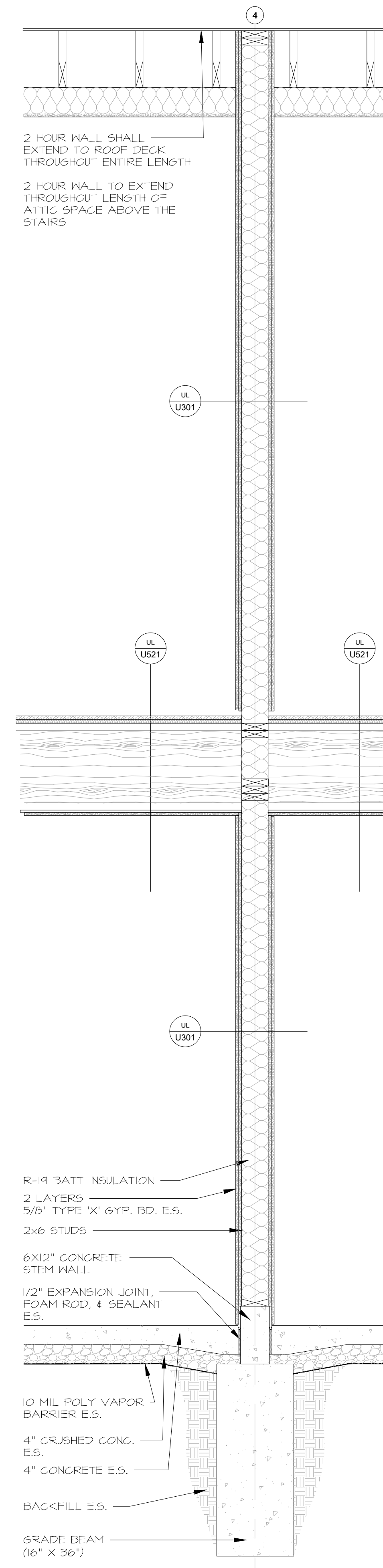
- WINDOW NOTES:**
1. CUT WRAP @ CORNERS OF WINDOW HEAD
 2. INSTALL DRIP CAP THEN FLASHING
 3. TAPE BLDG WRAP OVER FLASHING & TAPE CUT SEAMS



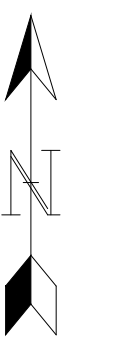
1. SECTION @ WALL (W/ BRICK)
SCALE: 3/4" = 1'-0"

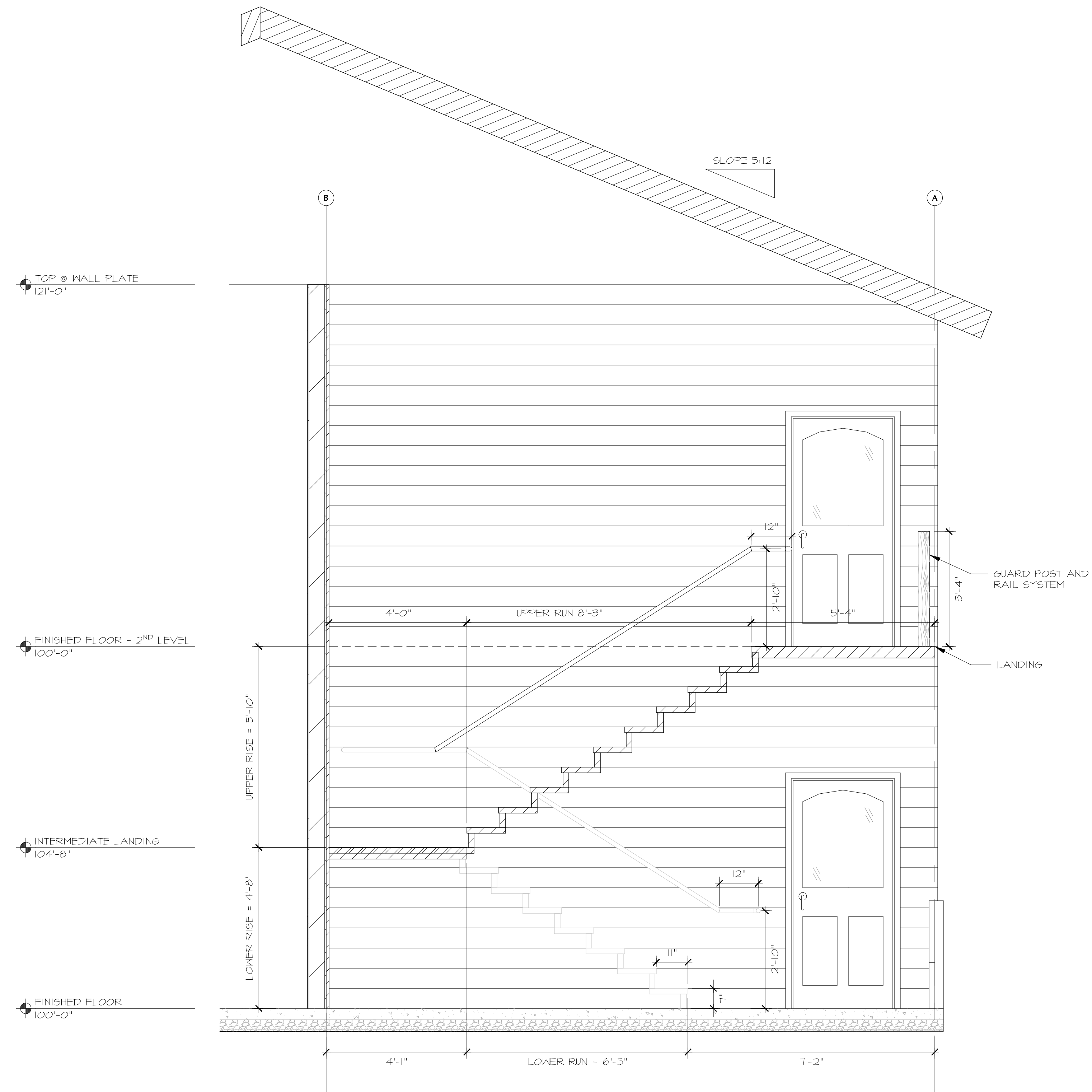


3. SECTION @ WINDOW (W/ BRICK)
SCALE: 3/4" = 1'-0"

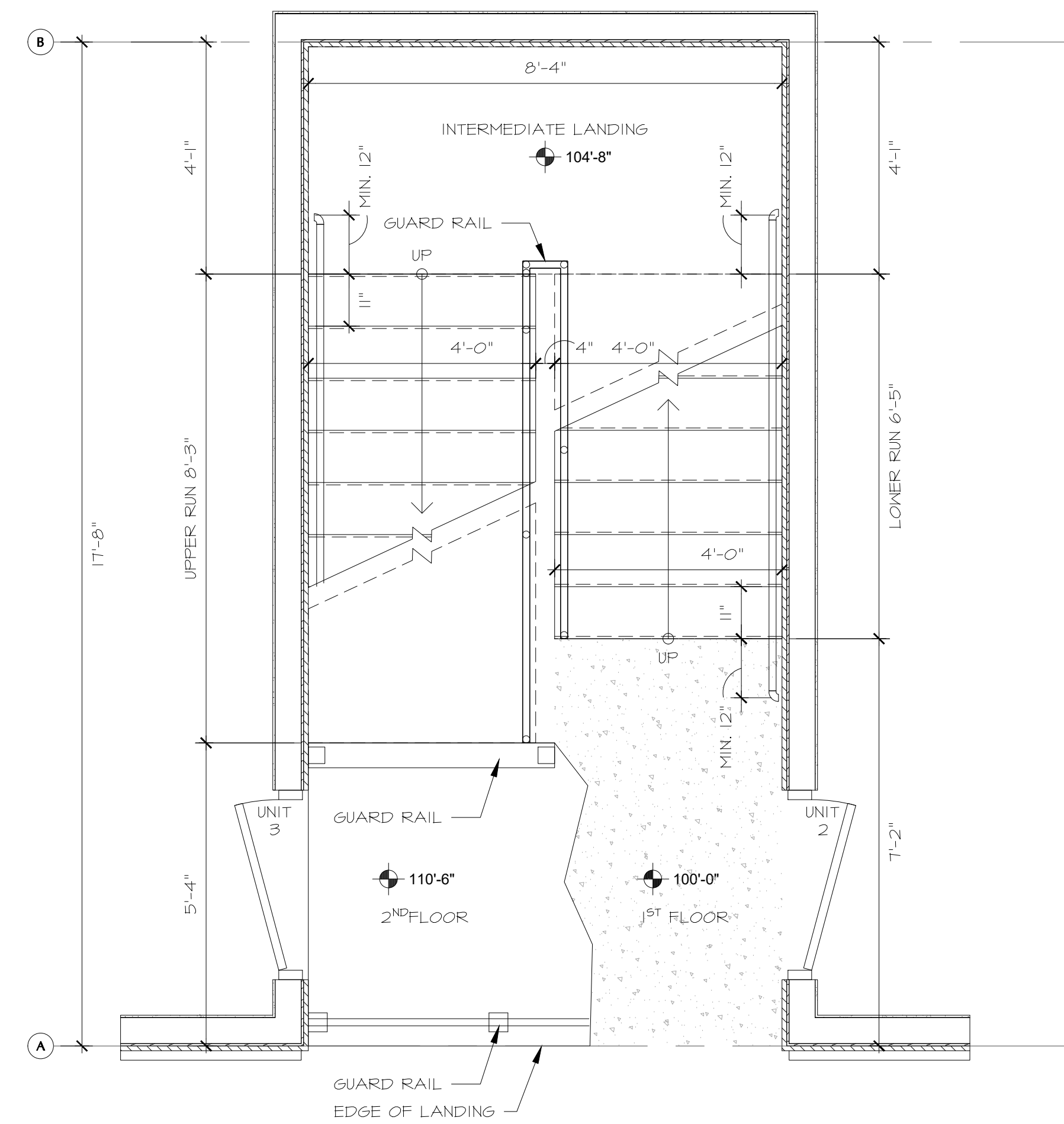


3. SECTION @ 2 HOUR WALL
SCALE: 3/4" = 1'-0"

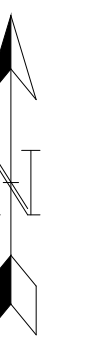


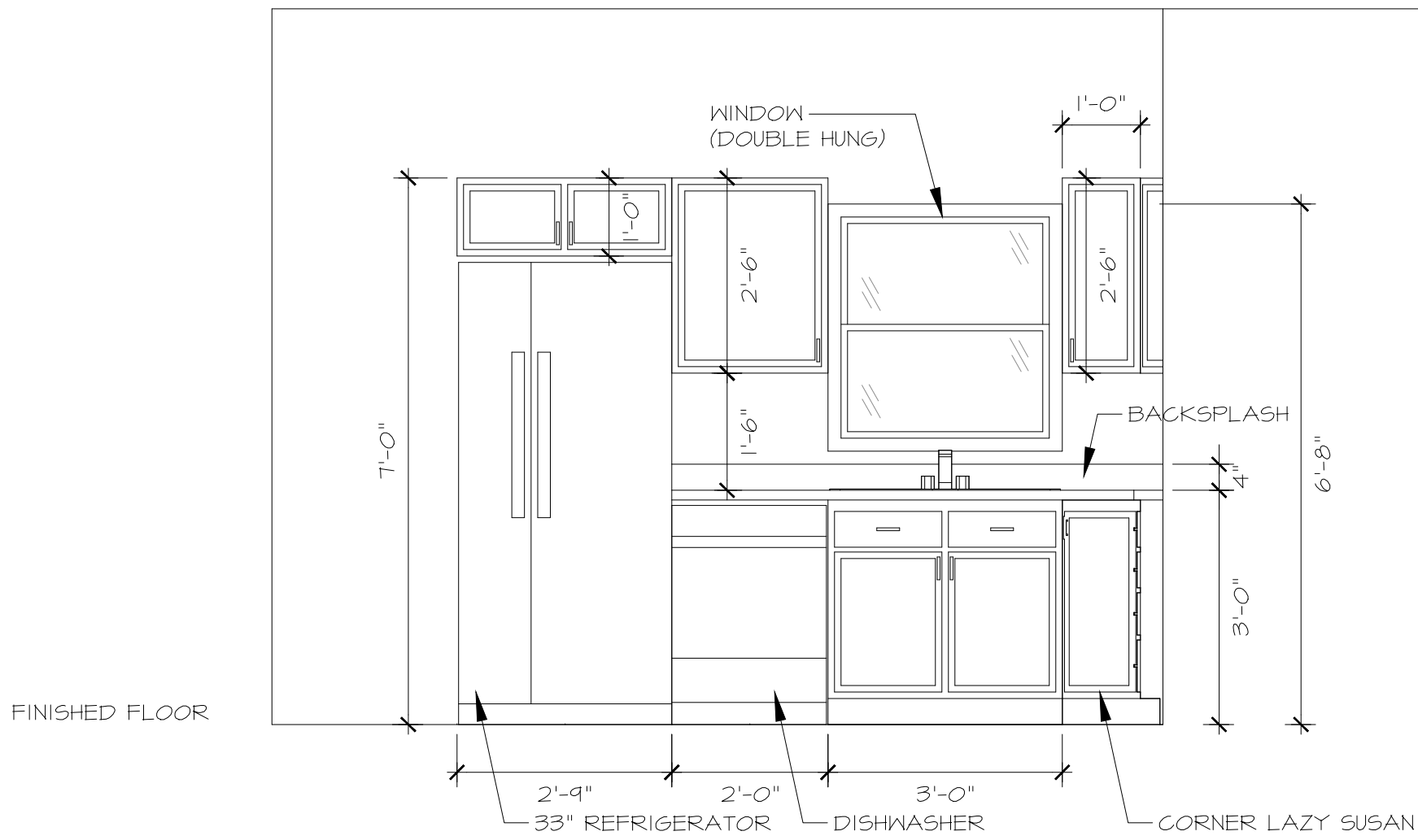


1. SECTION @ STAIRS
 SCALE: 1/2" = 1'-0"

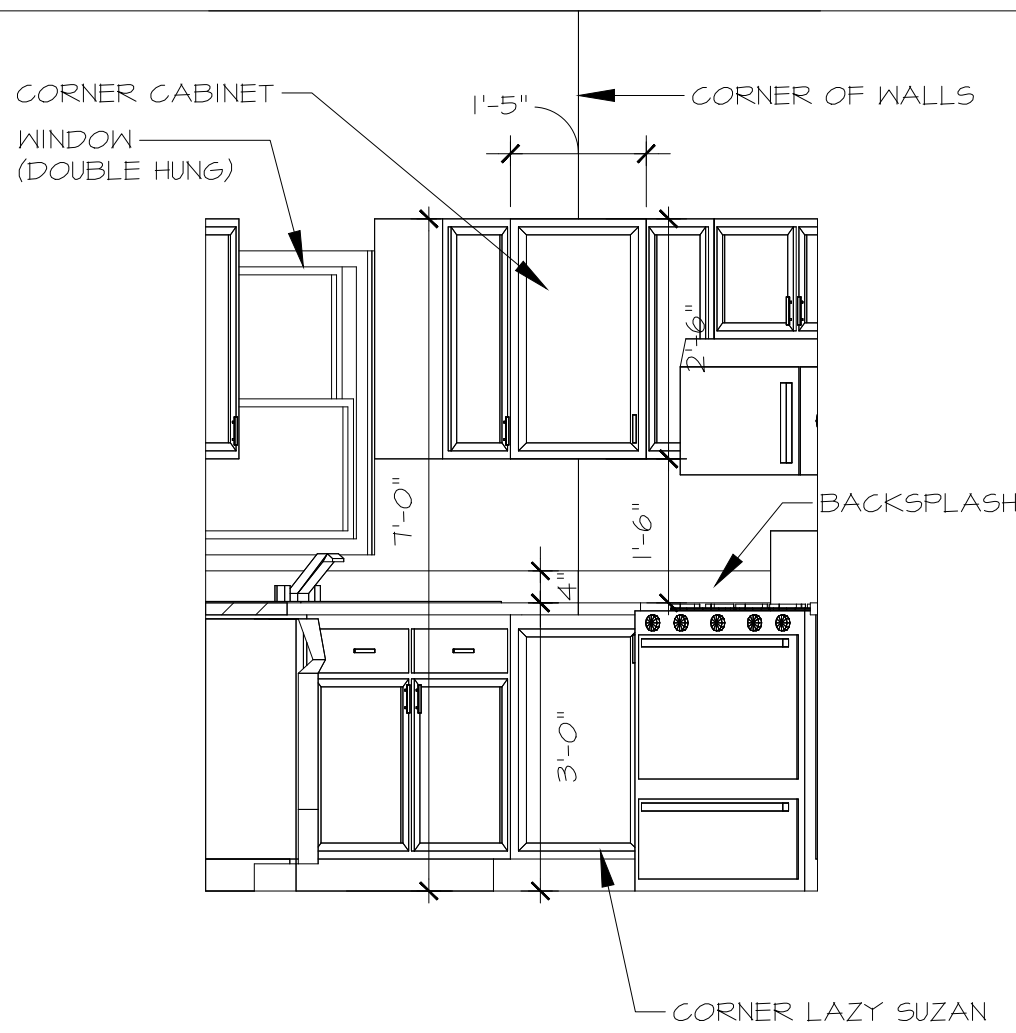


2. ENLARGED FLOOR PLAN @ STAIRS
 SCALE: 1/2" = 1'-0"

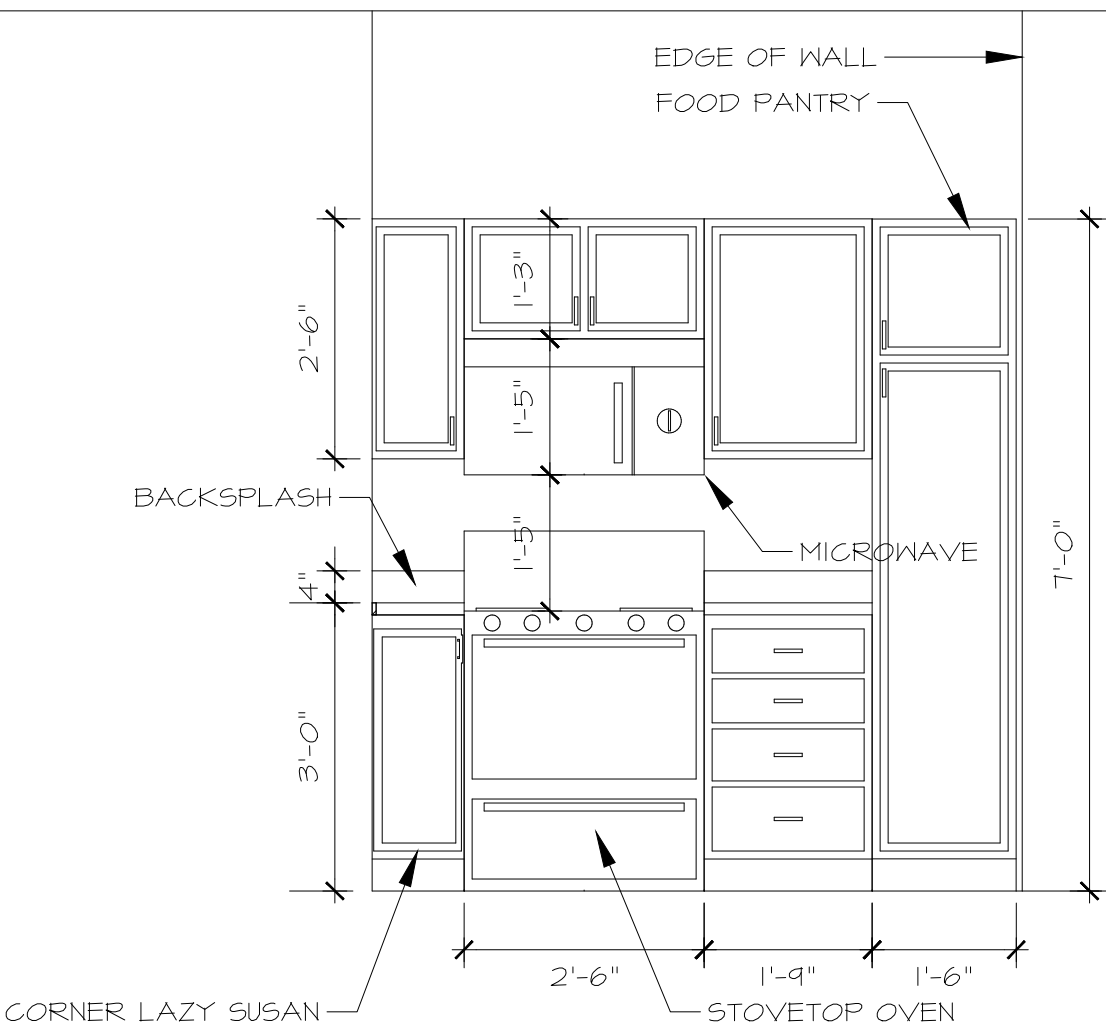




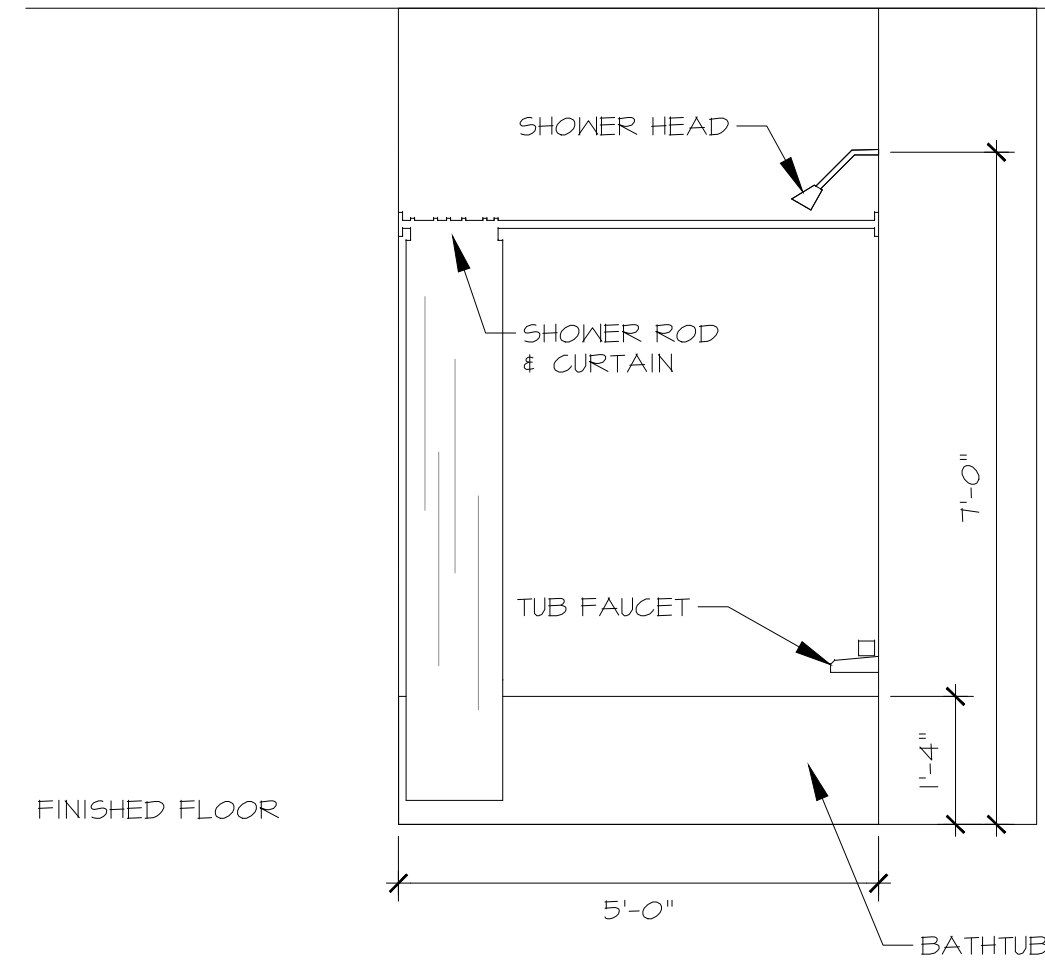
1. KITCHEN @ SINK
SCALE: 1/2" = 1'-0"



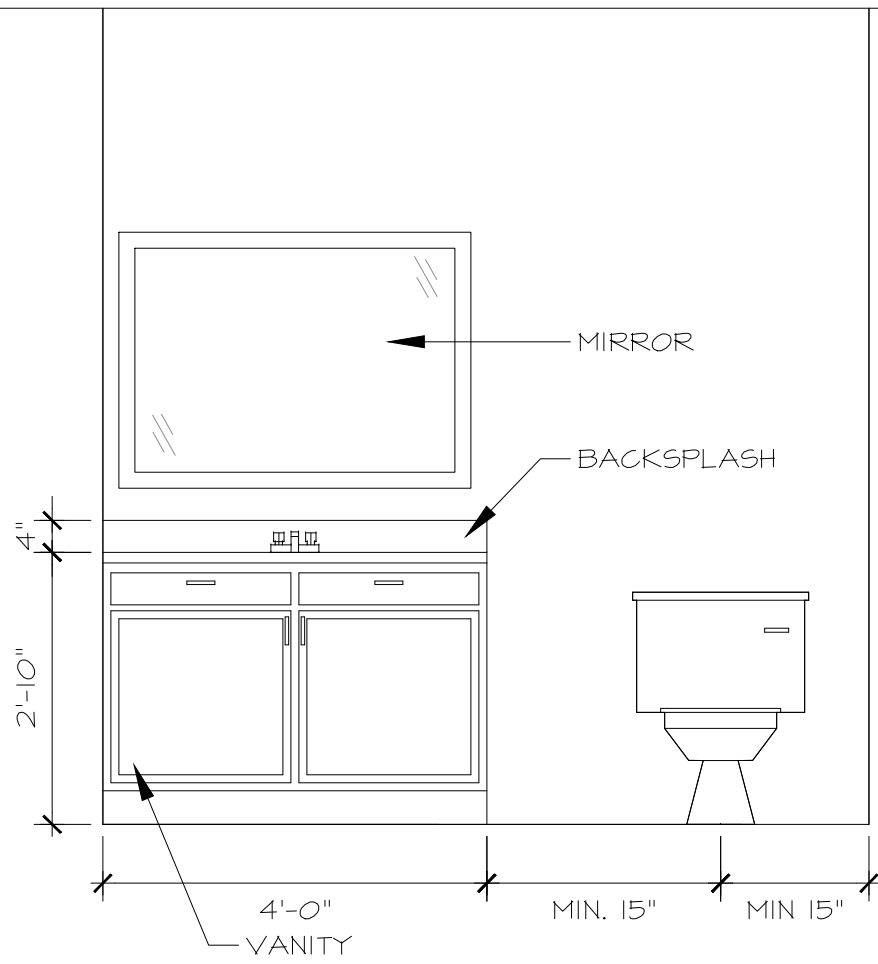
2. KITCHEN @ CORNER
SCALE: 1/2" = 1'-0"



3. KITCHEN @ STOVETOP OVEN
SCALE: 1/2" = 1'-0"



4. BATHROOM @ SHOWER
SCALE: 1/2" = 1'-0"



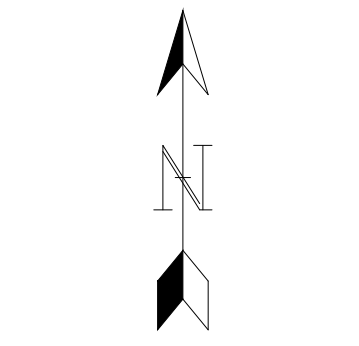
5. BATHROOM @ SINK
SCALE: 1/2" = 1'-0"

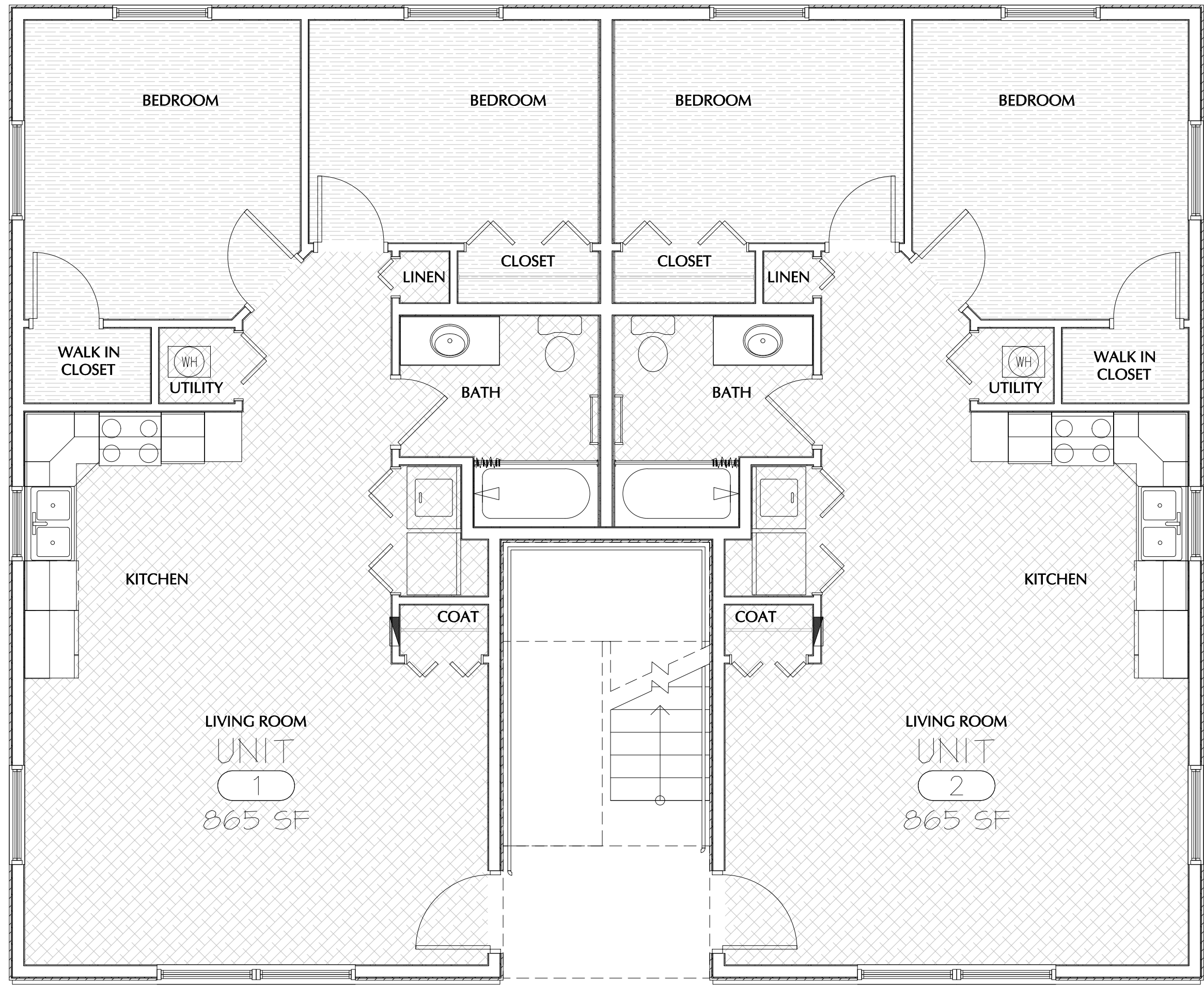


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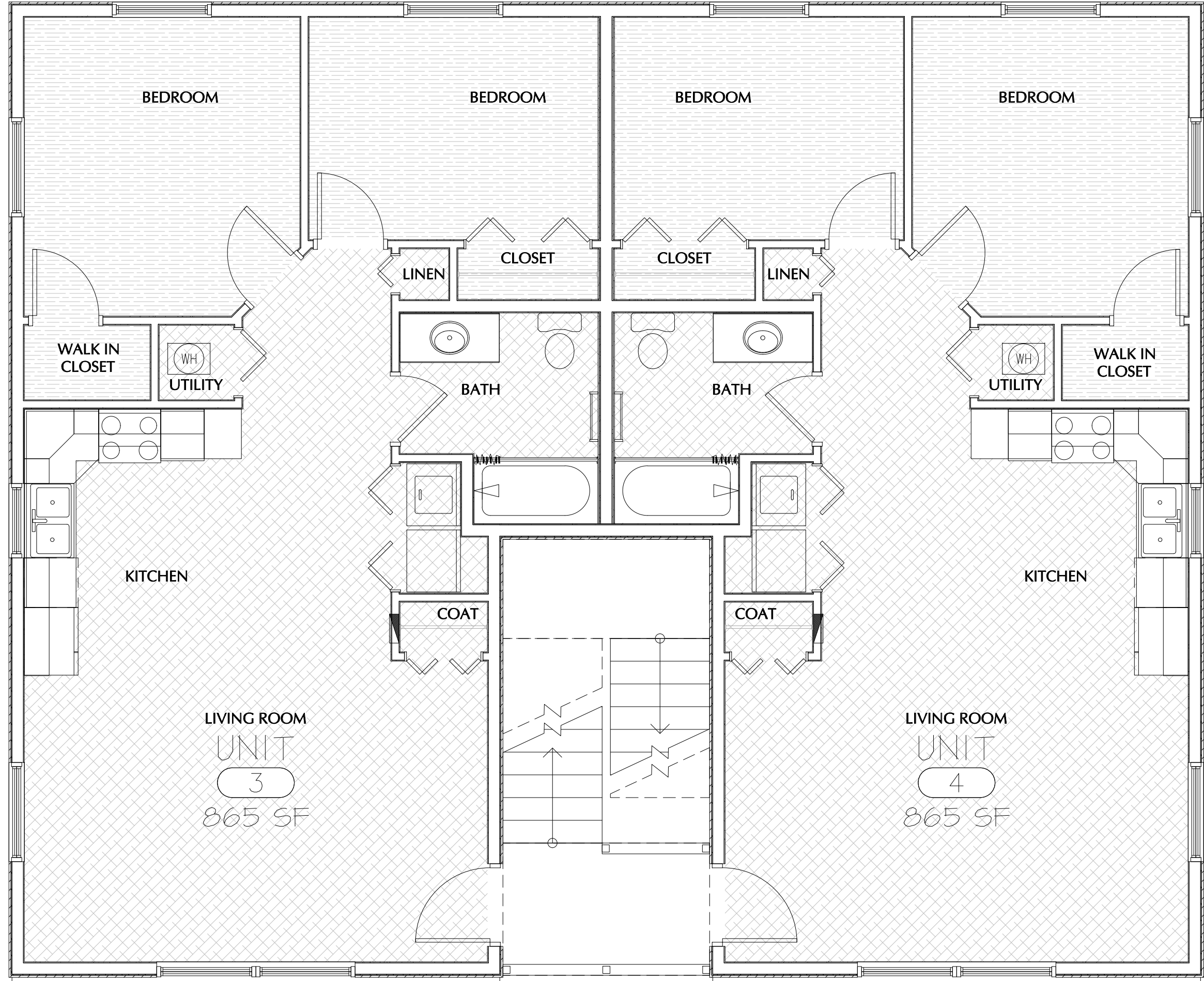




1. LEVEL 1 FINISH PLAN
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

	F-100	LVP FLOORING
	F-101	CARPET



2. LEVEL 2 FINISH PLAN
SCALE: 1/4" = 1'-0"



Broken Arrow Excavating LLC
781 168th
Pleasant Dale, NE 68423 US
+14025258453



Estimate

ADDRESS
Plex Construction

ESTIMATE # 1140
DATE 05/15/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
05/15/2026	Services	Clear and dispose of trees in the way of building pads	1	5,000.00	5,000.00
05/15/2026	Services	Import, place, compact, and grade dirt for building pads. Final grade after buildings are complete	1	25,000.00	25,000.00

Make checks payable to Broken Arrow Excavating LLC	SUBTOTAL	30,000.00
	TAX	0.00
	TOTAL	\$30,000.00

Accepted By

Accepted Date

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE CITY OF SEWARD, NEBRASKA**

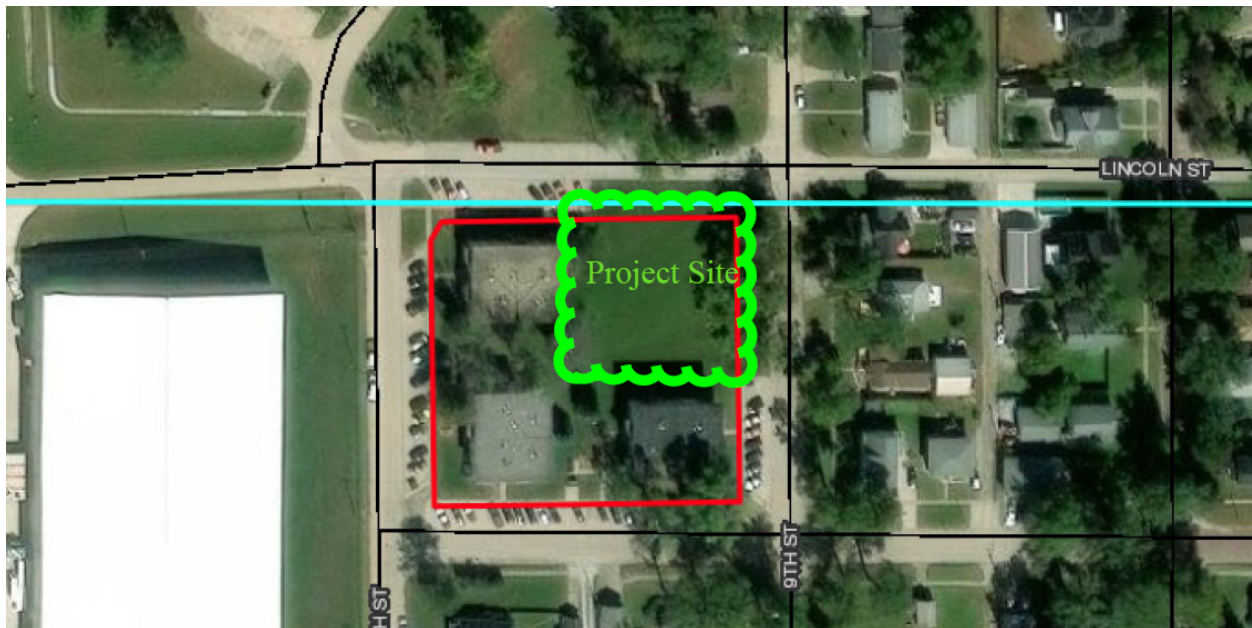
(9th AND LINCOLN REDEVELOPMENT PROJECT)

The City of Seward, Nebraska (“City”) has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for Redevelopment Area # 3 in the City of Seward, as amended from time to time (the “Redevelopment Plan”). The Redevelopment Plan was approved by the City Council of the City of Seward on August 19, 2025. 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 18-2158 (the “Act”), Seward created the Community Redevelopment Authority of the City of Seward (“CRA”), which has administered the Redevelopment Plan for the City. The Redevelopment Plan describes Redevelopment Area #3 (the “Redevelopment Area”), which includes the Project Site, as defined below. The purpose of this Plan Amendment is to identify a specific region in the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions. The project site for this project is legally described on the attached Exhibit “A”, which is incorporated herein by this reference (the “Project Site”).

The Project Site

The Project Site is generally located on the southwest corner of 9th Street and Lincoln Street, on a portion of the property identified as Parcel ID #800087054:





The Project Site is the excess portion of a lot that has been developed into housing. The Project Site is currently vacant.

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 conditions of blight.

The Project Site is zoned R4 – Urban Residential High-Density District:

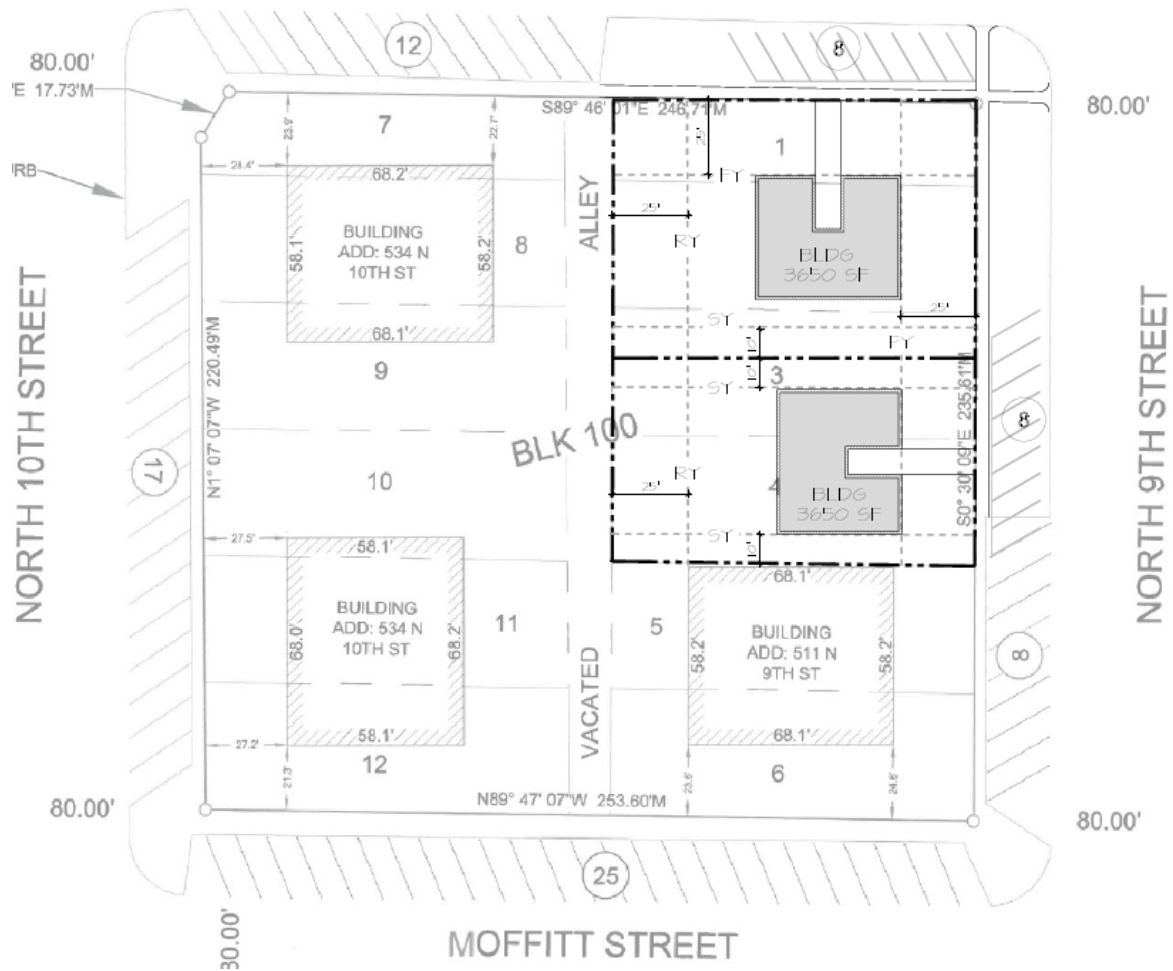


The Future Land Use Map of the Comprehensive Plan (defined below) designates the Project Site as residential.

The Redevelopment Project

Plex Homes, LLC (“Redeveloper”) currently has a contractual right to purchase the Project Site. Pending approval of this Plan Amendment, Redeveloper intends to construct two (2) residential building on the Project Site with four (4) dwelling units, together with all related improvements (“Project”). Each of the dwelling units in the 4-plex will be approximately 865 square feet in area and have 2 bedrooms. Proposed site plan and preliminary renderings for the Project are set forth below:

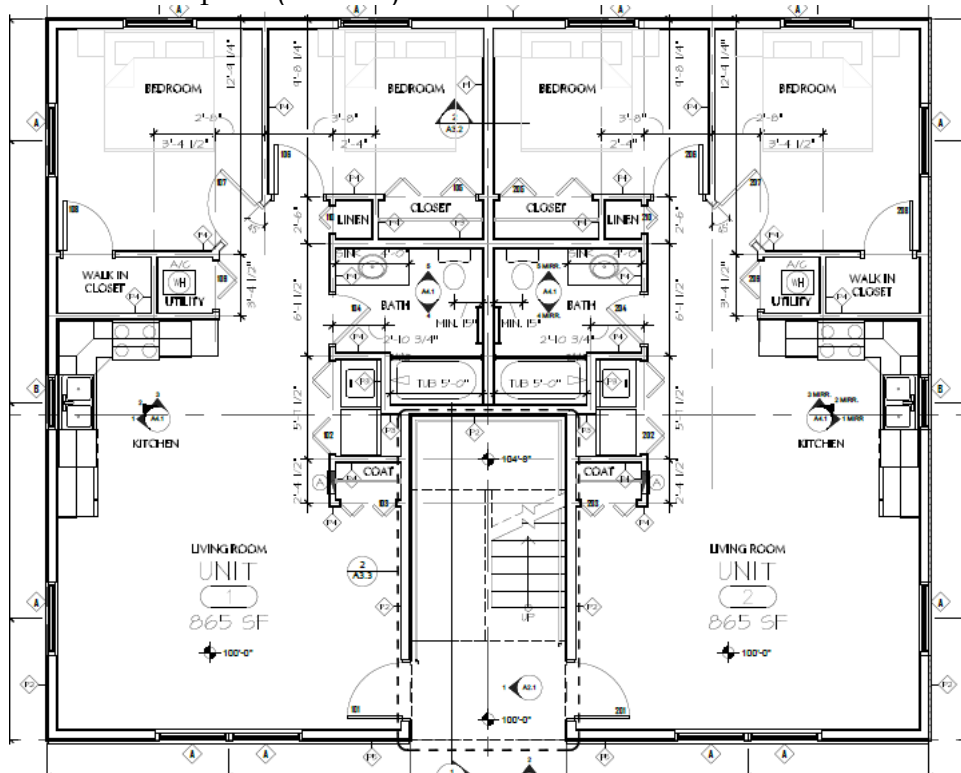
Preliminary Site Plan:



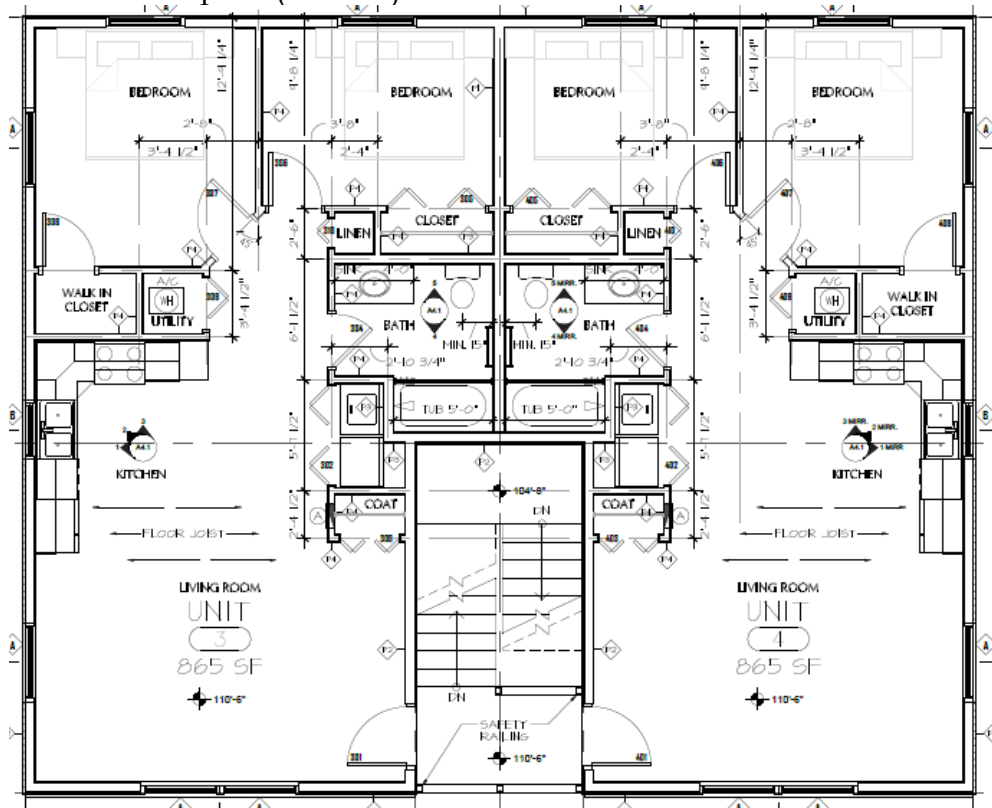
Building rendering:

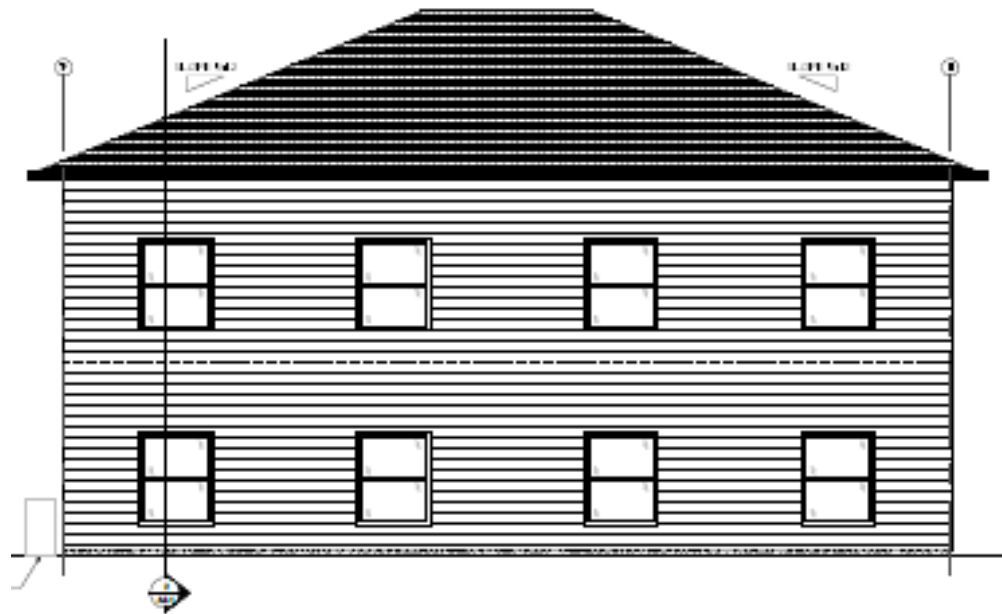


Level 1 floor plan (2 units):



Level 2 floor plan (2 units):

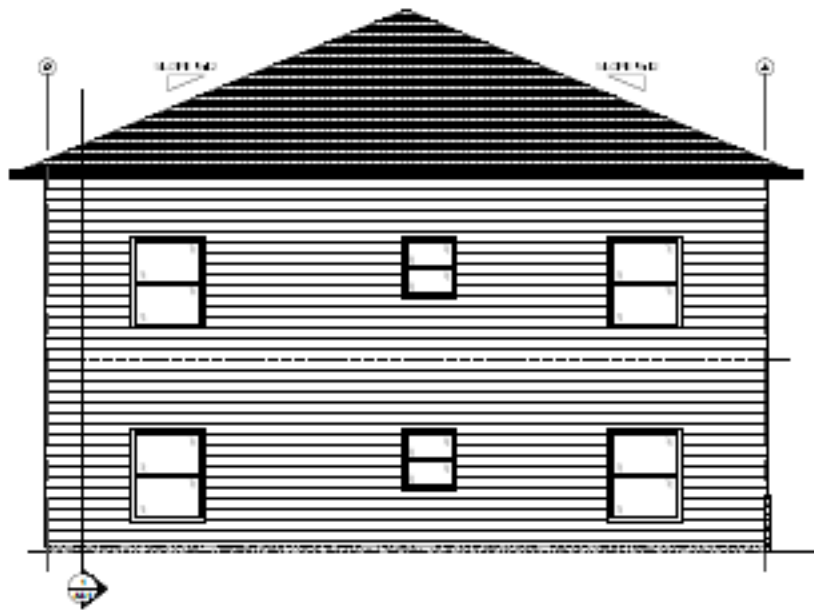




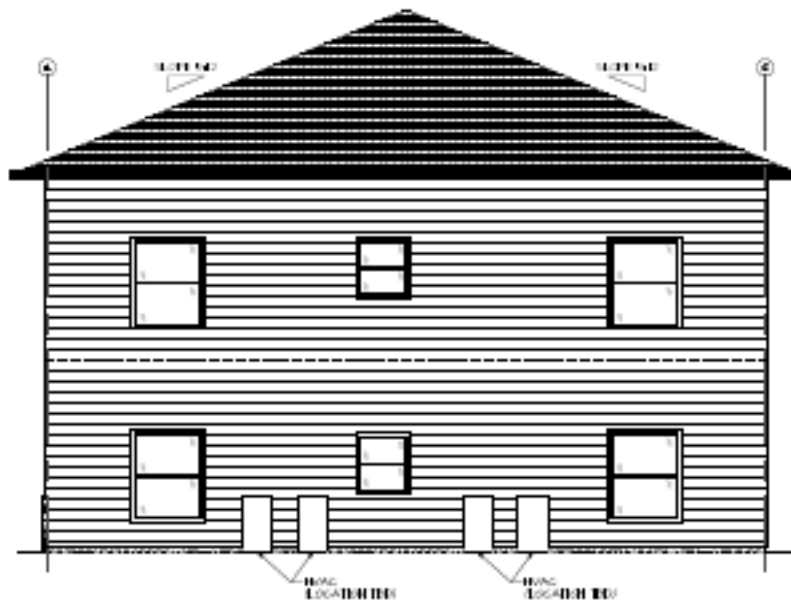
1. NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2. SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3. WEST ELEVATION
SCALE: 1/8" = 1'-0"



4. EAST ELEVATION
SCALE: 1/8" = 1'-0"

Construction of the project is intended to commence in Fall of 2026. The first building is anticipated to be completed in Q2 of 2027 (approximately May 1, 2027), and the second building is anticipated to be completed in fall 2027 (approximately October 1, 2027).

The preliminary estimated total cost of the Project is approximately \$1,081,360. The total estimated cost includes more than \$140,000 of TIF-eligible public costs needed to develop the Project Site and support the private improvements. The breakdown of preliminary estimated TIF-eligible costs is set forth on Exhibit "B". These TIF-eligible costs are estimates, and the actual costs shall be certified upon completion of the work, as further detailed in the Redevelopment Agreement. The Redeveloper is willing to construct the public improvements and renovations subject to receiving all the TIF generated by the Project up to the total cost of the public improvements. Without TIF, construction of the Project Site would be cost prohibitive, and the Redeveloper could not develop the Project Site as designed.

Tax Increment Financing

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. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of TIF Indebtedness pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body ("Base Tax Amount"); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

The Project will support approximately \$131,000 in TIF Indebtedness based upon the projected base value of \$20,000, an anticipated completed valuation of \$1,084,715, and a 7.5% interest rate for the TIF Note.¹ The TIF-eligible uses identified by the Redeveloper, together with the 3% 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 \$131,000. The final, actual cost of all TIF-eligible expenses shall be certified by Redeveloper upon completion of construction.

The base valuation year for the first building of the Project is anticipated to be 2026. The first year that the tax increment is anticipated to be captured will be 2027. Provided, however, Redeveloper shall have the right to delay the effective date for one or both buildings for one year, such that the base year is 2027 and the effective date is 2028. A separate effective date shall be remitted for each Project, but the effective date for each shall be no later than January 1, 2028. The real property ad valorem taxes on the base valuation will continue to be paid to the appropriate taxing jurisdictions. The increase will come from development of the Project Site as previously described. The projected TIF Sources and Uses are set forth in more detail on the attached and incorporated Exhibit "B". The costs of the eligible improvements are estimates, and more detail shall be set forth in the Redevelopment Agreement for the Project.

Statutory Elements

A. Property Acquisition, Demolition and Disposal

No public acquisition or disposal of private property or relocation of families or businesses is necessary to accomplish the Project. The Project Site is currently owned by a third-party and Redeveloper has a contract in place to purchase the Project Site.

B. Population Density

The proposed development of the Project Site is the construction of two 4-plex residential buildings on vacant property. Each of the residential units will be an approximately 865 square foot, two-bedroom unit, so the eight rental units should not yield a material increase in population. The anticipated use of the project site is higher density residential, so the use and anticipated population density is in line with the Comprehensive Plan and community needs.

C. Land Coverage

¹ For purposes 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; and (2) has not accounted for any increases in the assessed value of the Project Site during the 15 year tax increment financing period. All of these assumptions will change the actual amount of the tax increment generated by the Project.

The proposed development of the Project Site is the construction of two approximately 3,650 square foot buildings on an approximately 7,450 square foot lots. The Project will comply with all land coverage requirements in the City of Seward.

D. Traffic Flow, Street Layouts, and Street Grades

The Project is anticipated to increase traffic to and from the Project Site in an acceptable manner. The Project Site is located on a residential block. A new four plex will add additional traffic, but the existing public streets are sufficient to support the additional residential traffic from the Project.

E. Parking

Seward Zoning Regulations require 2 off-street parking spaces per 2-bedroom apartment, or 16 parking spaces total for this project. Redeveloper will be required to create off-street parking on the Project Site that meets or exceeds the parking requirements set forth in the applicable zoning district.

F. Zoning, Building Code, and Ordinances

The Project Site is located in the City of Seward R4 Urban Residential High-Density District. The Project is a permitted use within said zoning district. No additional zoning, building code, or ordinance changes will be necessary for the Project. The current parcel will need to be subdivided to create the two lots that will be the Project Site. Acquisition of the Project Site, and therefore completion of the Project, is contingent upon the subdivision to create the separate Project Site lots. Redeveloper shall be responsible for any further zoning changes that are necessary.

Comprehensive Plan

The Seward Tomorrow Comprehensive Plan for the City was adopted by the City on January 15, 2019 (the “Comprehensive Plan”). The Project conforms to the Comprehensive Plan. Several goals of the Comprehensive Plan will be furthered by this Project. 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:

STRONG NEIGHBORHOODS: GOALS

- Create neighborhoods and promote infill development that builds on the character and quality of existing neighborhoods
- Connect neighborhoods to community destinations including jobs, commerce, and recreation
- Expand housing diversity by type and cost

GOAL 1: CREATE NEIGHBORHOODS AND PROMOTE INFILL DEVELOPMENT THAT BUILDS ON THE CHARACTER AND QUALITY OF EXISTING NEIGHBORHOODS

Actions and Recommendations:

Encourage infill development. Infill development is a key component of stabilizing and revitalizing older neighborhoods; however, it can also be the one of most challenging projects for the private market. Site development issues, including older infrastructure, compatibility with existing neighborhood structures, or the removal of an existing structure, along with lower-assessed values for surrounding properties can increase the costs and risk for development. Often these types of projects need some assistance from the city, but the return on the investment can be significant for both the neighborhood and the city's overall tax base; Seward has identified a redevelopment area in the southern core of the city where projects can already receive tax increment financing to assist qualifying projects such as infill development. An infill development policy may include any of the following components:

Establish incentives for vacant lot development. Infill housing refers to housing that is built on vacant or underused lots in existing neighborhoods. Vacant lots can be a good resource for new affordable housing. However, these lots may have site issues that need to be addressed, such as dilapidated structures that need to be removed. Site issues along with the scattered nature of vacant lots can make infill development challenging.

Assist with land assembly. One of the biggest hurdles to transformative infill development in struggling neighborhoods is the assembly of land or lots. Most developers do not have the capital, time, or other resources to assemble lots from multiple property owners. This can be true for both deteriorated older residential areas or even older commercial and industrial sites. In areas with a concentration of infill sites or just one larger infill development, preparation of a redevelopment plan by the city should guide developers and builders.

Standards for infill development. Infill development must respect the character of the existing neighborhood and contribute to the city's vision for the future of a neighborhood, such as medium-density housing at the fringe of downtown. Principles that should be considered with any infill development include:

- **Transitions.** Provide transitions between higher-intensity uses and lower-intensity uses to address compatibility issues.

- **Scale.** The size and height of the buildings is in keeping with surrounding buildings or the context of the corridor.
- **Context.** The design fits the housing styles around even if the type of units are different. Other context variables on a site may include views that enhance the site or stormwater facilities that may add open space amenities.
- **New Housing Options.** Can the site provide an alternative that might allow a young adult to live in the neighborhood where they grew up or enabling a senior to downsize without needing to leave their neighborhood behind?

GOAL 3: EXPAND HOUSING DIVERSITY BY TYPE AND COST

Actions and Recommendations:

Direct and support incentives toward mixed-income housing. Any incentives, whether they come from the city or the economic development community, should favor housing developments that blend income levels. For many residents working in the service industries, the cost of housing is a burden. This is often the hardest housing market to address, as the profit margins are not high enough to attract private market construction and prospective tenants often make over the income limits required to qualify for housing assistance programs. By blending income levels, projects should also provide a mix of housing styles.

Establish design standards for any projects receiving city incentives or support. An underlying idea of this plan is to support those willing to take risks in pursuit of something that is in the best interest of the community; this may include trying something that is yet untested in Seward such as a neighborhood with innovative housing products or an urban scale mixed-use component. If the city considers supporting a project financially, it should be held to a higher standard in terms of architecture, site design, and other considerations as deemed appropriate.

Additionally, the Project will address the following housing needs identified in the Comprehensive Plan:

- Shortage of rental units.
- The City will require the construction of 36 new housing units each year to support the forecasted annual population growth of 1%.

Housing Study

The Seward County & Communities, Nebraska County-Wide Housing Study with Strategies for Affordable Housing–2024 dated October, 2019 (the “Housing Study”) provides the following relevant statistics:

- Population Trends and Projections – From 2000 to 2010, the City of Seward increased in population by 645 people, or 10.2 percent. The population is estimated to have increased by 297 people since the 2010 Census, to a current (2019) estimated population of 7,261. By 2024, the population is projected to increase by 187 persons, or 2.6 percent to 7,448. *Housing Study*, p. 3.6.

Housing Demand/Needs Analysis – A total of 242 housing units should be targeted for Seward by 2024, consisting of 162 owner and 80 rental units. This includes an estimated 80 total units for elderly (55+) households, 144 total units for families and 18 total units for special populations, or those with a mental or physical disability(ies). An estimated 116 housing units, consisting of 80 owner and 36 rental units should be targeted for the workforce population in Seward. *Housing Study*, p. 4.13.

Cost-Benefit Analysis

Pursuant to section 18-2113 of the Act, the CRA 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 “C” and incorporated by this reference.

Additional Project Information from the Redeveloper

The CRA has determined that: (i) without the use of TIF, this Project would not be feasible and could not be developed on the Project Site; and (ii) no families will be displaced or relocated from the Project Site based upon this Project. Redeveloper has represented that Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the ImagiNE Act for the Project.

EXHIBIT “A”
Legal Description of Project Site

Legal Description: A portion of the following lot, to be subdivided into two lots for the Project:

SEWARD H M & R ADDITION BLOCK 100 #LOTS 1 &
7, ALL LOTS 2-12 & VAC ALLEY

Parcel ID: 800087054

Situs Address: 534 N. 10th Street, Seward NE 68434

The general location of the Project Site is depicted below:

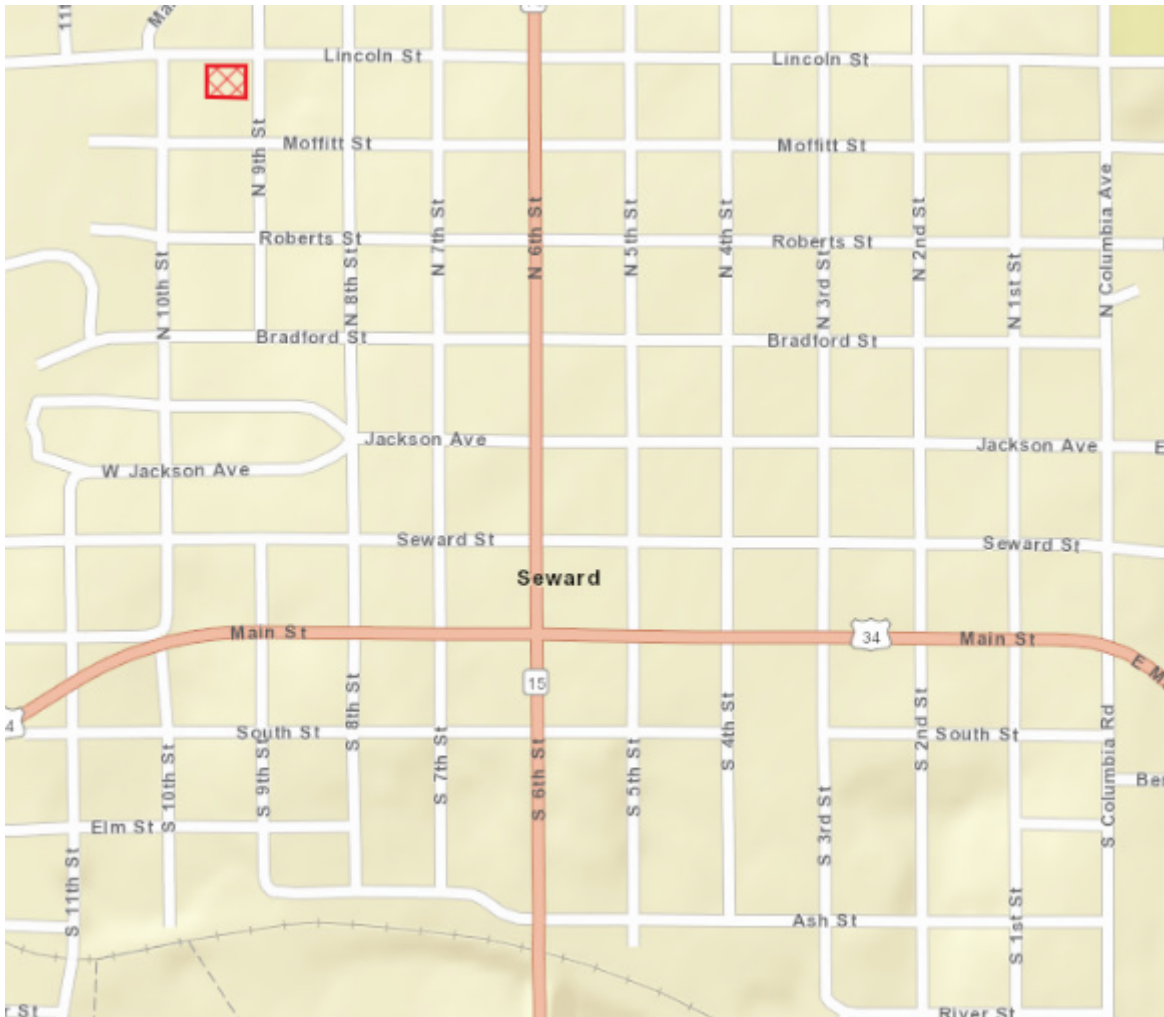


Exhibit “A”

EXHIBIT “B”
Projected TIF Sources and Uses

TIF SOURCES: TIF authorized up to the amount of \$131,000, based upon the anticipated cost of the eligible TIF uses described below.

Assumptions:

Tax Levy:	1.381128
Project Site Base Value	\$20,000
Interest Rate	7.5%

TIF Calculation:

	Value	Taxes
Base Year	\$20,000	\$276
Completed	\$1,084,715	\$14,981
Increment	\$1,064,715	\$14,705

Annual TIF	\$14,705
Max TIF (15 yrs)	\$220,576
TIF Amount	\$131,000

The Annual TIF shall be used to pay debt service on the TIF Note for a period of 15 years or up to a total amount of \$131,000.

TIF USES: The cost of the TIF Uses shown below are estimations based upon preliminary bids and current information.

3% Amin. Fee	\$	3,933
City Cost of Issuance (Estimate)	\$	7,500
Site Acquisition	\$	80,000
Site Prep/Grading	\$	30,000
Landscaping Enhancements	\$	19,800
Total Eligible Expenses	\$	141,233

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

The cost-benefit analysis for the 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. The costs and benefits of the Project are identified as follows:

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 purpose of illustrating the incremental taxes used for TIF, the tax shift is as follows:

a.	Estimated Base Project Area Valuation:	\$20,000
b.	Projected Completed Project Assessed Valuation:	\$1,084,715
c.	Projected Tax Increment Base:	\$1,064,715
d.	Estimated Tax Levy:	1.381128
e.	Annual Projected Tax Shift:	\$14,705

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 an assumed levy rate that will vary from year to year. The completed values will depend on the county assessor’s yearly assessment of the Project Site. There has been no accounting for incremental growth or change in the tax levy over the 15-year TIF period.

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. The Project will not have a material adverse effect on any community public services. The Project will create infill housing in an area currently used for housing. Adding eight 2-Bedroom units to vacant property in an established residential area is an efficient way to increase housing units with minimal impact on the City’s public infrastructure.

- 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 new ad valorem real property taxes generated by the Project, it is intended to create a long term benefit and substantial increase in property taxes to the City and other local taxing jurisdictions. The Project should also generate immediate tax growth to the City through sales tax paid by the new residents of the housing units on the Project Site. Further, the new residents of the housing units will 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 new residential housing that will help with the housing needs in the City. Additional housing stock will support expansion or relocation into the redevelopment area because there are more opportunities for housing employees. Without sufficient available housing stock, a company cannot expand or relocate in the Redevelopment Area because the housing is necessary for employees.

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:

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 local area employers. The Project will create new residential housing. The increase in housing should increase the need for services and products from existing businesses and increase the overall housing stock in the City. This should have a positive effect on employers looking to locate or expand in the area because of the increased housing options, and the long term increased pool of potential workers and consumers.

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. Each of the 8 units will be an approximately 865 square foot, two-bedroom unit, so it is reasonable to anticipate that there will not be a large influx of students from this Project. Even

assuming one child per unit, this would increase the student population by 8 students, which is not a significant increase to the student population.

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

The City is in need of additional housing. The costs of development make residential development in the City infeasible without the use of TIF. The Redeveloper is not willing to undertake the proposed Project without the use of TIF. The Project adds housing density to the Project Site, with eight (8) multifamily rental units, creating additional housing types in the City as well as an increase in overall housing. Based on discussions with the Seward Public Schools superintendent, no concerns were identified with this project.

7. Summary of Findings:

The Project will increase the City's tax base, without material adverse effects on either public or private entities. The Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area and the use of TIF will help create new infill housing. The benefits outweigh the costs of the proposed Project.

4911-3295-4038, v. 2

4911-3295-4038, v. 2

4911-3295-4038, v. 2

**REDEVELOPMENT AGREEMENT
(9TH AND LINCOLN REDEVELOPMENT PROJECT)**

This Redevelopment Agreement is made and entered into effective as of the 21st day of July, 2026, by and between the Community Redevelopment Authority of the City of Seward, Nebraska (“CRA”) and Plex Homes, 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 the Act, has adopted a Redevelopment Plan for a blighted and substandard area designated by the City, including the Redevelopment Area.

C. Redeveloper is under contract to purchase and shall own the Project Site located in the Redevelopment Area.

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

E. The Redeveloper’s proposed redevelopment project will consist of the construction of two multifamily residential buildings with four units in each building and associated improvements on the Project Site, as more particularly described on the attached and incorporated Exhibit “A”. The project will be implemented in up to two (2) phases.

F. A phased redevelopment project, including the phasing of the division of ad valorem taxes for the project, is permitted under Section 18-2147 of the Act, which expressly authorizes the division of ad valorem taxes on portions of the real property in the redevelopment project for a period not to exceed 15 years. This Project will accordingly divide the ad valorem taxes on each phase of the real property in the redevelopment project in different years, each for a period not to exceed 15 years.

G. The CRA has approved 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.

H. CRA and Redeveloper desire to enter into this Redevelopment Agreement to implement the 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 18-2158, 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” has the meaning set forth in Section 3.01 of this Agreement.

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 One Million Eighty-Four Thousand Seven Hundred Fifteen and No/100 Dollars (\$1,084,715.00).

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

J. “Project Completion Date” means December 31, 2027.

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 Plex Homes, LLC, a Nebraska limited liability company.

O. “Redevelopment Area” means Redevelopment Area #3 that is set forth in the Redevelopment Plan.

P. “Redevelopment Plan” means the Redevelopment Plan for the Redevelopment Area #3 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 Act, 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 authorized to do business in Nebraska 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 has the Project Site under contract to purchase and shall own 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, 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 ImagiNE 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 for each phase and continuing thereafter, the CRA shall capture the Tax Increment from the Improvements pursuant to the Act. The CRA shall capture the Tax Increment generated by each phase of the Project Site for a total period of not to exceed fifteen (15) years for each phase after the 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 CDA. The effective date of this provision shall be the Effective Date.

The Private Improvements may be completed in up to two (2) phases. Each phase of the Project will specifically identify the lot or lots in the Project Site that will be

developed in that phase. In order to optimize the Tax Increment for the Project, each phase may have a separate “Effective Date” for the division of ad valorem taxes and the number of residential dwelling units included in each phase will be based upon the construction and absorption rate of the Improvements. It is anticipated that the Project will have the following Effective Dates:

- Phase One Effective Date: January 1, 2027
- Phase Two Effective Date: January 1, 2028

Provided, however, the Redeveloper may complete the Project in less than two (2) phases. Redeveloper, upon written notice to the CRA, may determine the Effective Date for each lot based upon the construction and absorption rate of the Private Improvements. Upon notification and direction from the Redeveloper no later than June 1, the CRA shall file with the Seward County Assessor the “Notice to Divide Taxes” on or prior to July 1 in the calendar year of the Effective Date for each phase of the Project, which shall identify the legal description of the lot(s) located within the Project Site constituting the phase, the Base Year (calendar year prior to the Effective Date) for such phase, and the year in which the tax division becomes effective (calendar year of the Effective Date) for said phase.

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 One Hundred Thirty-One Thousand and No/100 Dollars (\$131,000.00), as calculated on the attached and incorporated Exhibit “B”. The TIF Indebtedness shall be issued by the CRA to Redeveloper. The TIF Indebtedness shall be issued in a TIF Promissory Note in the form attached hereto as Exhibit “E” (“Note”). The TIF Indebtedness shall not be a general obligation of the CRA or City which shall issue such Note solely as a conduit. If Redeveloper does not acquire and fund the TIF Indebtedness itself, 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 only be secured by a pledge or assignment of the Tax Increment, and any other security for the TIF Indebtedness as required by any lender shall be provided by Redeveloper. The issuance of the TIF Indebtedness may be accomplished by offset so that the Redeveloper retains the TIF Revenues and no bankable currency is exchanged at closing of the TIF Indebtedness and issuance of the Note, except as otherwise provided herein. If the TIF Indebtedness is not paid in full by the maturity date set forth on Exhibit “B”, all unpaid amounts shall be forgiven.

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, at or prior to the issuance of the Note, Redeveloper shall pay to the CRA an amount equal to the CRA's 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 cost of issuance and CRA fees shall be paid prior to the issuance of the 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.

Upon written request from the CRA to Redeveloper, Redeveloper shall provide to the CRA evidence of availability of the specific amount of finances necessary for purposes of carrying out the commitment of Redeveloper in connection with 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 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 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 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 the 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. All Eligible Project Costs shall be submitted to the CRA within thirty (30) days of the earlier of: (1) the date construction is actually completed for the Project or (2) the Project Completion Date.

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 on the Project Completion Date, and said deficiency continues to exist thirty (30) days after Redeveloper's receipt of

written notice from the CRA detailing the same, 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. If the CRA requests, Redeveloper shall, from time to time, furnish the CRA with satisfactory evidence as to the use and application of the Tax Increment.

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 anticipates creating a taxable real property valuation of the Project and Project Site of not less than the Minimum Project Valuation no later than January 1 following the Project Completion 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) Redeveloper acknowledges and understands that if the actual amount of Tax Increment is less than the anticipated amount of Tax Increment, the CRA shall not be liable for any shortfall or deficiency. If Redeveloper acquires the Note, Redeveloper agrees to forgive any shortfall in repayment of the TIF Indebtedness. If a lender or third party other than Redeveloper acquires 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 Project Site (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 shall not be obligated by and shall be exempted from 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 Redeveloper's Certificate of Completion.

ARTICLE VI

DEFAULT, REMEDIES; INDEMNIFICATION

Section 6.01 Default.

In the event Redeveloper fails to perform or comply with any term, condition, or obligation of this Redevelopment Agreement and does not cure such defect within a period of ten (10) days after receiving written notice from the CRA specifying the nature of the breach of the Redevelopment Agreement, then Redeveloper shall be in default.

Section 6.02 Remedies.

In the event that Redeveloper is in default pursuant to Section 6.01, the CRA may pursue any remedy available at law or in equity, including without limitation, one or more of the following: (1) the CRA may terminate this Redevelopment Agreement and neither party shall have any further obligation hereunder, (2) the CRA may terminate the Note and declare said Note void and thereafter shall not be obligated to remit any Tax Increment as debt service thereon.

Section 6.03 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, employee, partnership, joint venture or association as between: (i) the CRA and/or the City; and (ii) 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 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 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:

Plex Homes, LLC
Attn: Callin Ledall
2940 Waverly Road
Seward, NE 68434

[SIGNATURE PAGE TO FOLLOW]

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: _____
Greg Butcher, Secretary

By: _____
Timothy Moll, Chairman

REDEVELOPER:
PLEX HOMES, LLC, a Nebraska
limited liability company

By: _____
Callin Ledall, Manager

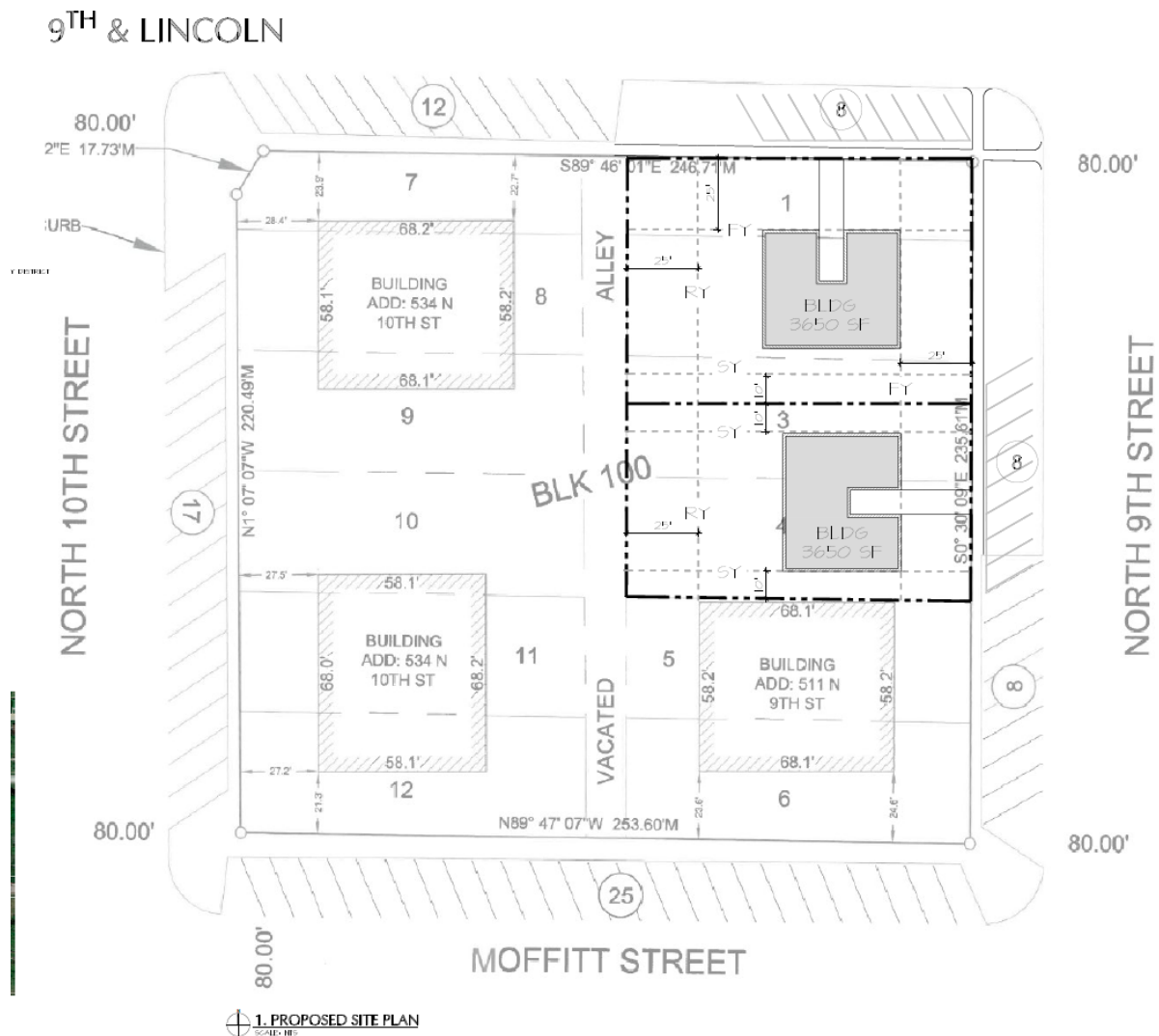
EXHIBIT "A"
DESCRIPTION OF PROJECT

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

SEWARD H M & R ADDITION BLOCK 100 #LOTS 1 & 7, ALL LOTS 2-12 & VAC ALLEY

(Parcel ID 800087054).

The above-identified parcel is being subdivided and replatted to create the Project Site as a separate lot as generally depicted below:



This Exhibit "A" may be updated or supplemented with the correct legal description following said replat.

Exhibit "A"

The Project includes the following Public Improvements and Private Improvements, which shall be undertaken and completed by Redeveloper.

- (a) **Private Improvements.** The construction of two residential building on the Project Site with four (4) dwelling units in each building, together with all related improvements.
- (b) **Public Improvements.** Site acquisition, site preparation, grading, energy efficiency enhancements, façade enhancements, and landscaping, along with 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.

The Project may be completed in up to two (2) phases as described in the Redevelopment Agreement. Each phase may have a separate effective date and no effective date may be later than January 1, 2028..

EXHIBIT “B”
TIF INDEBTEDNESS

1. Projected Base Value: \$20,000
2. Projected Minimum Final Value: \$1,084,715
3. Projected Incremental Valuation: \$1,064,715
4. Assumed Tax Levy: 1.381128
5. Anticipated Tax Increment: \$14,705 annually
6. Assumed Interest Rate: 7.5%
7. TIF Indebtedness:

- a. **Principal Amount.** The principal amount of the TIF Indebtedness shall be equal to or less than \$131,000, which is the maximum amount, together with interest accruing thereon, which can be amortized by the Maturity Date, 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 of the Effective Date. 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, 2043.
- d. **TIF Period.** The period for the division of taxes for this Project shall be fifteen (15) years for each phase, commencing on the Effective Date for each phase, and the maturity date for the Project shall be December 31st of the fifteenth (15th) year real estate taxes are collected for the final phase. For example, assuming the Effective Date for phase two is January 1, 2028 (2028 taxes paid in 2029), the TIF Period will terminate on December 31, 2042 (2042 taxes due on December 31, 2042 but paid in 2043). 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	1.381128
Interest Rate	7.5%
Number of Years	15

Property Valuation:

	Assessed Val.	Est. Taxes
Pre-Project	\$20,000	\$276
Completed Project	\$1,084,715	\$14,981
Difference	\$1,064,715	\$14,705

TIF Calculations:

Annual TIF Amount	\$14,705
Total TIF	\$220,576
TIF Indebtedness (Present Value)	\$131,090
less 3% Admin Fee	(\$3,933)
Approx. Cost of Issuance (actual cost TBD)	(\$7,500)
TIF Available to Redeveloper	\$119,658

2. TIF USES:

Site Acquisition	\$80,000
Site preparation/grading	\$30,000
Landscaping Enhancements	\$19,800
Façade Enhancements	\$10,000
Cost of Issuance	\$7,500
3% Amin. Fee	\$3,126
Total Eligible Expenses	\$141,233

**EXHIBIT “D”
REDEVELOPMENT AGREEMENT
MEMORANDUM**

[On the following page]

After recording please return to:

Derek Bargmann

City of Seward

City Hall, 537 Main Street

Seward, NE 68434

**MEMORANDUM OF REDEVELOPMENT AGREEMENT
(9th and Lincoln Redevelopment Project)**

This Memorandum of Redevelopment Agreement (“Memorandum”) is made this ____ day of _____, 2026 by and between the Community Redevelopment Authority of the City of Seward, Nebraska (“CRA”) and Plex Homes, LLC, a Nebraska limited liability company (“Redeveloper”).

1. **Redevelopment Agreement.** CRA and Redeveloper have entered into that certain Redevelopment Agreement dated effective as of July 21, 2026, describing the public improvements and the private improvements being made to real property owned by Redeveloper and legally described as:

_____, 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 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 TO FOLLOW]

CRA:

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SEWARD, NEBRASKA

ATTEST:

By: _____
Greg Butcher, Secretary

By: _____
Timothy Moll, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SEWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Timothy Moll and Greg Butcher, 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:

PLEX HOMES, LLC, a Nebraska
limited liability company

By: _____
Callin Ledall, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SEWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Callin Ledall, Manager of Plex Homes, 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
(9TH AND LINCOLN REDEVELOPMENT PROJECT)

Maturity Date	Interest Rate	Original Issuance Date
December 15, 2043	7.5%	

Registered Holder	Principal Amount
Plex Homes, LLC	\$131,000.00

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 Accrual Commencement Date (as defined herein) 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 for each phase due each June 15 and December 15 for the 15-year TIF-period for each phase through December 15, 2043, 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. No interest shall accrue until the later of: (1) the date the taxes are due for the year of the Effective Date for the first phase identified in the Redevelopment Agreement (which is December 31st of the year of the Effective Date); or (2) the date that the Redeveloper has submitted and the CDA has accepted the Cost Certification for the eligible costs for the Project (the "Accrual Commencement Date").

This Note is designated the Community Redevelopment Authority of the City of Seward, Nebraska Redevelopment Revenue Note (9th and Lincoln Redevelopment Project), aggregating One Hundred Thirty-One Thousand and No/100 Dollars (\$131,000.00) ("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 18-2158, as amended and supplemented (the "Act") and under and pursuant to the terms of that certain Redevelopment Agreement between the Issuer and Plex Homes, LLC, a Nebraska limited liability company, for the 9th and Lincoln 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: _____ By: _____
Greg Butcher, Secretary Timothy Moll, Chairman

CERTIFICATE OF AUTHENTICATION

City Treasurer, City of Seward as
Paying Agent and Registrar

By: _____
Authorized Signatory

EXHIBIT “F”
FORM OF CERTIFICATE OF COMPLETION
(9th and Lincoln 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:

_____, Seward, Seward County, Nebraska.

that the Private Improvements and Public Improvements required to be constructed by Redeveloper upon the above-described property have been satisfactorily completed in accordance with the requirements of the Redevelopment Agreement dated effective as of July 21, 2026.

REDEVELOPER:

Plex Homes, LLC, a Nebraska limited
liability company

By: _____
Callin Ledall, Manager

CRA:

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SEWARD, NEBRASKA

ATTEST:

By: _____
Greg Butcher, Secretary

By: _____
Timothy Moll, Chairman

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

Date: _____

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

REDEVELOPMENT ELIGIBLE COSTS

Certified and Requested

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total certified TIF eligible costs:	\$ _____ *

***Principal Amount of TIF Indebtedness shall not exceed \$131,000**

Plex Homes, LLC, a Nebraska limited
liability company

By: _____
Callin Ledall, Manager

COPIES OF PROOF OF PAYMENT ARE ATTACHED HERETO.

Approved the by Chairman of the CRA:

Timothy Moll, Chairman

**PLANNING COMMISSION
CITY OF SEWARD, NEBRASKA**

RESOLUTION # 2026-01

(Amendment to Redevelopment Plan – 9th and Lincoln Redevelopment Project)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEWARD, NEBRASKA, MAKING A RECOMMENDATION TO THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD AND THE CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA, WITH RESPECT TO THE AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF SEWARD, NEBRASKA, INCLUDING THE 9TH AND LINCOLN REDEVELOPMENT PROJECT.

RECITALS

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

B. Notice of public hearing regarding the question of whether the Redevelopment Plan should be recommended to the City Council and ultimately be adopted and approved by the City 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.

C. On July 13, 2026, the Planning Commission held a public hearing relating to the question of whether the Amendment to the Redevelopment Plan should be recommended to the City Council and ultimately 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.

D. The Planning Commission has reviewed the Amendment to the Redevelopment Plan and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found and recommended by the Planning Commission of the City of Seward, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2158 (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 Amendment to the Redevelopment Plan 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 Amendment to the Redevelopment Plan 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.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission does hereby recommend: (i) recommendation of the Redevelopment Plan by the CRA to the City Council, and (ii) approval of the Amendment to the Redevelopment Plan by the City Council as the governing body for the City of Seward.

Passed and approved by the Planning Commission on this 13th day of July, 2026.

PLANNING COMMISSION OF THE CITY
OF SEWARD, NEBRASKA

By: _____
Chairperson

2. Public Hearing 7:30pm: review a Preliminary Plat of Bluff Country Estates located in the South Half of the Southeast Quarter of Section 14, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

142 N 7th St, Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

APPLICATION TYPE

FINAL ACTION?

DEVELOPER/OWNER

Major Subdivision Preliminary
Plat

Rod and Ann Lyons

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

July 13th, 2026

2440 Buff Rd, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – AJ & Patricia Herrold

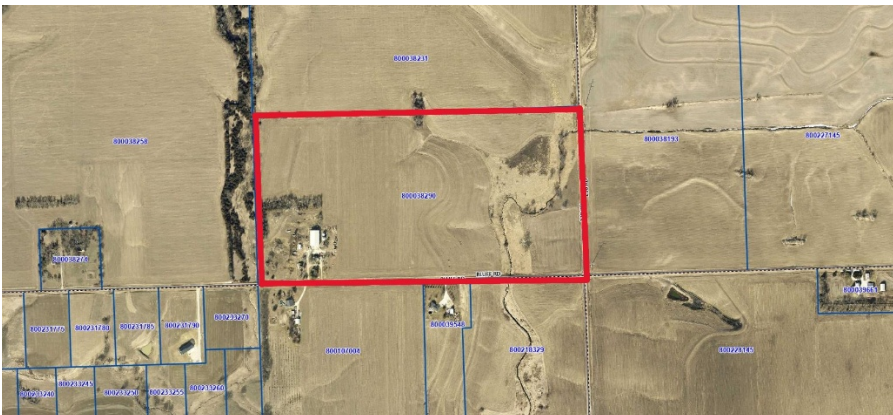
East, AG, Agriculture – Gary Westerhoff

South, AG, Agriculture – Andrew Baker, Cindy & Jim Riley

West, AG, Agriculture – Norman Eberspacher

BRIEF SUMMARY OF REQUEST:

A Major Subdivision preliminary plat review of Bluff Country Estates.



APPLICATION CONTACT

Rod and Ann Lyons, [REDACTED]

2440 Bluff Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed site is not defined by the comp plan.

ANALYSIS

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

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

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

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

APPROXIMATE LAND AREA:

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

LEGAL DESCRIPTION:

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

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

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

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director



City of Seward Planning Commission

Major Subdivision Application

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

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

Owner/Developer: Rod and Ann Lyon Address: 2440 Bluff Road, Seward NE 68434
Email: [REDACTED] Phone: [REDACTED]
Legal Description: 14-11-3 S 1/2 SE 1/4 80 AC Subdivision: n/a
Project Engineer: Prelim-SKCH/Final-Catlett Number of Lots: 12
Present Zoning: AG Requested Zoning: RR

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

Signed by Developer: [Signature]

Final Plat Review

Staff Review

Electric Dept
Street Dept
Police Dept
Park/Rec Dept

Agency Review

Cable TV
Gas Co
Phone Co
School Board
County P.C.

Final Plat Fee: \$100 + \$10 per Lot: + Filing Fee: = Amount Due: \$100

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

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

Neighborhood Park Dedication/Fees In Lieu Of (City of Seward Unified Land Development Ord. 410-41.5) See ULDO Article 41, Public Improvements & Infrastructure, 410-41.5 Section B, Parks and Reservations, to determine land or cash donation:

Total Amount Due: \$600.00

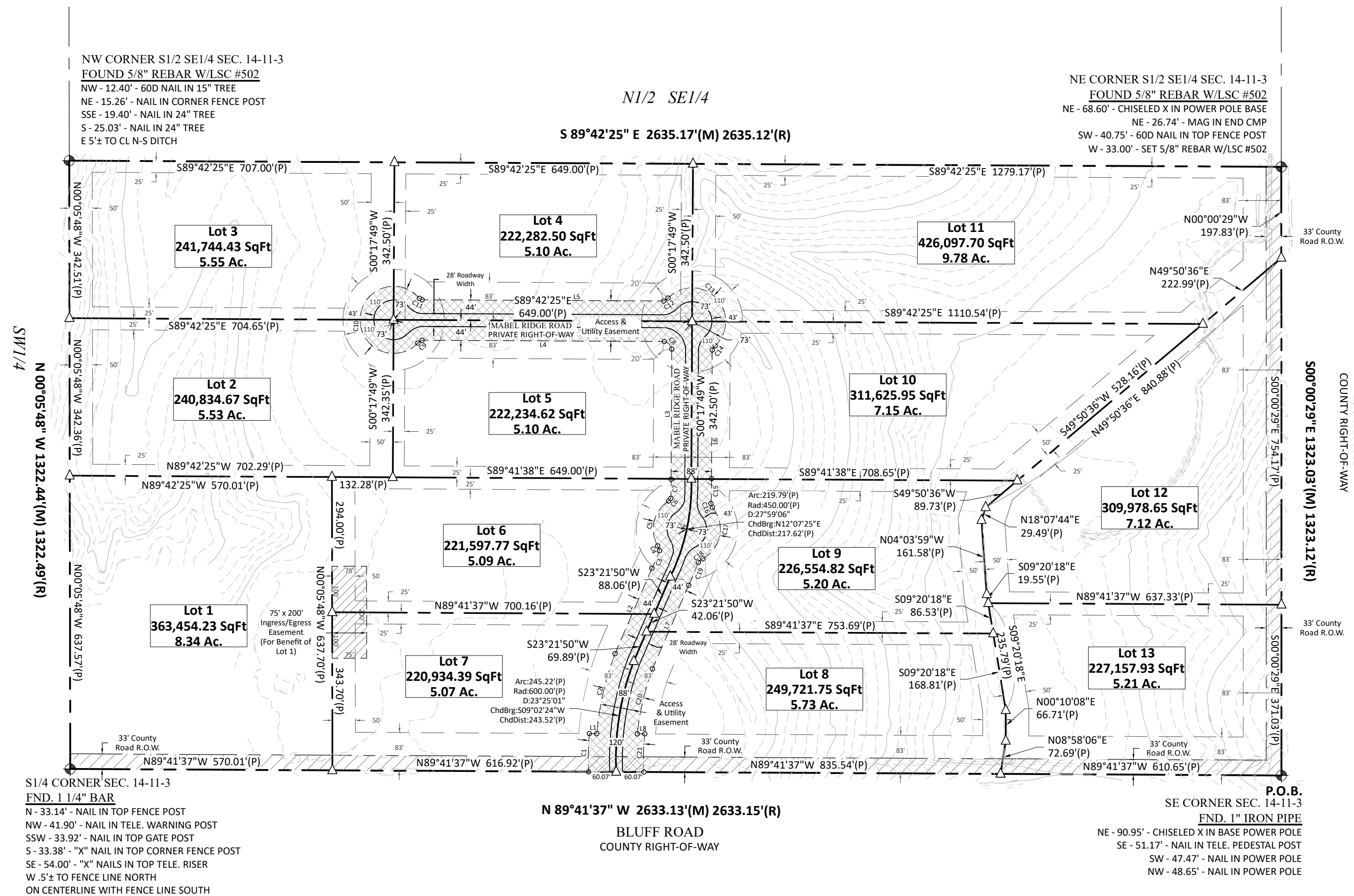
Date Action Taken: Planning Commission City Council

PRELIMINARY

BLUFF COUNTRY ESTATES

PRELIMINARY PLAT

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



Easement Curve Table						Easement Curve Table						Easement Line Table		
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE	BEARING	DISTANCE
C1	660.00'(M)	83.07'(M)	83.01'(M)	N 01°12'28" E	7°12'40"	C12	20.00'(M)	11.59'(M)	11.43'(M)	S 55°26'21" E	33°11'39"	L1	S 89°41'37" E	16.05'(M)
C2	644.00'(M)	178.87'(M)	178.30'(M)	N 12°52'57" E	15°54'50"	C13	73.00'(M)	232.39'(M)	145.97'(M)	S 44°42'18" E	182°23'49"	L2	N 23°21'50" E	202.07'(M)
C3	406.00'(M)	41.79'(M)	41.77'(M)	N 23°18'45" E	5°53'52"	C14	20.00'(M)	11.59'(M)	11.43'(M)	S 35°09'04" W	33°11'39"	L3	N 90°01'49" E	283.09'(M)
C4	20.00'(M)	11.25'(M)	11.10'(M)	N 20°48'45" E	32°12'55"	C15	494.00'(M)	54.14'(M)	54.11'(M)	S 31°22'10" W	6°16'46"	L4	N 89°42'25" W	526.59'(M)
C5	73.00'(M)	110.94'(M)	110.94'(M)	N 39°37'05" E	7°04'57"	C16	20.00'(M)	11.59'(M)	11.43'(M)	S 20°33'06" E	25°34'26"	L5	S 89°45'25" E	525.10'(M)
C6	20.00'(M)	7.40'(M)	7.36'(M)	N 39°33'05" E	2°11'15"	C17	73.00'(M)	129.88'(M)	113.42'(M)	S 10°37'00" W	101°56'25"	L6	S 50°17'49" W	279.63'(M)
C7	406.00'(M)	41.57'(M)	41.56'(M)	N 00°57'00" E	5°52'01"	C18	20.00'(M)	12.89'(M)	12.67'(M)	S 50°08'25" W	36°55'23"	L7	S 23°21'30" W	197.94'(M)
C8	20.00'(M)	24.61'(M)	23.08'(M)	N 44°42'18" W	70°29'19"	C19	494.00'(M)	53.91'(M)	53.88'(M)	S 22°51'52" W	6°15'09"	L8	S 89°41'37" E	16.07'(M)
C9	20.00'(M)	11.17'(M)	11.02'(M)	S 55°56'42" W	31°59'11"	C20	556.00'(M)	145.45'(M)	145.03'(M)	S 13°09'10" W	14°59'18"			
C10	73.00'(M)	352.14'(M)	97.33'(M)	N 01°57'03" E	276°23'02"	C21	540.00'(M)	83.10'(M)	83.02'(M)	S 01°24'33" W	8°49'01"			
C11	20.00'(M)	6.81'(M)	6.78'(M)	S 62°46'21" E	19°30'39"									

APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION:
THE FOREGOING PLAT "**BLUFF COUNTRY ESTATES**" HAS BEEN
SUBMITTED TO AND WAS APPROVED BY THE SEWARD PLANNING
COMMISSION ON THIS _____ DAY OF
_____, 2026

CHAIRPERSON

SECRETARY OF PLANNING COMISSION

APPROVAL OF THE SEWARD CITY COUNCIL:
THE FOREGOING PLAT "**BLUFF COUNTRY ESTATES**" HAS BEEN
SUBMITTED TO AND WAS APPROVED BY THE SEWARD CITY
COUNCIL ON THIS _____ DAY OF
_____, 2026

MAYOR

ATTEST : CITY CLERK

ZONING INFORMATION:
PRESENT ZONING OF SUBJECT TRACTS IS "AG-AGRICULTURAL".

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

SURVEYOR'S CERTIFICATE / LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT TO BE KNOWN AS "**BLUFF COUNTRY ESTATES**" BEING COMPRISED OF LOTS 1 THROUGH 13.

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

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

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

I, PAUL A. CATLETT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS _____ DAY OF _____, 2026.

PAUL A. CATLETT
CATLETT SURVEYING
13650 S. 150TH COURT
BENNET, NE 68317

OWNERSHIP CERTIFICATE:

I/WE, THE UNDERSIGNED, **RODNEY D. LYON AND ANN B. LYON**, HUSBAND AND WIFE, OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED, SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS PLAT SHALL BE KNOWN AS "**BLUFF COUNTRY ESTATES**", A REPLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED BY SAID OWNER(S) :

THE ACCESS AND UTILITY EASEMENT (ALSO USED FOR PRIVATE ROADWAY) IS FOR THE BENEFIT OF LOTS 2 THROUGH 11

THE INGRESS AND EGRESS EASEMENT LOCATED ON LOTS 6 AND 7 IS FOR THE BENEFIT OF THE OWNER(S) OF LOT 1 AND WILL RUN WITH THE LAND.

LOTS 12 AND 13 WILL ACCESS ONTO 238TH ROAD.

NO ACCESS FROM 7, 8 AND 13 WILL BE ALLOWED ONTO BLUFF ROAD

LOT 1 WILL MAINTAIN ACCESS ONTO BLUFF ROAD

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR COUNTY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

WITNESS OUR HANDS THIS _____ DAY OF _____ 2026.

RODNEY D. LYON (A MARRIED PERSON - HUSBAND)

ANN B. LYON (A MARRIED PERSON - WIFE)

ACKNOWLEDGMENT OF NOTARY

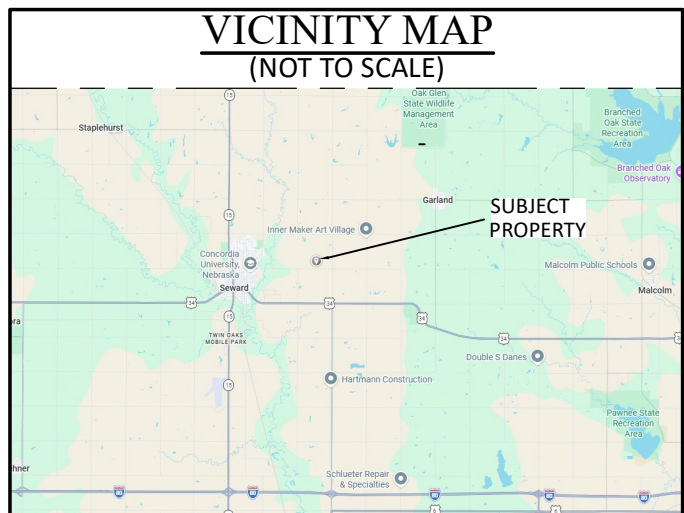
ON THIS _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC,
DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, RODNEY D. LYON (A
MARRIED PERSON - HUSBAND) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION
OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.
MY COMMISSION EXPIRES THE _____ DAY OF _____,

NOTARY PUBLIC

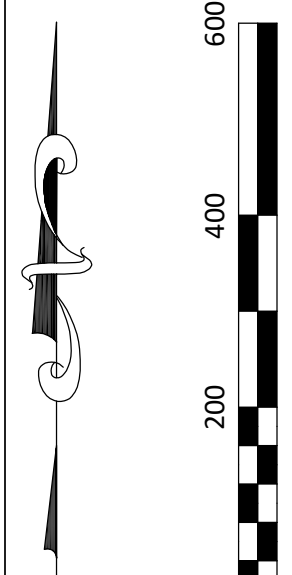
ACKNOWLEDGMENT OF NOTARY

ON THIS _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC,
DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, ANN B. LYON (A
MARRIED PERSON - WIFE) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF
THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.
MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

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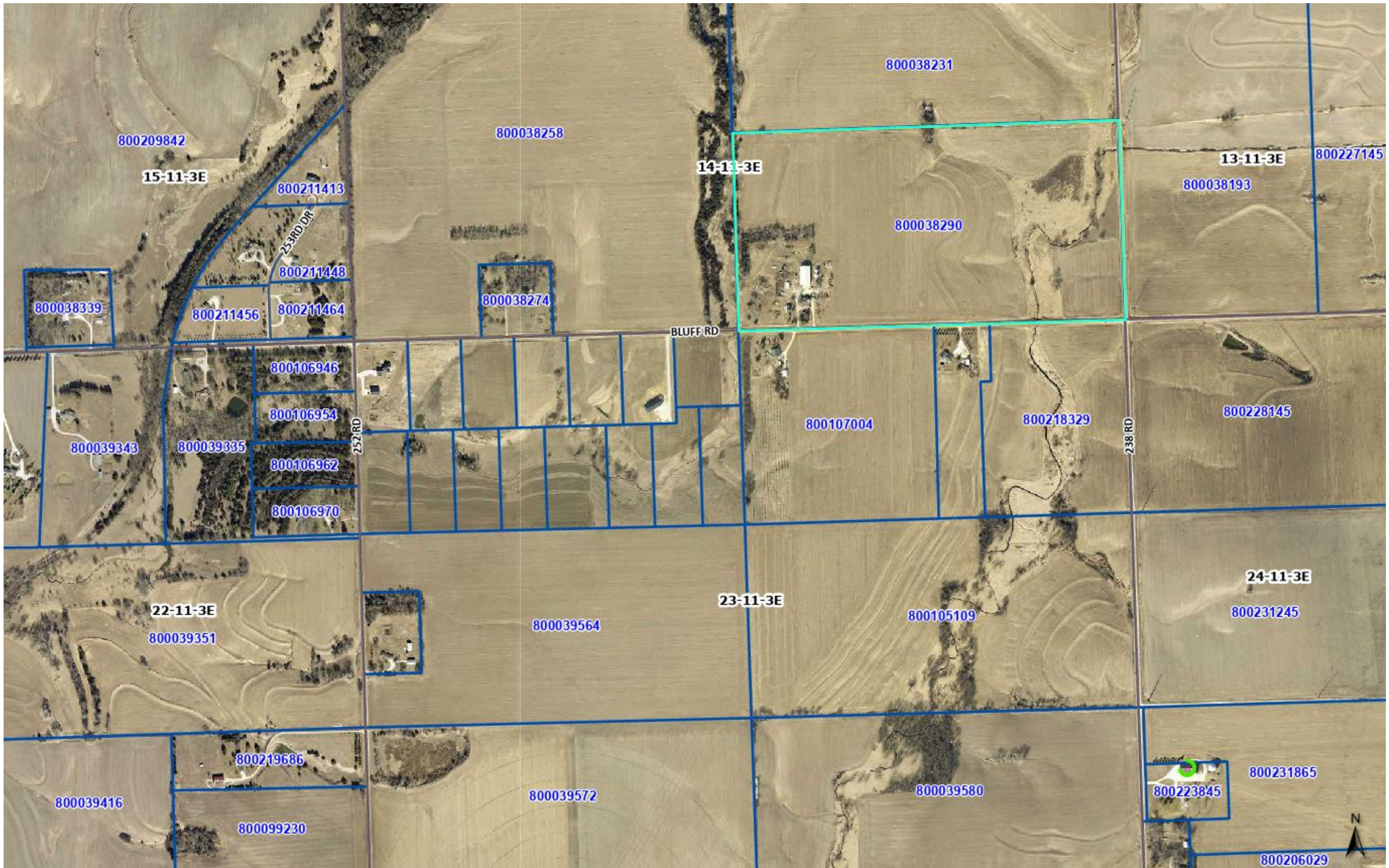
LEGEND

△	SET 5/8"x24" CAPPED REBAR (LS502)	CTP - CRIMPED TOP PIPE
⊕	- SECTION CORNER (AS NOTED)	OTP - OPEN TOP PIPE
●	FOUND SURVEY POINT (AS NOTED)	M - MEASURED DISTANCE
○	CALCULATED SURVEY POINT	R - RECORDED DISTANCE
---	BOUNDARY LINE	C - CALCULATED DISTANCE

Drawn By: PC
Checked By: TC/JS
Crew: JS
Field: 4-27-26
Drawing: 6-05-26
Job #: 2026-047
Scale: 1" = 200'
Sheet 1 of 1

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

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







GROUNDWATER IMPACT ASSESSMENT

Bluff Country Estates

Proposed 12-Home Residential Development
80 Acres — Seward County, Nebraska

Prepared by Scheele-Kayton Custom Homes
Board Presentation · Confidential

Pages 2-4: Water Assessment Analytics

Page 5: Upper Big Blue NRD Irrigation Well Approval Email for 2440 Bluff Rd

GROUNDWATER IMPACT ASSESSMENT

Proposed 12-Home Residential Development — 80 Acres, Seward County, Nebraska

Prepared by Scheele-Kayton Custom Homes · Board Presentation

Executive Summary

The proposed development of 12 domestic wells is projected to have a negligible regional impact on aquifer levels. **Total annual withdrawal is roughly 92% lower than a single center-pivot irrigation well** — and with conventional septic return flow, net drawdown falls to approximately 4% of one irrigation well.

The primary technical consideration is localized interference between the 12 wells, which is managed through deliberate spacing. Independent review by a UNL Natural Resources geologist and confirmation from the Upper Big Blue NRD that an irrigation well in this location are permissible, support the conclusion that the site can reliably support 12 domestic wells.

1. Annual Water Consumption — 12 Homes

The figures below represent a conservative, worst-case scenario, assuming every lot owner installs a sprinkler system to maximize theoretical annual usage.

Metric	Figure	Basis
Per home, per day (indoor)	~380 gal	4-person household (avg. 95 gal/person/day)
12 homes combined, daily	4,560 gal	Indoor use only
Summer peak, daily, per home	~1,800 gal	Per day (165 days of the year considered for this hypothetical)
Annual total — all 12 wells indoor and outdoor use	~5.23 M gal	≈ 16.05 acre-feet/year (max. theoretical)

2. Annual Withdrawal vs. Aquifer Storage

Placing the development in context against agricultural water use in the same area:

Metric	Figure	Basis
12 domestic wells (w/ sprinklers)	~16 ac-ft	Reduces to ~8.5 ac-ft with septic & leach fields
Single irrigation pivot	~200 ac-ft	For comparison — one center-pivot well

Key Comparison

Domestic use is roughly 8% of a single irrigation pivot. When homes use septic systems, the net figure drops to approximately 4% for all 12 homes combined.

3. Cone of Depression — Well Interference Risk

Nebraska Irrigation Spacing Law

600 ft — required minimum between **irrigation** wells.

Domestic wells have no statutory minimum spacing requirement. However, our plan would be to maximize spacing between the 12 wells so we limit any possible interference risk. This would be only regarding the 12 lots as we will be far outside the recommended 100-200' of separation between wells from any neighboring property with a domestic well.

4. Key Impact Factors

Comparison to Agricultural Use — Relatively Minor

- **12 domestic wells use ~92% less water** than a single center-pivot irrigation well. Once conventional septic return flow is factored in, that gap widens to roughly **96% less**.
- **Agricultural irrigation is 91% of Nebraska's total consumptive water use** - sourced from "Nebraska Water Facts" published by the UNL Water division of the Institute of Agriculture and Natural Resources in January of 2026. The other forms of water use listed are reported as: 5% home use, 1% industrial use, 1% thermoelectric use, 1% livestock use, and 1% miscellaneous.
- Regional aquifer-level domestic impact is negligible compared to the 97,000+ active irrigation wells across Nebraska.
- Other area wells would not be directly impacted by interference from this development. Like all wells statewide, they remain subject to drought years, which are the primary driver of water-level change (offset by recharge in years of average or above-average snowmelt and rainfall).

Septic Return Flow — Partial Recharge Offset

- With conventional septic systems, approximately **50–70% of indoor water use** returns to the local aquifer via leach fields, partially offsetting extraction.
- This could reduce net drawdown by roughly 6–9 ac-ft/yr.
- Net result: the drawdown from all 12 homes becomes equivalent to about **4% of a single irrigation well**.
- These homes are all planned with conventional septic systems.

5. Aquifer Conditions & Allocation Status

The current average groundwater level sits **3.11 ft above the allocation trigger** — the threshold at which the NRD assesses conditions and implements restrictions as necessary.

6. Independent Review — UNL Natural Resources Geologist

Excerpted from email correspondence dated June 9, 2026:

Geologist's Assessment

Well characteristics: All wells within a one-mile radius are ~380–400 ft deep, screened in 10–20 ft of coarse sand above bedrock. Reported pumping rates of ~15–20 gallons per minute provide ample yield for a typical domestic well.

Impartiality: The geologist has presented groundwater information at multiple Seward County Planning Commission meetings, noting the issue is contentious and stating an intent to remain unbiased and factual.

Conclusion: He is not particularly concerned about major groundwater depletion from light residential development. The more significant issues for this area are proper well design and construction, maintenance and periodic replacement, and water quality tied to well depth and local hydrogeology.

He adds that conservation and wise water use remain important to ensure a household well can keep up with demand.

7. Regulatory Status & Site Testing

Upper Big Blue NRD/State Regulation

Per confirmation from the Upper Big Blue NRD/State (as this area falls outside of NRD GWMA, there are **no restrictions on this property**), and we have been advised that an irrigation well is permissible on the 80 acres. Such a well would represent roughly a **96% increase in water use** versus the proposed 12 homes on domestic wells with conventional septic systems.

8. Summary & Conclusion

Conclusion

The data and findings gathered demonstrate that this development poses little impact to aquifer levels and that 12 domestic wells can be reliably supported.

Drought years — which affect every well in the state regardless of this development — remain the principal driver of aquifer-level change. Irrigation wells are another major influence, particularly during drought, when the two effects often compound. Because this area has minimal registered irrigation wells, the case that the site can support 12 domestic wells is further strengthened.

Scheele-Kayton Custom Homes recognizes the community's water-availability concerns and is committed to responsible, well-spaced development building practices.

From: [REDACTED]
Sent: Wednesday, June 17, 2026 1:34 PM
To: Jamie McAndrew
Cc: [REDACTED]
Subject: RE: Irrigation Well Restrictions - 2440 Bluff Rd, Seward NE
Attachments: well_permit_May_2026_final.pdf

Good afternoon Jamie,

After reviewing Parcel 800038290, it appears that it should be relatively easy to drill an irrigation well that complies with the District's Rules and Regulations.

If you decide to drill a well, you will still need to apply for a well permit through the District, even though the parcel is located outside of the Management Area. I have attached a well permit for your reference.

If you have any additional questions, please feel free to contact us.

[REDACTED]
Water Data Specialist
Upper Big Blue Natural Resources District
319 E 25th
York, NE 68467

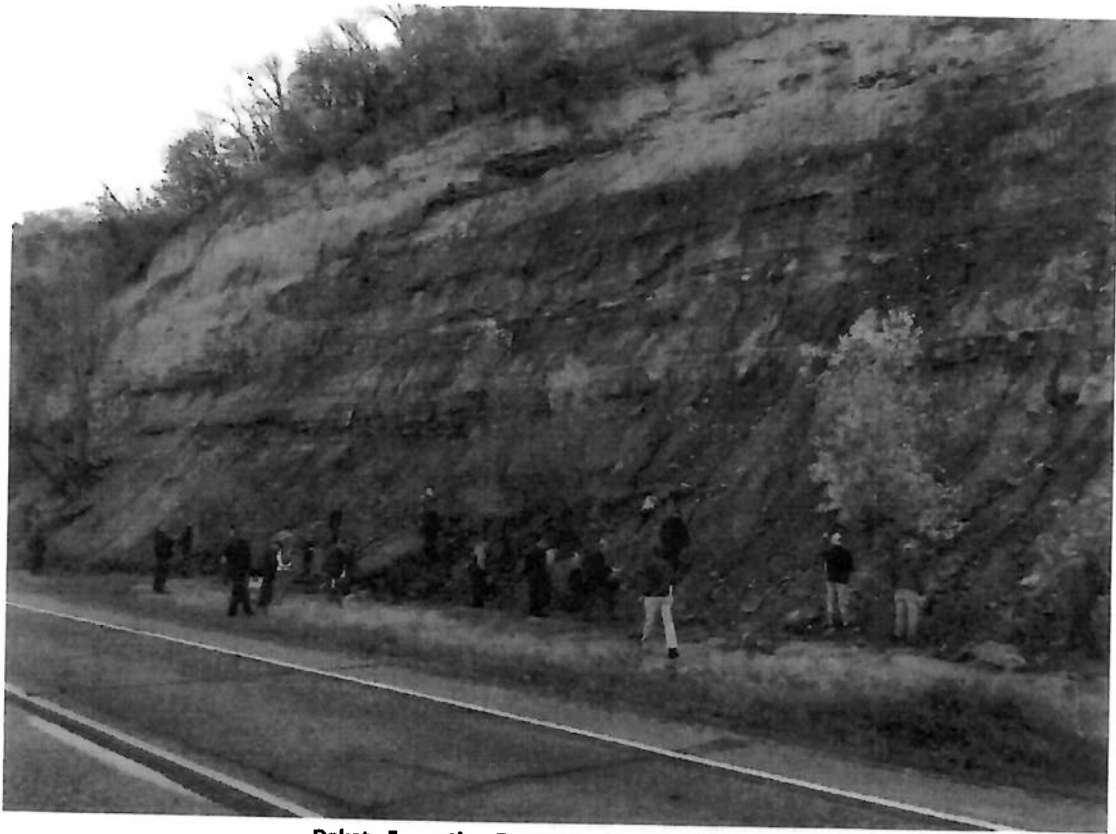
[REDACTED]
(402)362-6601 [REDACTED]



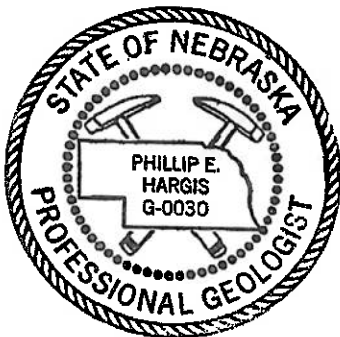
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The Dakota Aquifer of Eastern SEWARD COUNTY, NEBRASKA

P. E. Hargis, P.G.



Dakota Formation Outcrop in Northeast Nebraska



3/2024

DEDICATION

This paper is dedicated to the present and future users of the Dakota Aquifer in eastern Seward County, Nebraska who depend on this aquifer as their sole source of drinking water, and agricultural use water.

OVERVIEW

The well-known High Plains Aquifer in Nebraska (often called the Ogallala Aquifer) stretches across much of Nebraska and in many areas, it yields large amounts of high-quality water. This aquifer is considered to be a primary aquifer in Nebraska. In eastern and extreme northern Nebraska, the High Plains Aquifer does not exist. Domestic water production in this area is often produced from the Dakota Aquifer, and the eastern portion of Seward County is no exception. There are other aquifers located in eastern Nebraska, however, in eastern Seward County, and much of Lancaster County, the Dakota Aquifer is the primary domestic water producer. The Dakota Aquifer is also present across much of Nebraska, but is considered to be a secondary aquifer, meaning that the water in this aquifer does not have the yield or the water quality compared to the High Plains Aquifer. Where the Dakota Aquifer resides below the High Plains Aquifer in Nebraska, it is generally not utilized resulting in very little Dakota Aquifer information being available.

In Seward County, the High Plains Aquifer feathers out approximately six miles west of the Lancaster County line. This six-mile-wide area running north and south through eastern Seward County, is the area that residents depend on the Dakota Aquifer for their drinking water, and is the area this paper will examine.

HISTORY

The age of the Dakota Formation and aquifer is very old. The Dakota Formation resides at the bottom of the Cretaceous time period, dating it to approximately 125 to 145 million years old. The Dakota Aquifer's suitability as a water source is primarily

the result of melting glaciers, as they withdrew from the central U.S. during warmer time periods, and infiltrated the sandstone units. The surface waters at the time of the Dakota's deposition were subsequently covered up by younger formations, and left in-place. In Seward County, the Dakota Formation sits on top of the much older Paleozoic bedrock units representing a gap in time of around 150 to 200 million years. Groundwater this old has had time to dissolve minerals contained within the surrounding rock, and the Dakota Aquifer of eastern Seward County is no exception, being relatively high in iron, and also containing calcium, magnesium and several other minerals. These minerals are generally not harmful to humans, and are considered to be beneficial by some, however, they can be an issue with indoor porcelain fixtures, and plumbing in general.

WATER CONSERVATION DISTRICT

In 2007, Seward County adopted resolution #2567, which is better known as the Zoning Regulations of Seward County, Nebraska. Within these zoning regulations, Section 4.13.01 through Section 4.13.05 created a Water Conservation District (WCD) for approximately the eastern 1/3 of Seward County (see figure 1). The WCD was adopted to provide additional criteria to help conserve all aquifers present through conservation practices that restrict intensive uses, and density through zoning regulations. As far back as the early 2000's the Planning and Zoning Commission, and the County Commissioners realized that they had a resource worth conserving. This WCD in Nebraska is the only one in the State, and therefore deserves a closer examination of the Dakota Aquifer.

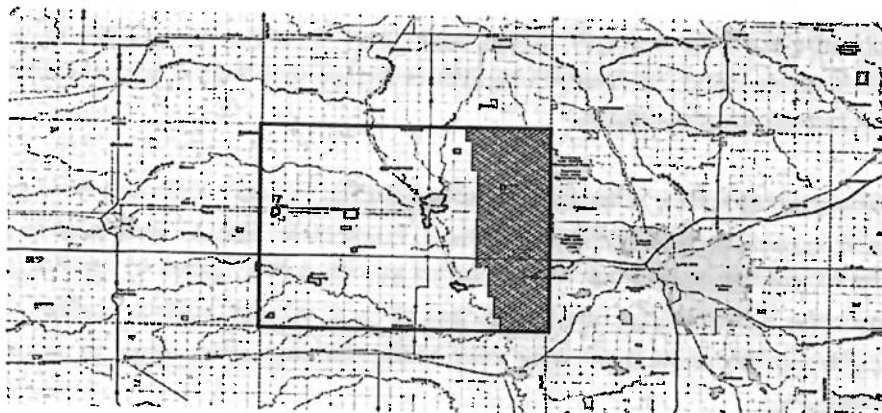


Figure 1. Seward County and Water Conservation District

The Water Conservation District is roughly bordered on the west side by 224th Road, running north to Butler County, and extending south to Saline County. The east side of the WCD is entirely bordered by Lancaster County. There are small deviations on the northwest and southwest corners of the WCD, but for the purposes of this paper, we will assume a perfect rectangle for this study. This study area will encompass approximately 144 square miles.

GEOLOGY

Three papers published by the University of Nebraska, Conservation and Survey Division, and one professional paper published in 1984 by the USGS will be primarily cited in this paper, and listed in the references section. Dozens of other references are also available, but not listed herein concerning the general Dakota Formation, its aquifer, and water chemical properties.

Recharge of the Dakota Aquifer can occur from several mechanisms.

- 1. Soil absorption from rain water and rivers resulting in downward migration.**
The Dakota Aquifer's average depth in the study area is 322 feet below surface, and with the soils being primarily clay from the surface to the top of the Dakota Formation, very little recharge is likely occurring resulting in the Dakota Aquifer being a confined aquifer (Keech, Engberg 1978, Divine, Sibray 2017). From local observations, it is evident that rain water from eastern Seward County is being discharged into Lancaster County surface water bodies, such as Pawnee Lake and Branched Oak Lake due to relative high surface relief, soil type, and near surface glacial deposits. This rapid runoff allows for very little absorption beyond a few feet in depth during high runoff events. Area ponds should not significantly affect the Dakota Aquifer recharge due their limited lateral extent, and Dakota Aquifer depth.
- 2. Eastward migration of in-place Dakota Aquifer waters. Regional flow of Dakota water is west to east (Gosselin, Harvey, Frost et al. 2001). Very little is known concerning the local west to east water gradient (the speed of aquifer water migration horizontally) due to the lack of local Dakota Aquifer studies. Many aquifers in Nebraska have very slow horizontal migration rates, to almost stationary.**

These migration rates can typically be in the inches per year range or less. It would be realistic to expect the same in the Dakota Aquifer due to its confinement, depth and recharge rates (Gosselin, Harvey, Frost et al. 2001).

3. **Aquifer recharge from below.** It is well documented that high sodium waters exist below the Dakota Aquifer. With limited recharge from above, this may be the biggest threat to the local aquifer as fresh water is extracted. If the fresh groundwater is extracted at a rate that cannot be maintained by recharge, then the water chemistry will change as the interface between fresh and saline waters move. (Gosselin, Harvey, Frost, 2001). The source of the high sodium chloride is probably dissolution of evaporite layers in underlying Paleozoic rocks; the saline water in the Paleozoic rocks moves into the Dakota Aquifer where the pressure head pushes groundwater upward through gaps in the confining units. (Kelly, 2011; Harvey et al., 2007). Confined aquifers also experience more drawdown than do unconfined aquifers, resulting in an increased upward migration of the waters from below (Divine, Sibray, 2017). Geologists and engineers understand that over pumping of any aquifer can result in waters migrating upwards from a lower aquifer into a higher aquifer, and in the case of the Dakota Aquifer, the lower water is saline.

WELL LOG DATA

Over 100 water-well drillers logs located within the WCD were examined for empirical geological data by the author. Of these, 81 well logs were finally selected for the geological data used in this overview (see attachment 1). These well logs and drilling data are available to the public from the Nebraska Department of Natural Resources (NDNR) website. The water wells used in this study are indicated on Attachment 2, and numbered from 1 through 81. Many other types of wells are also shown on the map, including abandoned wells, geothermal wells, monitor wells, and wells completed in shallower aquifers. These shallow aquifers are often very limited in aerial extent, thickness, low pumping capabilities due to capacity, and several other problems which will not be addressed here.

From Attachment 1, it is noted that the Dakota Aquifer in Eastern Seward County ranges in depth from 462 feet below surface, to 173 feet below surface. These depths are consistent with the general trend of the Dakota Aquifer becoming shallower as it moves east into Lancaster County. This trend is supported in the study area with the

deepest Dakota Aquifer wells residing in the western part of the WCD, and the shallowest Dakota Aquifer wells in extreme eastern Seward County. The examined well logs also indicate that the average thickness of the Dakota Aquifer is approximately 17 feet thick overall in the study area, but this number may be optimistic due to well sample interpretation at the time of drilling. More exact measurements of the Dakota Aquifer in Seward County have indicated the Dakota Aquifer thickness is typically between four and 12 feet. The well log overall average aquifer thickness of 17 feet in Seward County raises concerns about the total fresh water capacity held within the aquifer. Comparably, aquifer thickness of the High Plains Aquifer can be more than a thousand feet thick (Weeks & Gutentag et al., 1984).

SUMMARY

Seward County has designated the area of eastern Seward County as a Groundwater Conservation District because of several concerns with the Dakota Aquifer. The geohydrologic assessment of these concerns appears to be valid. Continuing residential development, and water well placement in eastern Seward County, will place additional demands on the aquifer system. The limited thickness of the aquifer (fresh water capacity), minimal fresh water recharge rates into the aquifer, and probable recharge of the aquifer from a deeper saline aquifer, support the current Seward County density restrictions within the Water Conservation District.

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Reviews by Richard Ehrman, Nebraska Professional Geologist G-023, and Kathleen Cameron, Nebraska Professional Geologist, G-0283, plus two anonymous reviewers significantly improved this paper.

Nebraska Statewide Groundwater-Level Monitoring Report

2025

Aaron R. Young, Mark E. Burbach, Valentina I. Ita, Susan Olafsen
Lackey, R.M. Joeckel, and Jeffrey P. Westrop

Conservation and Survey Division
School of Natural Resources

Nebraska Water Survey Paper Number 94

Institute of Agriculture and Natural Resources
University of Nebraska–Lincoln



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South Platte, Lower Niobrara, Middle Niobrara, Upper Niobrara-White, Lower Loup, Upper Loup, Lower Elkhorn, Upper Elkhorn, Papio-Missouri River, Lewis and Clark, Nemaha, and Tri-Basin. We also thank the many hundreds of landowners who graciously allowed these agencies to collect groundwater-level information from their wells and install observation wells on their land.

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FOREWORD

Nebraska Water Issues of Interest in 2025

*R.M. Joeckel, Nebraska State Geologist and Director of the Conservation and Survey Division;
Senior Associate Director, School of Natural Resources*

Surface water

Drought conditions prevailed for much of 2025 throughout Nebraska, however a few noteworthy precipitation events occurred. Flooding occurred in central Nebraska around Grand Island on June 25 and June 26 due to heavy rain from training thunderstorms; Grand Island Mayor Roger Steele subsequently declared an emergency (Carmona and Little, 2025). More than six inches of rain fell on Grand Island on June 25; the second-highest single-day total on record for the city. Multiple severe thunderstorms brought heavy rains and strong winds to central and eastern Nebraska from August 8 to 10, also leading to flash floods in the Valley, Blair, and Lincoln areas (National Weather Service, undated). Following a request by Nebraska Governor Jim Pillen, President Donald Trump approved a major disaster declaration for the 12 impacted counties on October 22 (FEMA, 2025). Overall, below-average flows characterized major rivers in Nebraska during 2025.

After sweeping Department of Government Efficiency (DOGE) cuts to the National Weather Service (NWS) in early 2025, staffing shortfalls severely curtailed operations at the NWS Valley/Omaha office. Advocacy by Nebraska's federal delegation contributed to the rehiring of hundreds of meteorologists and technicians (Salinas II, 2025a, b).

On May 9, State Senator Tanya Storer introduced LR158, a proposal for an interim study of a proposed transfer of administration of part of the Niobrara National Scenic River from the National Park Service to the Nebraska Game and Parks Commission and the Middle Niobrara Natural Resources District (Nebraska Legislature, 2025a; Hammel, 2025a–c). After referral to the Executive Board and the Natural Resources Committee, and following disputes between interested parties, the scheduled hearing on September 19 was canceled due to an unrelated matter; it is unclear whether such a hearing will be rescheduled. LB317, introduced by State Senator Tom Brandt at the request of Governor Pillen, merged Nebraska's Department of Natural Resources and Department of Environment and Energy as the Department of Water, Energy, and Environment on July 1.

The proposed Perkins County Canal remained

an issue of contention for Nebraska and Colorado in 2025. On July 16, the State of Nebraska filed a lawsuit against Colorado with the U.S. Supreme Court, charging water-rights interference in potential violation of the 1923 South Platte River Compact. Colorado Attorney General Phil Weiser responded with a filing to the court in October, asserting that Nebraska's claims are poorly substantiated, if not speculative, and both Weiser and Colorado Governor Jared Polis urged rejection of the lawsuit (Wendling, 2025).

Groundwater

Localized groundwater stress was apparent in multiple places in 2025. In May, the Board of Directors of the Little Blue Natural Resources District (NRD) imposed a stay on the construction of new, high-capacity irrigation wells and the expansion of irrigated acres in part of their jurisdiction. Stays in various parts of the district had already been imposed in 2006, 2014, and 2024. The Central Platte NRD hosted the Nebraska Children's Groundwater Festival in May. The board of the Upper Niobrara White NRD voted in September to place the entire district into a Phase I water quality management area out of concern over groundwater nitrates and avoiding additional regulation in the future (Anonymous, 2025). A new Groundwater Management Plan was approved for the Lower Platte North NRD in October and sent for interagency review. The Twin Platte NRD contracted with Olsson consulting (Lincoln) to produce a new groundwater management plan, which was released in mid-August. In preparation for its new Groundwater Management Plan, the Lower Platte South NRD held multiple stakeholder meetings in the fall of 2025.

In the second half of 2025, the town of Fairbury hosted a pilot project using biocatalyst technology from Microvi Biotech, Inc. (Hayward, CA) to reduce elevated nitrate levels in drinking water derived from groundwater (Ball, 2025). The Nebraska Department of Water, Energy, and Environment issued its 2025 Nebraska Groundwater Quality Monitoring Report in November.

On January 16, Senator Tom Brandt introduced LB344, which proposes to modernize groundwater allocation and enhance water management in Nebraska.

This bill was indefinitely postponed and then amended into LB36 by amendment AM645 (Nebraska Legislature 2025b). LB36 had been introduced by Brandt on January 9 and it underwent amendment through provisions or portions of no less than seven other bills (including LB344) introduced in the Nebraska Legislature during 2025 (Nebraska Legislature, 2025c).

A few changes were made in federal regulations pertaining to groundwater in 2025. The definition of “waters of the United States” (WOTUS) under the Clean Water Act was amended with an exclusion for groundwater; other changes deal with the definitions of terms, the exclusion of certain ditches and waste-treatment systems, and wetlands. (EPA Press office,

2025a). The proposed WOTUS changes will be open for public comment into the first week of 2026. The Environmental Protection Agency announced in May that it would maintain the current National Primary Drinking Water maximum contaminant levels for perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS) set in April 2024; the agency may extend the compliance period on these contaminants to as late as 2031 (EPA Press office, 2025b).

SELECT RECENT PUBLICATIONS INVOLVING CSD PERSONNEL

Khalil, M.A., Hallum, D.R., Joeckel, R.M., and Kronda, M., 2025. Integrated 2D time-lapse resistivity tomography and spontaneous potential surveys demonstrate seasonal, use-related patterns of seepage from a water-supply canal system. *Journal of Applied Geophysics* 238, 105708 [<https://doi.org/10.1016/j.jappgeo.2025.105708>].

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Burbach, M.E., Kennedy, S., Rudnick, R.R., Stockton, M., Burr, C.A., and Rhoades, K., 2025. Producers’ views and decision-making related to new management practices and technologies after participating in an experiential farm management competition: A mixed-methods study. *Journal of Soil and Water Conservation* 80 (3): 261–278. <https://doi.org/10.1080/00224561.2025.2484975>

Burbach, M.E., Kennedy, S.M., Eaton, W.M., Brasier, K.J., Rudnick, D.R., and Whitmer, W. (2025). Examination of cooperative extension as a bridging organization to enhance cross-boundary collaborative water management. *Journal of Extension*, 63(3), Article 4.

Westrop, J.P., 2025. Qualitative screening for redox-sensitive elements in groundwater using the presence or absence of rust on irrigation center pivots. *Agrosystems, Environment, and Geoscience* 8 (2), DOI:10.1002/agg2.70098.

INTRODUCTION

*Groundwater-level information is valuable to citizens and stakeholders.
It quantifies the availability of groundwater and informs management decisions.*

This report is a synthesis of groundwater-level monitoring programs in Nebraska. It is a continuation of the series of annual reports and maps produced by the Conservation and Survey Division (CSD) of the University of Nebraska in cooperation with the U.S. Geological Survey (USGS) since the 1950s. Groundwater-level monitoring began in Nebraska in 1930 to survey the state's groundwater resources and observe changes in its availability on a regular basis. The CSD and USGS cooperatively developed, maintained, and operated an observation-well network throughout the state. These two agencies were responsible for collecting and archiving this information, and for making it available to the citizens.

Although CSD and USGS still occupy the central roles in the statewide groundwater-level monitoring program, other agencies have assumed the responsibilities of building and maintaining observation networks and measuring groundwater-levels. The CSD and USGS continue to operate some of the original observation wells, but today most measurements are made by agencies such as Natural Resources Districts (NRDs) (Fig.1), U.S. Bureau of Reclamation, U.S. Fish and Wildlife Service, and Public Power and Irrigation Districts. Because these agencies are located throughout the state, they can implement groundwater-level monitoring programs using local field staff, landowner contacts, taxing and regulatory authority, and first-hand knowledge of local conditions. Collectively, these agencies have developed an extensive network of observation wells throughout the state.

The CSD provides vital technical expertise to these agencies as they develop and implement groundwater-level monitoring plans. The CSD evaluates the adequacy and accuracy of the groundwater-level data and provides the statewide assessment of groundwater-level changes across many of the state's aquifers (Figs. 2–3).

The CSD has long provided technical services to stakeholders by integrating groundwater-level change data with multiple data sets in order to:

- 1) Determine the amount of groundwater in storage and its availability for use.
- 2) Assess the water-supply outlook by identifying changes in the volume of groundwater in storage.
- 3) Identify areas in which changes in groundwater levels may have an economic impact.
- 4) Assist state and local agencies in the formulation and administration of resource-management programs.
- 5) Determine or estimate the rate and direction of groundwater movement, specific yield of aquifers, base flow of streams, sources and amounts of groundwater recharge, and locations and amounts of groundwater discharge.
- 6) Assess the validity of hydrogeologic interpretations and the assumptions used in developing models of groundwater systems.

The need for this essential information only escalates as water-use pressures steadily increase. The CSD strives to meet this challenge by focusing on fundamental data, building collaborative relationships with the agencies that depend on the information, and providing scientifically accurate information in a timely manner.

Purpose and Methods

Most of the groundwater used in Nebraska is pumped from the High Plains aquifer system (HPA), although there are multiple aquifers in the state (Fig. 2, 3). The HPA underlies parts of eight states, including South Dakota, Wyoming, Nebraska, Colorado, Kansas, Oklahoma, Texas, and New Mexico. In total, Nebraska

Figure 1. Nebraska Natural Resources Districts

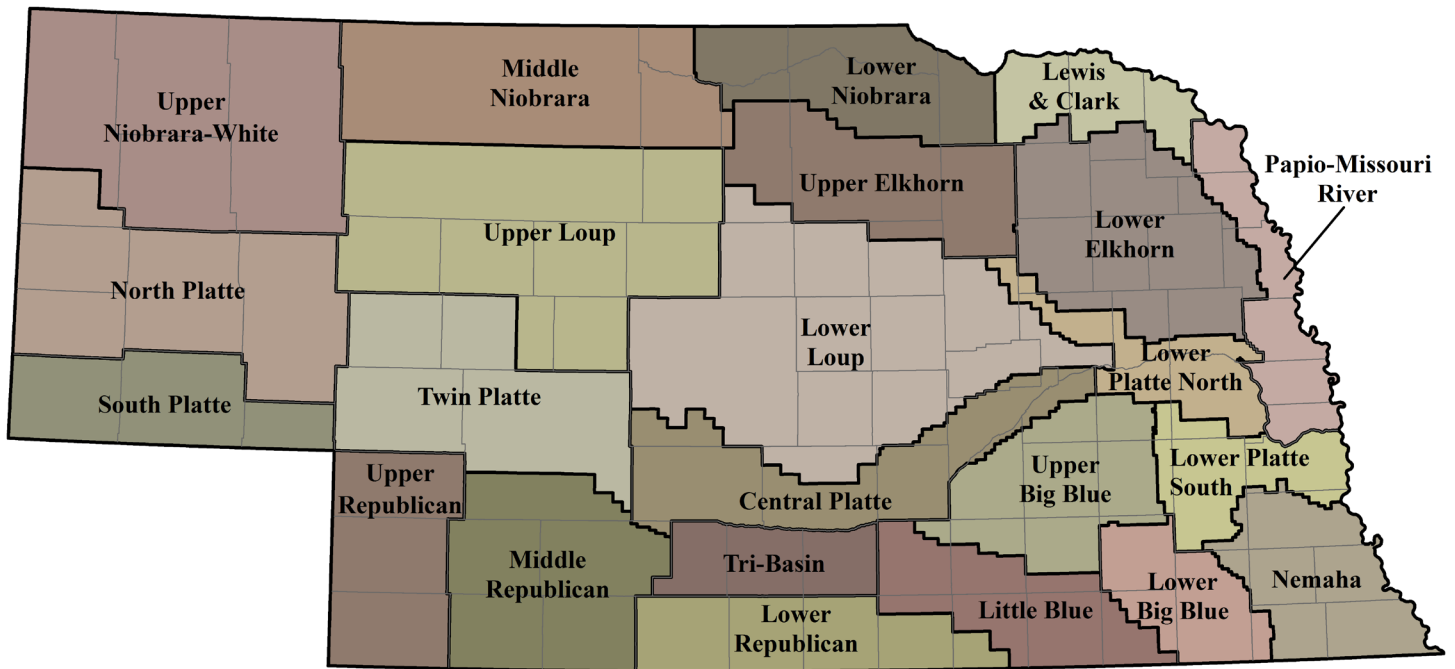
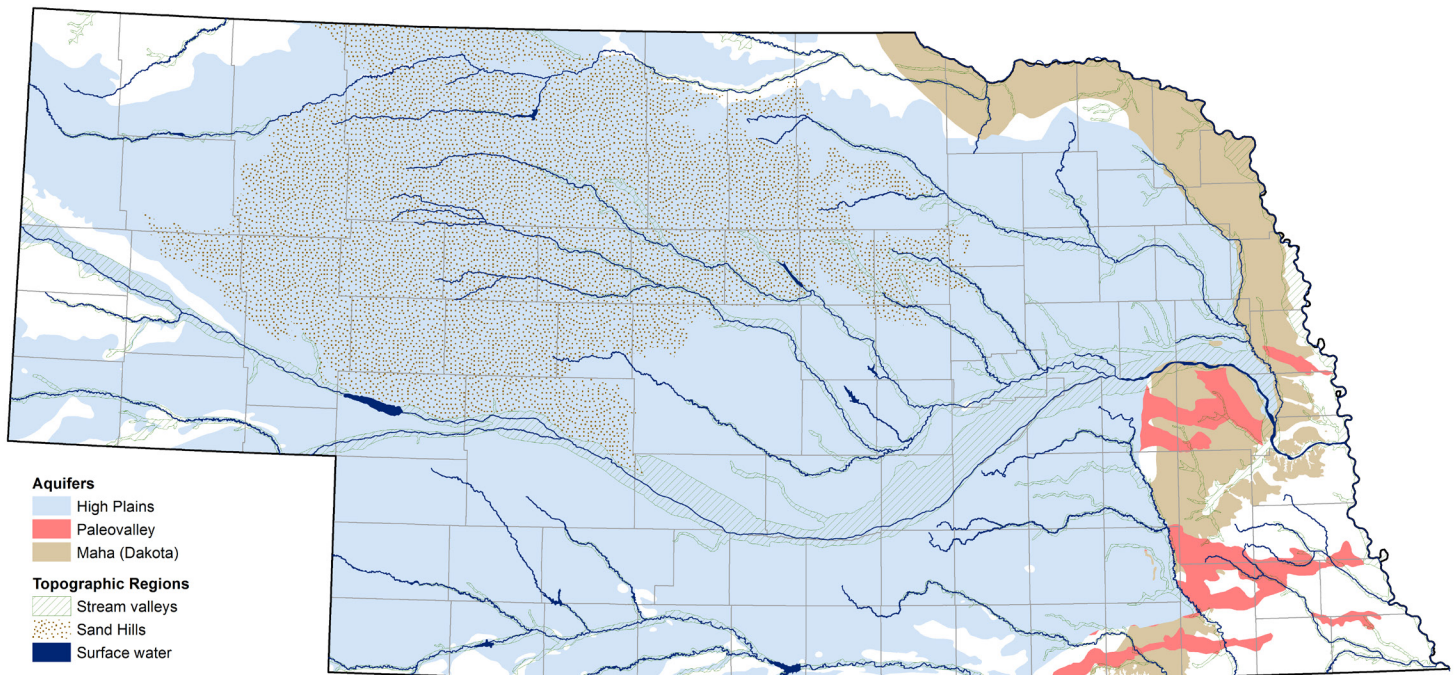


Figure 2. Important Aquifers and Topographic Regions of Nebraska



Note: The aquifer units shown here may contain little or no saturated thickness in some areas.

Figure 3. Generalized Geologic and Hydrostratigraphic Framework of Nebraska

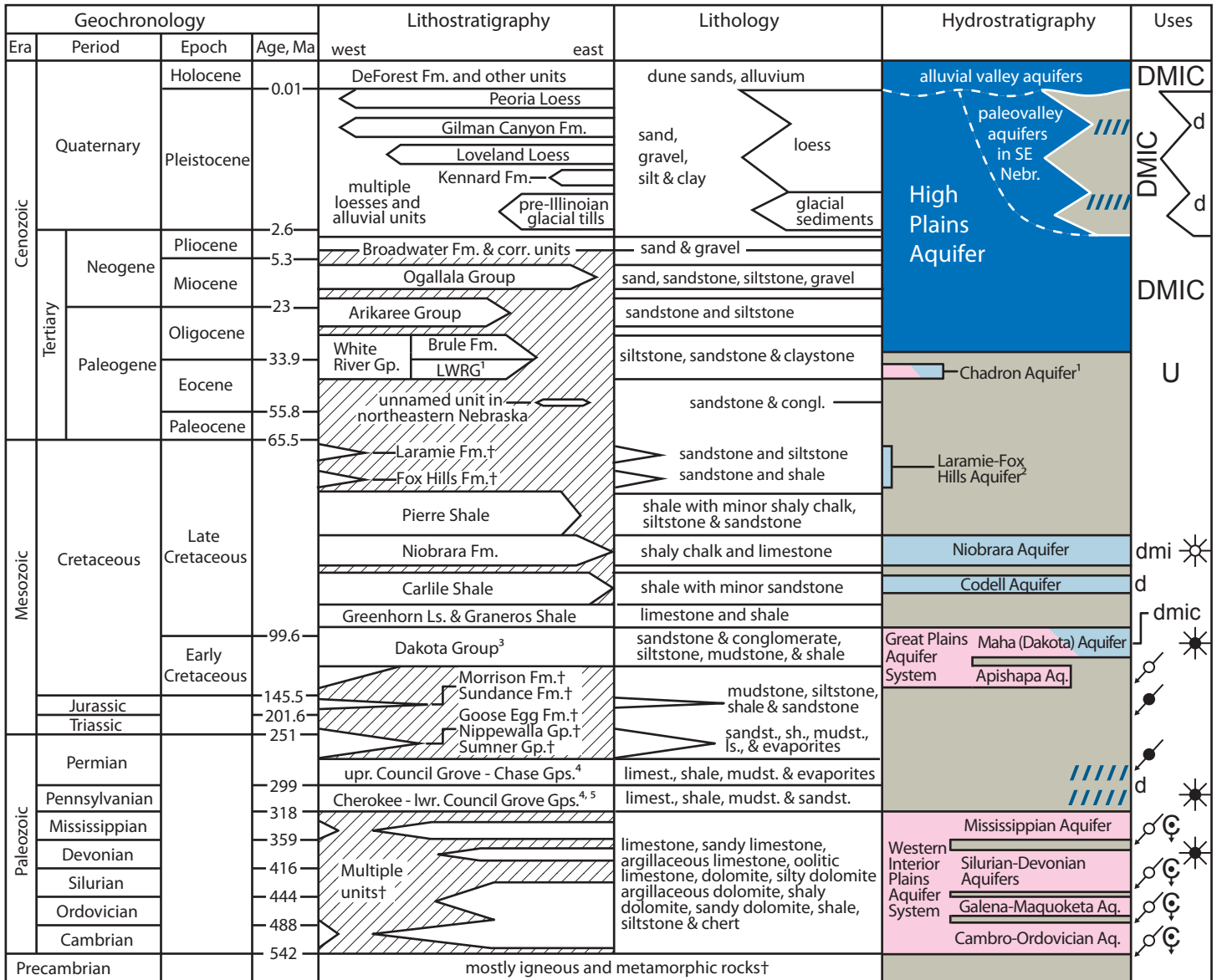


Diagram is not to scale relative to geologic time and stratigraphic thicknesses.

Hydrostratigraphic characteristics and water quality

	primary aquifers with good quality water
	secondary aquifers with good quality water
	secondary aquifers with generally poor quality water
	aquitards with local low-yield aquifers
	aquitards

¹ lower White River Group - includes Chamberlain Pass and Chadron Formations according to some authors; "Chadron Aquifer" historically refers to aquifer in lower White River Group

² important aquifer in Colorado, but present in Nebraska only in extreme southwestern Panhandle

³ Dakota Formation in adjacent states

⁴ includes correlative units with different names in northwest Nebraska

⁵ Cherokee, Marmaton & Pleasanton Groups are not exposed in Nebraska

†present only in subsurface

Groundwater uses and related aspects

D	major domestic use	I	major irrigation use
d	minor domestic use	i	minor irrigation use
M	major municipal use	C	major commercial/industrial use
m	minor municipal use	c	minor commercial/industrial use
	units used for wastewater injection		
	units with potential use for wastewater injection		
U	unit mined for uranium by in-situ leaching (Dawes Co.)		
	unit with potential use for carbon sequestration		
	unit producing petroleum or natural gas		
	unit with natural gas potential		

From: Korus and Joeckel (2011)

overlies approximately 64,600 mi² of the HPA, or 36% of the total aquifer by area. By volume as of 2009, Nebraska has approximately 2.040 billion acre-feet of saturated sediments, or 69% of the total volume of the HPA (McGuire et. al., 2012). The greatest area of saturated thickness in the HPA, nearly 1,000 feet, is located under the western portion of the Nebraska Sand Hills (c.f. Korus et. al. 2013, pp. 44).

Although Nebraska is fortunate to have such vast supplies of groundwater, any groundwater supply is vulnerable to depletion through overpumping. According to the 2017 U.S. Census of Agriculture, Nebraska leads the nation in irrigated acres with more than 8.6 million acres. Without proper oversight, irrigation pumping on this scale can rapidly deplete aquifers and lead to large-scale economic hardship. The present report illustrates the changes in groundwater levels in Nebraska at different time scales, resulting from both natural and anthropogenic influenced changes. This information is important to both state and local lawmakers in assessing the current state of Nebraska's groundwater resources, and to local producers in making land management decisions.

This report summarizes changes in Nebraska's groundwater levels over periods of one and ten years prior to 2025, as well as from predevelopment times (generally pre-1960) to 2025. These changes are depicted in maps that delineate regional trends on a statewide basis. **We stress that the maps presented in this report provide overviews of the general locations, magnitudes, and extents of rises and declines. Local conditions, which may vary considerably, are not depicted in the maps in this report and, indeed, they cannot be represented with accuracy at the scale of the maps.** The reader is referred to Figures 1 through 4 for the boundaries of NRDs and the locations of rivers, aquifers, and counties mentioned in the text.

The one- and ten-year changes are presented in the spring 2024 to spring 2025 and spring 2015 to spring 2025 maps, respectively. Groundwater levels measured from thousands of wells throughout the state during the spring of 2025 (Fig. 5) were compared to levels measured in the same wells in the spring of the preceding target year. For the one- and ten-year change maps, contours were generated using computer interpolation. These contours were incorporated into the final maps in areas where the principal aquifer is geographically continuous and in relatively good

hydraulic connection, and where data density is comparatively high. In areas not meeting these criteria, the computer-generated contours were manually edited at various scales in order to conform to hydrogeologic boundaries that prevent the flow of groundwater. Such boundaries include: (1) areas where relatively impermeable bedrock units outcrop or exist in the shallow subsurface, such as southeastern Nebraska and in areas of Scotts Bluff County, (2) valley boundaries in eastern Nebraska where alluvial aquifers are a major source of groundwater but upland areas between them lack a primary aquifer, and (3) areas where the HPA is dissected by deeply entrenched parts of the Niobrara, Republican, and Platte River valleys.

For the predevelopment to spring 2025 map, groundwater levels from wells measured in 2025 were compared to estimated predevelopment groundwater levels in the same wells. An estimated predevelopment groundwater level is the approximate average groundwater level at a well site prior to any development that significantly affects groundwater levels. Predevelopment groundwater levels are generally presumed to be those that predate intensive groundwater irrigation. Such intensive use of groundwater began during the approximate period 1930 to 1960, although not synchronously across the state. Predevelopment map contours were drawn manually with the aid of previously existing maps for similar time periods and with knowledge of major hydrogeologic boundaries.

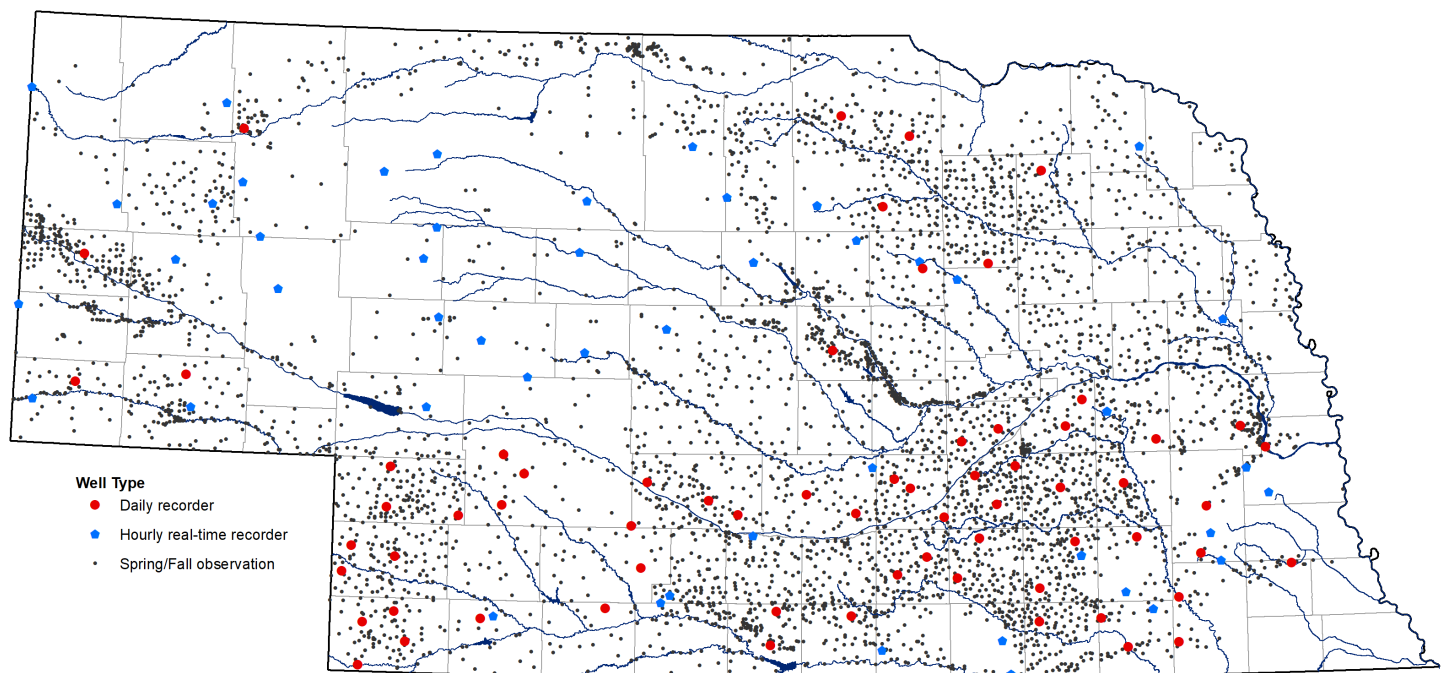
Areas of sparse data are shown with a hatched pattern on all maps (e.g., Fig. 7). A point-density interpolation was used to determine the number of observation points within a 6-mile (approximately 10-kilometer) search radius. Areas of sparse data were defined as areas with zero observation points within the search radius.

Precipitation maps were prepared by comparing total precipitation over the time period of interest to the 30-year normal provided by the National Climate Data Center (www.ncdc.noaa.gov). The 30-year normal currently in use is calculated on the basis of average annual precipitation during 1991-2020. A precipitation surface is generated using the inverse distance weighted interpolation method in ArcGIS with a 1,640 ft (500 m) cell size. The resulting surface is classified with a defined interval of ten percent and contoured. The resulting contours are smoothed and then converted to polygons.

Figure 4. Counties, Major Cities, and Streams of Nebraska



Figure 5. Location of Observation Wells by Type



Sources: U.S. Geological Survey, Nebraska Water Science Center; U.S. Bureau of Reclamation, Kansas-Nebraska Area Office; Nebraska Natural Resources Districts; Central Nebraska Public Power and Irrigation District; Conservation and Survey Division, School of Natural Resources, University of Nebraska-Lincoln

Factors Causing Groundwater-Level Changes

Long-term groundwater-level changes result from the changing balance between recharge to, discharge from, and storage in an aquifer. If recharge and discharge are in balance, such as they were before widespread irrigation development, groundwater levels are generally steady because the amount of water stored in the aquifer does not change. Minor changes in groundwater levels may occur due to natural variations in precipitation and streamflow, but generally the system is in equilibrium. If, however, the rate of recharge exceeds the rate of discharge over a long period, the amount of water stored in the aquifer increases and groundwater levels rise. Conversely, if the rate of discharge exceeds the rate of recharge for a long period, the amount of water in storage is depleted and groundwater levels decline. The magnitudes, locations, and rates of groundwater-level changes are controlled by many factors, including: the aquifer's storage properties, permeability, and saturated thickness; the locations, rates, and pumping schedules of wells; the locations and rates of artificial recharge areas; and the degree of hydraulic connection between the aquifer and surface water bodies.

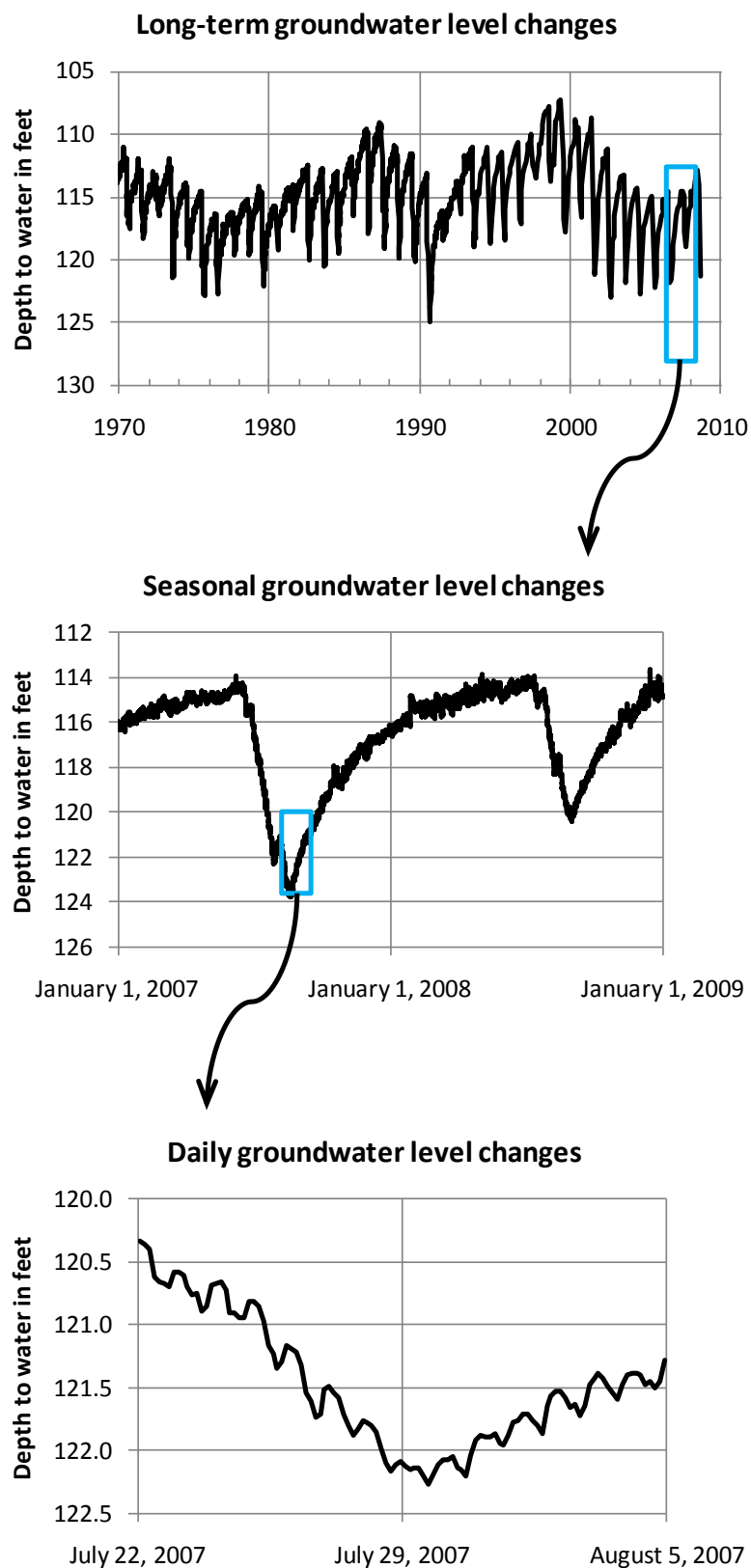
It is a common misconception that the rate of recharge from precipitation can be used as a "safe yield" or "sustainable limit" on the rate of groundwater extraction from an aquifer (Bredehoeft, 1997). This concept is a gross oversimplification of hydrogeologic processes. The aquifer properties and all sources of recharge and discharge must be taken into consideration. Recharge is provided primarily by precipitation, but also by irrigation return flow and seepage from canals, reservoirs, and streams. Discharge occurs as baseflow to streams and lakes, evapotranspiration, and groundwater pumping. Groundwater levels, therefore, respond to a variety of natural and anthropogenic factors affecting

recharge and discharge and are controlled largely by the physical properties of the aquifer. Limiting groundwater extraction to a rate equal to or less than the rate of recharge from precipitation will not prevent depletion of the aquifer. In fact, groundwater "mining" is prone to occur to one degree or another in any heavily pumped aquifer. A holistic, adaptive approach to groundwater management based on hydrologic mass balance is more appropriate. These strategies are discussed by several authors (e.g., Sophocleous, 1997, 1998, 2000; Alley and Leake, 2004; Maimone, 2004; Korus and Burbach, 2009a).

Groundwater-level changes can be observed at many different temporal scales (Fig. 6). Changes may occur over several minutes or hours in response to pumping, floods, or earthquakes. Long-term changes may occur due to the cumulative effects of pumping over many irrigation seasons, prolonged droughts or periods of high rainfall, or seepage from man-made water bodies. Similarly, groundwater levels can be observed at multiple spatial scales. For example, groundwater levels decline around the immediate vicinity of an individual well during pumping, but also from the cumulative effects of many irrigation wells pumped over many irrigation seasons at the scale of an entire regional aquifer. Groundwater levels rise along the banks of a stream during a flood, but they may also rise significantly over an entire drainage basin during a prolonged wet period. The temporal and spatial scales of observation must be taken into account when using the maps presented in this report.

The maps presented in this report were generally created at a scale of 1:557,000 or 1:500,000. **They are intended solely to identify regional conditions and trends at varying time scales throughout the entire state of Nebraska, and not at the local scale.** As such, these changes chiefly reflect the interplay between precipitation, groundwater pumping, and artificial recharge from reservoirs and canals.

Figure 6. Example of Groundwater-Level Changes at Different Temporal Scales



Data from Plymouth Recorder well, Jefferson County

CHANGES IN GROUNDWATER LEVELS, SPRING 2024 TO SPRING 2025

From the spring of 2024 to the spring of 2025, groundwater levels in Nebraska recorded an average decline of 0.29 feet

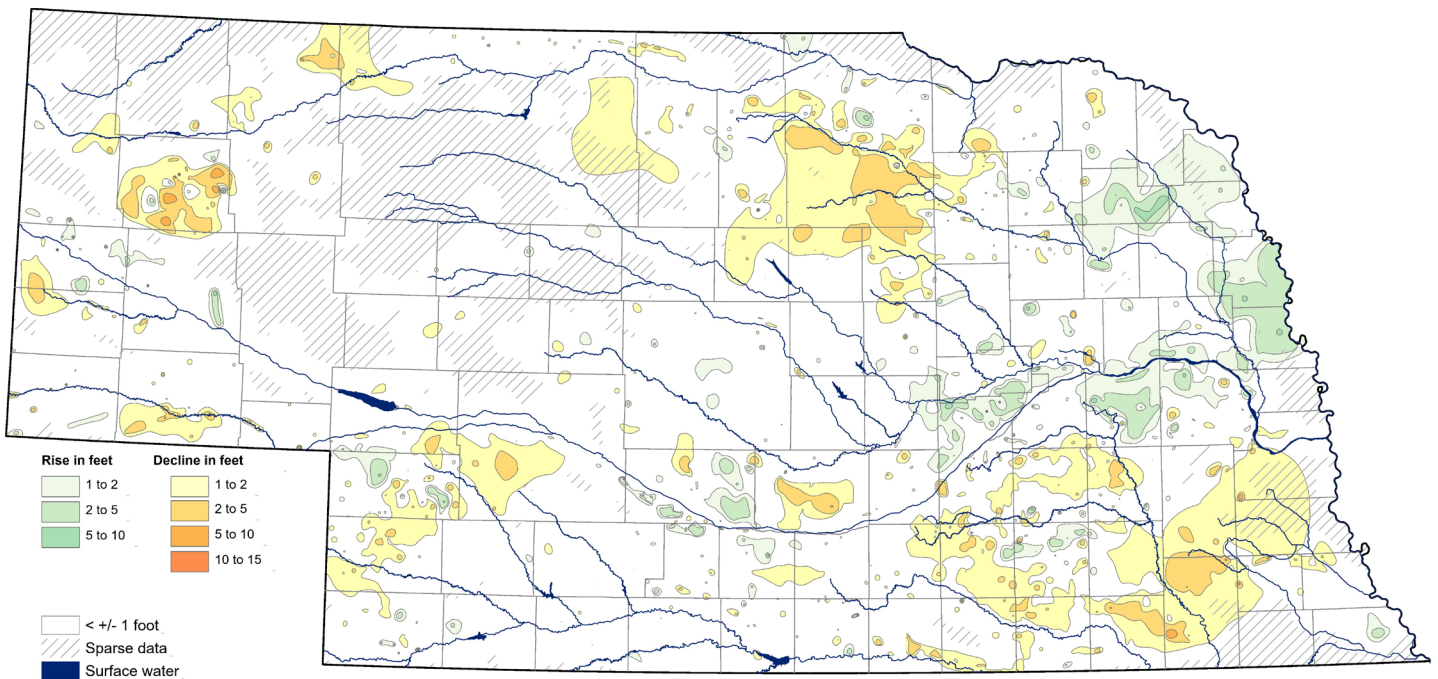
Groundwater levels in Nebraska generally decreased slightly from the spring of 2024 to the spring of 2025. In total, 4,695 wells were measured consecutively in the spring of 2024 and spring 2025. Groundwater-level declines were recorded in 62% of measured wells, with 25% of all measured wells experiencing a decline of greater than one foot (Fig. 7). Groundwater-level rises were recorded in 37% of measured wells, with only 13% of all measured wells recording a rise greater than one foot. Approximately 1% of wells experienced no change from spring of 2024 to spring of 2025. The average groundwater-level change for all measured wells in Nebraska in the spring of 2024 was a decline of 0.29 feet. From January 2024 to January 2025, precipitation values were above the 30-year average at 67 reporting stations in Nebraska, and below the 30-year average at 105 sites (Fig. 8).

Beginning in January 2024, the western two-thirds of Nebraska were not classified as being in drought, however, the southeastern portion of the state was classified in the extreme drought category. Following

a wet spring, by mid-June most of Nebraska was either drought free or classified as abnormally dry. Following a dry summer, drought conditions returned to much of Nebraska, and by mid-October all of Nebraska was classified as being in some level of drought, with more than 50% of the state in the severe drought category. Drought conditions continued to worsen through the winter, particularly in the northern panhandle.

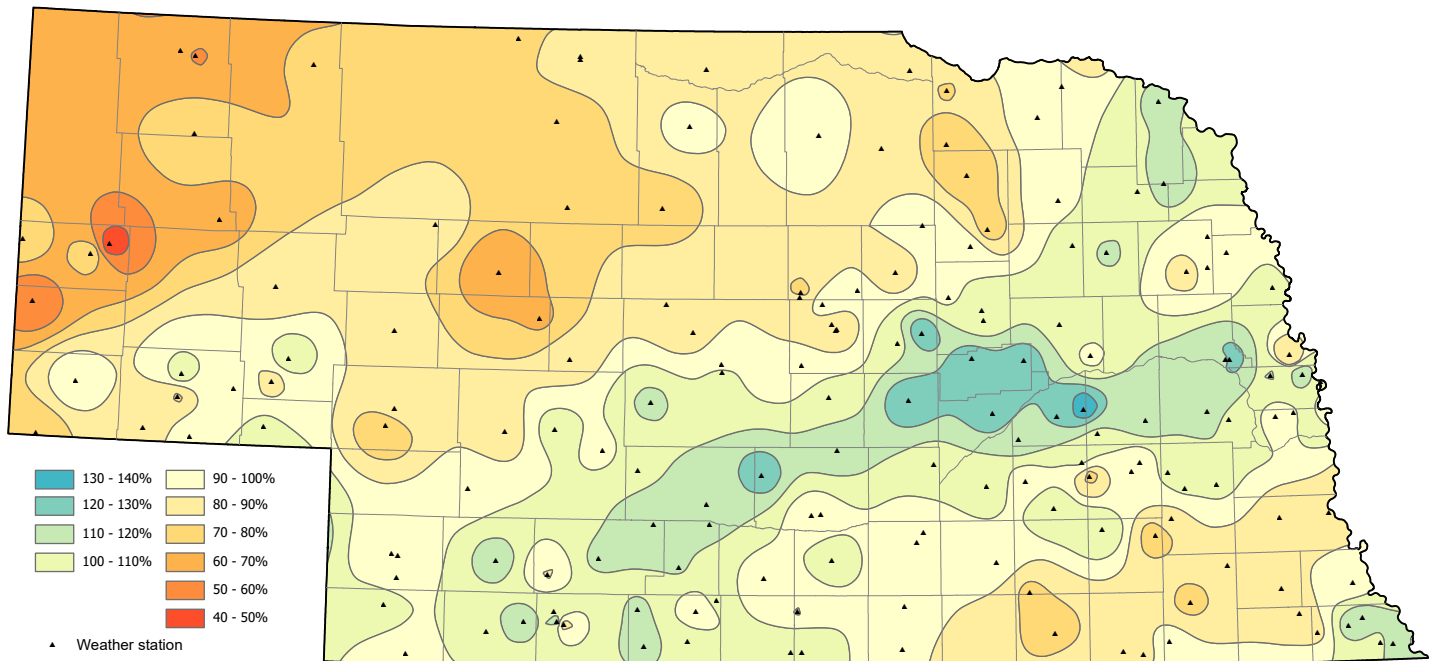
From the spring of 2024 to the spring of 2025, trends in groundwater level changes in Nebraska generally followed patterns in precipitation and drought persistence statewide. Although Nebraska experienced an average water-level decline of 0.29 feet statewide from spring 2024 to spring 2025, groundwater-level declines were moderated by a wet spring and early growing season. Water-level rises were recorded along the Platte River valley in eastern Nebraska, as well as the northeast part of the State. Water-level declines were generally recorded in parts of the State where precipitation values were below the long-term average.

Figure 7. Groundwater-Level Changes in Nebraska - Spring 2024 to Spring 2025



Sources: U.S. Geological Survey, Nebraska Water Science Center; U.S. Bureau of Reclamation, Kansas-Nebraska Area Office; Nebraska Natural Resources Districts; Central Nebraska Public Power and Irrigation District; Conservation and Survey Division, School of Natural Resources, University of Nebraska–Lincoln

Figure 8. Percent of Normal Precipitation - January 2024 to January 2025



Source: High Plains Regional Climate Center, University of Nebraska-Lincoln

CHANGES IN GROUNDWATER LEVELS, SPRING 2015 TO SPRING 2025

The previous ten years were characterized by major swings in climate from years of record setting precipitation to extended periods of drought

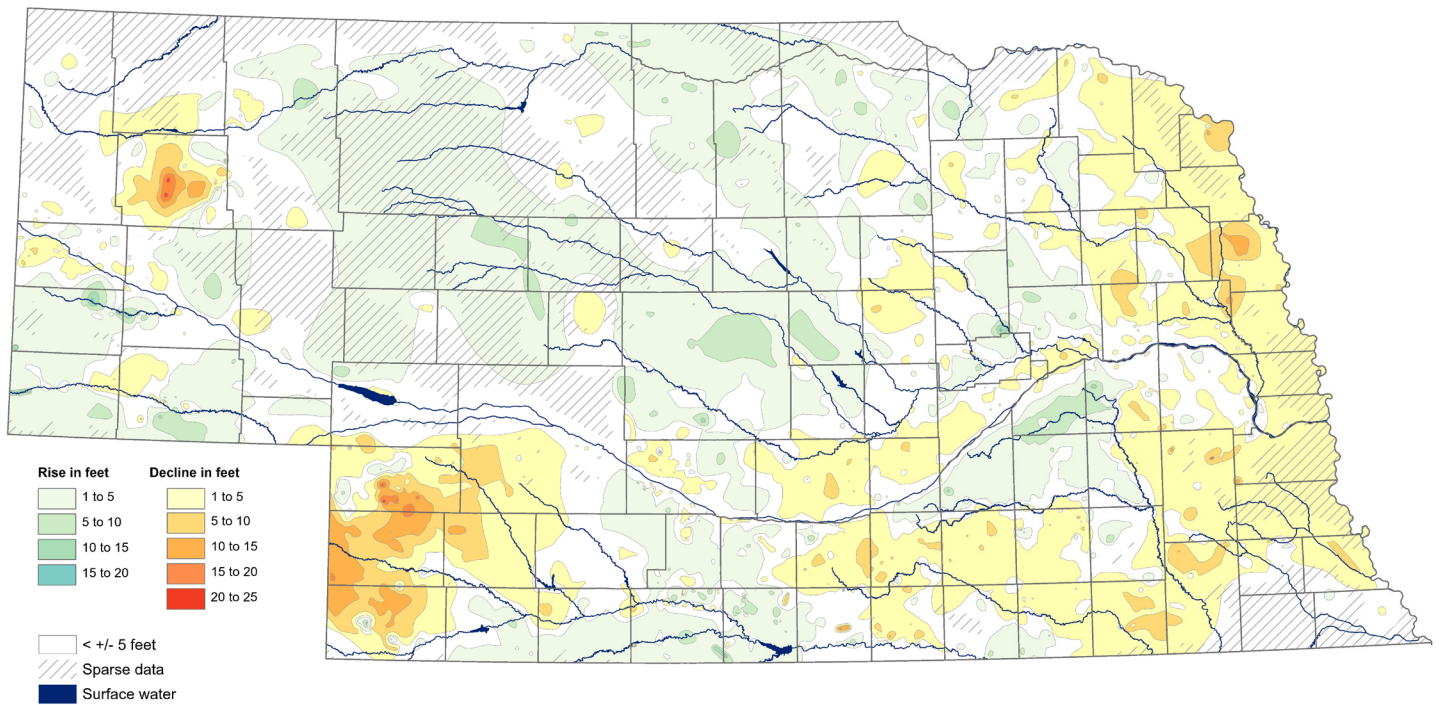
Of 4,013 wells measured in both the spring of 2015 and the spring of 2025, 47% of wells recorded groundwater-level rises, with 32% of wells rising more than one foot (Fig. 19). Groundwater-level declines were recorded in 53% of wells measured in Nebraska from the spring of 2015 to spring 2025, and 37% of measured wells experienced declines of greater than one foot. Groundwater levels in wells have decreased by an average of 0.39 feet statewide over the last 10 years.

Weather conditions from the spring of 2015 to the spring of 2025 were highly variable. This ten-year period began with the emergence from a record-setting drought beginning in the spring of 2012 and persisted through the spring of 2013. Precipitation values over most of Nebraska were near the long-term average from late 2013 through 2014. Between 2014 and 2019, precipitation values generally remained near or slightly above the 30-year average. Precipitation values in early 2019 were well above the 30-year average for much of central and northern Nebraska, with some stations recording nearly double average annual precipitation amounts. Beginning in early 2020, weather stations in Nebraska began recording below-average precipitation for most of the state, with drought conditions persisting throughout most of Nebraska into early 2023. Drought conditions eased for Northern and western Nebraska in 2023 and into 2024. However, drought conditions persisted

through the spring of 2024 in most of eastern and southern Nebraska. Drought conditions once again returned to most of the state in late 2024. When compared with the 30-year average, precipitation values statewide from the spring of 2015 to the spring of 2025 were generally close to the long-term average despite large swings in weather (Fig. 10).

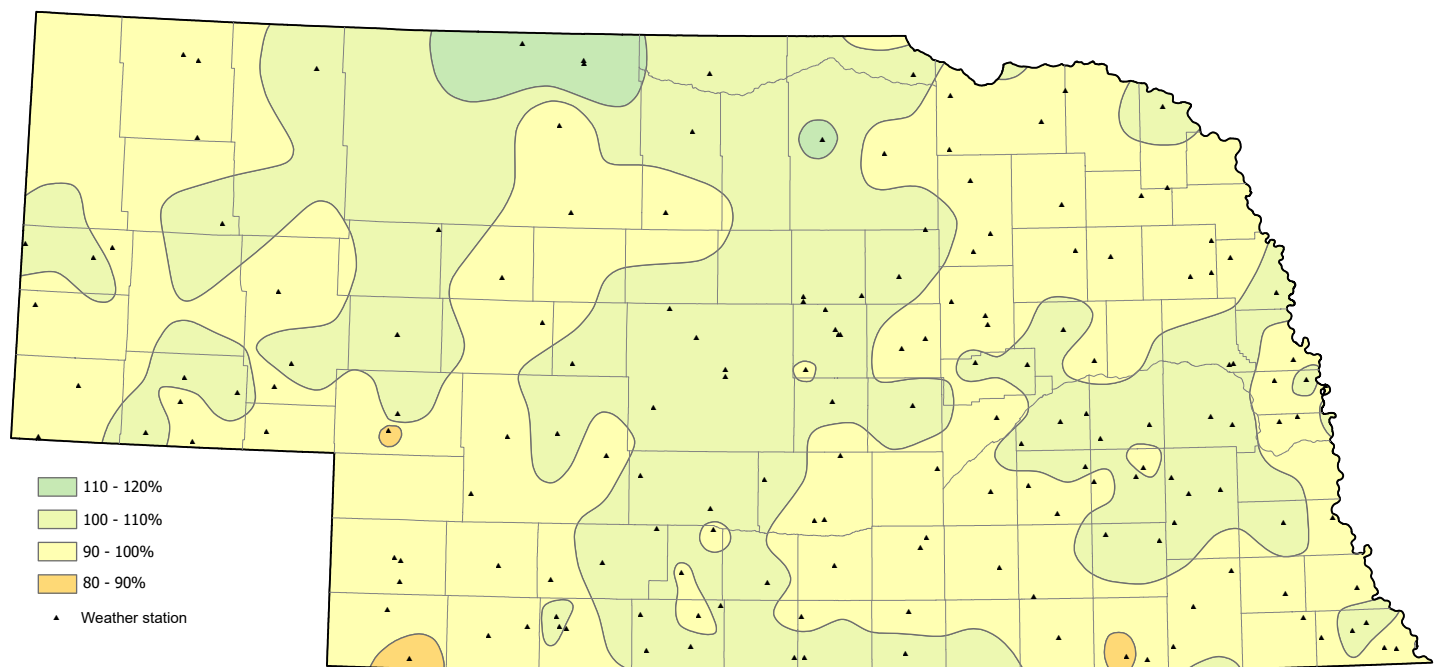
From the spring of 2015 to the spring of 2025, groundwater levels have fluctuated regionally, despite near-average precipitation statewide. The regional patterns of groundwater-level changes may have resulted from: (1) extreme regional variability in year-to-year precipitation and associated irrigation pumping rates, (2) delayed reaction time of aquifers to climate trends, (3) increased runoff during brief, high-intensity rainfall events, and (4) continued pumping of irrigation wells in areas of the state that receive minimal recharge to aquifers. Although some long-term trends can be observed at this scale, such as steadily increasing levels in the central Sand Hills, steadily rising levels in Butler, Polk, Hamilton, and York counties, and steadily decreasing levels in known problem areas such as Box Bute County, and the southwest corner of the State, groundwater levels have fluctuated from year to year due to extreme variations in yearly rainfall, recharge, and evapotranspiration over the past 10 years. Groundwater-level changes mapped in Figure 9, therefore, may exhibit the effects of short-term extremes rather than long-term trends.

Figure 9. Groundwater-Level Changes in Nebraska - Spring 2015 to Spring 2025



Sources: U.S. Geological Survey, Nebraska Water Science Center; U.S. Bureau of Reclamation, Kansas-Nebraska Area Office; Nebraska Natural Resources Districts; Central Nebraska Public Power and Irrigation District; Conservation and Survey Division, School of Natural Resources, University of Nebraska–Lincoln

Figure 10. Percent of Normal Precipitation - January 2015 to January 2025



Sources: National Climate Data Center, Asheville, North Carolina; High Plains Regional Climate Center, University of Nebraska-Lincoln

CHANGES IN GROUNDWATER LEVELS, PREDEVELOPMENT TO SPRING 2025

Long-term groundwater-level changes in Nebraska primarily reflect aquifer depletion in areas of dense irrigation development and increases in storage due to seepage from canals and reservoirs.

Spring 2025 groundwater levels indicate both long-term declines and long-term rises from predevelopment in certain areas of Nebraska (Fig. 11). Almost all the areas of significant groundwater-level declines correspond to high irrigation-well densities in aquifers that are deep and have little direct connection to surface water (Fig. 12). The greatest decline from predevelopment to 2025 is approximately 133 feet, in Box Butte County just north of the city of Alliance. Notable groundwater-level declines from predevelopment to spring 2025 have occurred in Box Butte County, and the southwestern part of the state in Chase, Perkins, and Dundy counties. A large area of smaller declines in southeast to south-central Nebraska reflects a slight depletion of the High Plains aquifer. The largest groundwater-level rises occurred in Gosper, Phelps, and Kearney counties, where there are extensive canals and surface-water irrigation systems.

The predevelopment groundwater levels used in Chase, Perkins, and Dundy counties are representative of the approximate average groundwater levels prior to 1953. A general trend of declining groundwater levels that began around 1966 correlates temporally with the intensive use of groundwater for irrigation. The approximate average groundwater levels prior to 1938 were utilized as predevelopment values for the groundwater-level change map in Box Butte County. Intensive groundwater development for irrigation since 1950 has caused groundwater levels to decline by 5 feet to more than 130 feet from predevelopment levels (Fig. 11). Records from wells in the southwestern counties indicate that rates of decline have been essentially steady, despite subsequent changes in groundwater management practices, water use allocations, and fluctuations in the amount of annual precipitation (Korus and Burbach, 2009b). Records from wells in Box Butte County indicate that rates of decline may have slowed somewhat.

Much of southeastern to south-central Nebraska has experienced long-term groundwater-level declines since predevelopment times (Fig. 11). Predevelopment water levels in this area are generally representative of the approximate average water levels prior to 1950. Groundwater levels in large parts of this region have declined more than 10

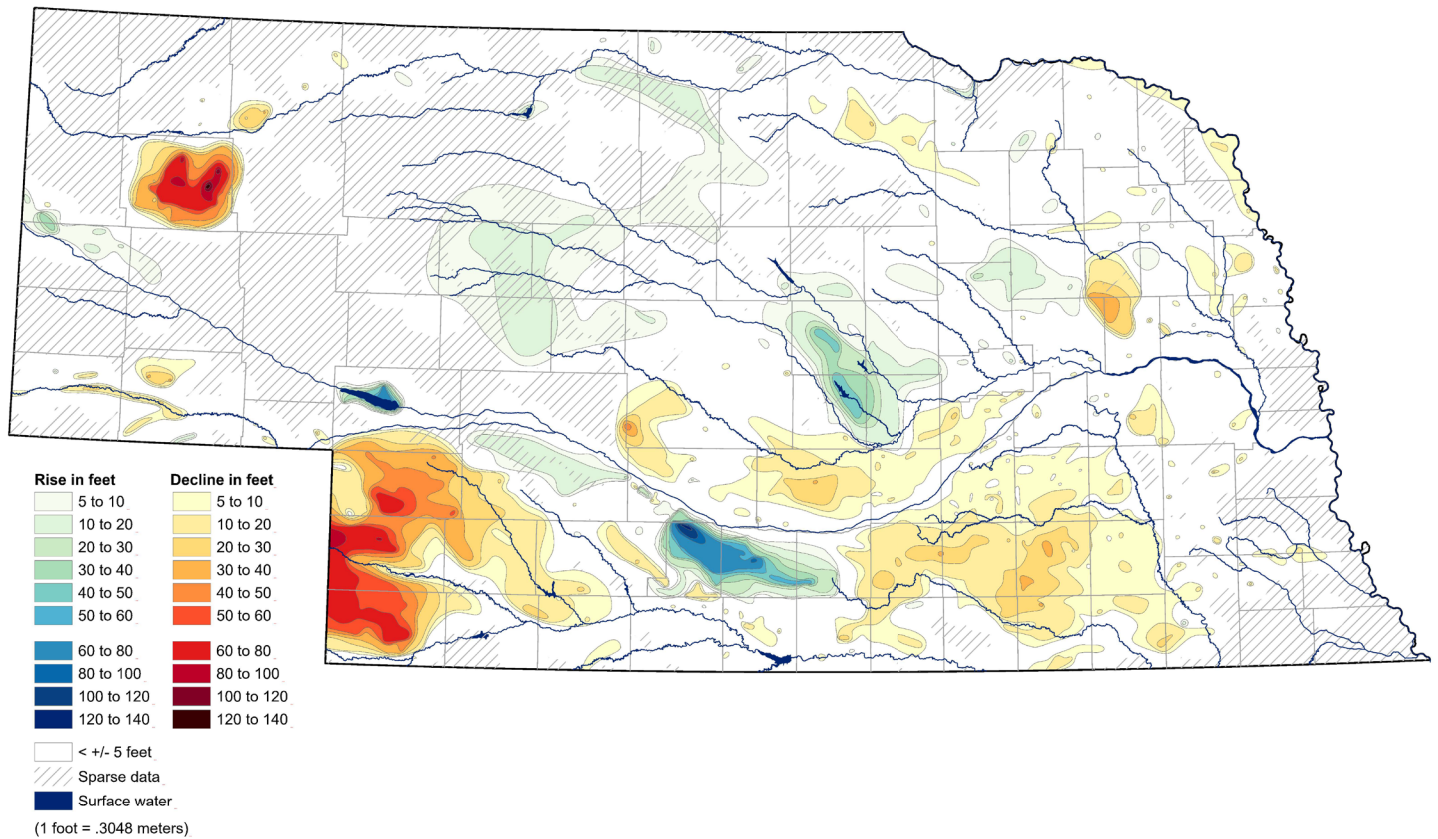
feet, and in some areas by more than 30 feet, since predevelopment.

Groundwater-level declines also occurred in large areas between the Platte and Loup or South Loup rivers and in the Republican River Valley and the Panhandle. Irrigation-well densities are high in some, but not all, of the aforementioned areas. Aquifer characteristics, rates of recharge, and irrigation scheduling may have contributed to these declines as well. Recently, groundwater fluctuations in this region have been closely tied to fluctuations in the regional climate; however, levels seem to be stabilizing over the long term.

Groundwater-level rises from predevelopment generally occurred in areas of surface-water irrigation systems. Storage of water in Lake C. W. McConaughy began in 1941, and seepage losses caused groundwater-level rises of as much as 60 feet in nearby observation wells (Ellis and Dreeszen, 1987). Groundwater levels around the lake generally stabilized by about 1950 and since then have fluctuated in response to changes in reservoir levels and precipitation (Johnson and Pederson, 1984). Water released from storage in Lake C. W. McConaughy is subsequently diverted from the Platte River near Sutherland west of North Platte, and then flows through the Tri-County Canal and a series of reservoirs toward Dawson, Gosper, Phelps, and Kearney counties, where it has been used for irrigation since 1941. The deep percolation of water from these irrigation-distribution systems and from excess water applied to crops has gradually increased groundwater levels by more than 120 feet (Fig. 11). Groundwater levels have also risen in response to seepage from Sutherland Reservoir, Lake Maloney, and their associated canals in eastern Keith and central Lincoln counties. Similarly, there are groundwater-level rises of as much as 60 feet associated with irrigation canals in southern Sioux, Scotts Bluff, and western Morrill counties.

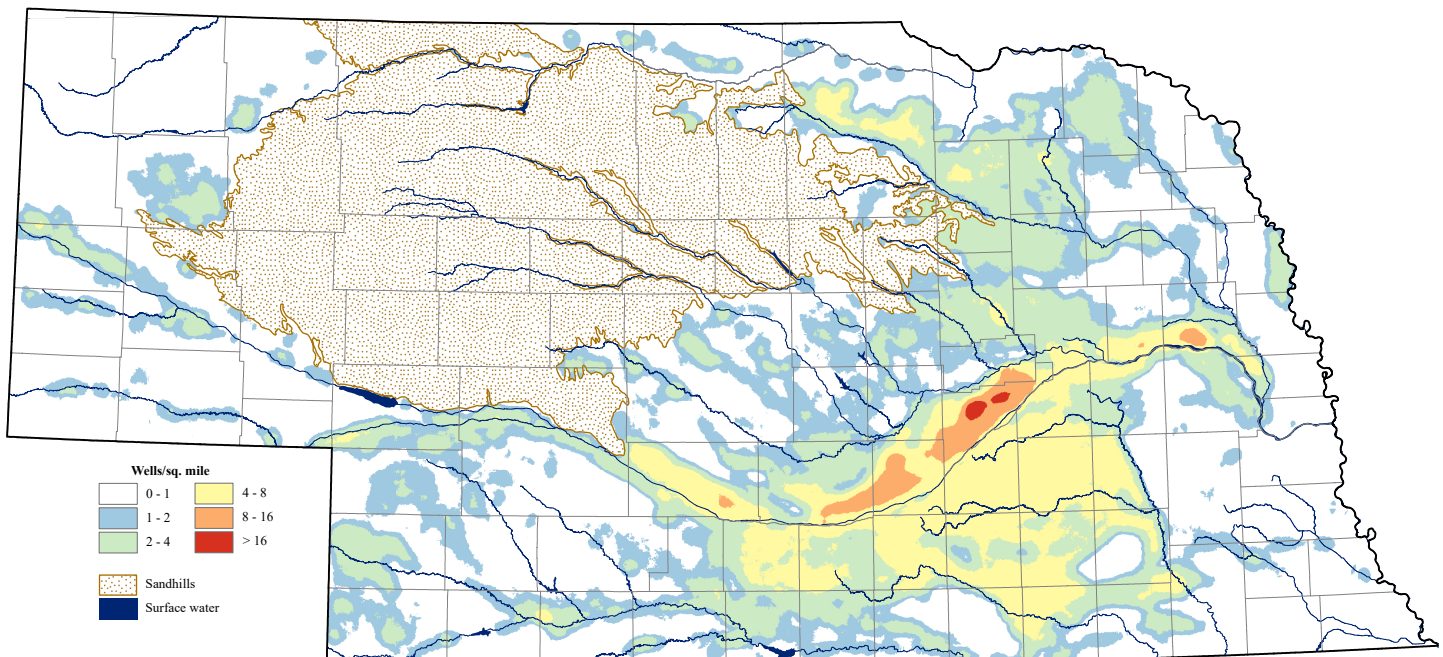
Groundwater-level rises of 10 to more than 50 feet occurred in portions of central Nebraska (Fig. 11). The highest groundwater-level rises occurred in Valley, Sherman, and Howard counties in response to sustained seepage from irrigation canals, Sherman and Davis Creek reservoirs, and the deep percolation of irrigation water applied to crops.

Figure 11. Groundwater-Level Changes in Nebraska - Predevelopment to Spring 2025



Sources: U.S. Geological Survey, Nebraska Water Science Center; U.S. Bureau of Reclamation, Kansas-Nebraska Area Office; Nebraska Natural Resources Districts; Central Nebraska Public Power and Irrigation District

Figure 12. Density of Active Registered Irrigation Wells - December 2024



Source: Nebraska Department of Natural Resources

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GROUNDWATER-LEVEL CHANGES IN NEBRASKA MAP SERIES

Available online at <http://snr.unl.edu/data/water/groundwatermaps.asp>

Year	Publication and Number	Author(s) and year published
pre 1954	U.S.G.S. Open-File Rpt. 54-138	Keech, C.F., Case, R.L., 1954
1954	U.S.G.S. Open-File Rpt. 55-80	Keech, C.F., Case, R.L., 1955
1955	U.S.G.S. Open-File Rpt. 56-70	Keech, C.F., 1956
1956	U.S.G.S. Open-File Rpt. 57-61	Keech, C.F., 1957
1957	Nebraska Water Survey Paper 4*	Keech, C.F., 1958
1958	Nebraska Water Survey Paper 5*	Keech, C.F., 1959
1959	Nebraska Water Survey Paper 6	Keech, C.F., 1960
1960	Nebraska Water Survey Paper 9	Keech, C.F., 1961
1961	Nebraska Water Survey Paper 12	Keech, C.F., Hyland, J.B., 1962
1962	Nebraska Water Survey Paper 13	Emery, P.A., Malhoit, M.M., 1963
1963	Nebraska Water Survey Paper 14	Emery, P.A., Malhoit, M.M., 1964
1964	Nebraska Water Survey Paper 17	Emery, P.A., Malhoit, M.M., 1965
1965	Nebraska Water Survey Paper 18	Emery, P.A., Malhoit, M.M., 1966
1966	Nebraska Water Survey Paper 20*	Keech, C.F., 1967
1967	Nebraska Water Survey Paper 23	Keech, C.F., 1968
1968	Nebraska Water Survey Paper 24*	Keech, C.F., Svoboda, G.R., 1969
1969	Nebraska Water Survey Paper 26*	Keech, C.F., 1970
1970	Nebraska Water Survey Paper 28*	Keech, C.F., 1971
1971	Nebraska Water Survey Paper 33	Keech, C.F., 1972
1972	Nebraska Water Survey Paper 34	Ellis, M.J., 1973
1973	Nebraska Water Survey Paper 36	Ellis, M.J., 1974
1974	Nebraska Water Survey Paper 40*	Ellis, M.J., 1975
1975	Nebraska Water Survey Paper 43*	Ellis, M.J., Pederson, D.T., 1976
1976	Nebraska Water Survey Paper 44	Ellis, M.J., Pederson, D.T., 1977
1977	Nebraska Water Survey Paper 45	Ellis, M.J., Pederson, D.T., 1978
1978	Nebraska Water Survey Paper 49	Pederson, D.T., Johnson, M.S., 1979
1979	Nebraska Water Survey Paper 50*	Johnson, M.S., Pederson, D.T., 1980
1980	Nebraska Water Survey Paper 51	Johnson, M.S., Pederson, D.T., 1981
1981	Nebraska Water Survey Paper 52	Johnson, M.S., Pederson, D.T., 1982
1982	Nebraska Water Survey Paper 56	Johnson, M.S., Pederson, D.T., 1983
1983	Nebraska Water Survey Paper 57	Johnson, M.S., Pederson, D.T., 1984
1984	Nebraska Water Survey Paper 59	Ellis, M.J., Pederson, D.T., 1985
1985	Nebraska Water Survey Paper 61	Ellis, M.J., Pederson, D.T., 1986
1986	Nebraska Water Survey Paper 62	Ellis, M.J., Dreeszen, V.H., 1987

***Out of print, but available for study. See citation page for ordering information.**

1987	Nebraska Water Survey Paper 65	Ellis, M.J., Wigley, P.B., 1988
1988	Nebraska Water Survey Paper 66	Ellis, M.J., Steele, G.V., Wigley, P.B., 1989
1989	Nebraska Water Survey Paper 67	Ellis, M.J., Steele, G.V., Wigley, P.B., 1990
1990	Nebraska Water Survey Paper 69	Steele, G.V., Wigley, P.B., 1991
1991	Nebraska Water Survey Paper 71	Steele, G.V., Wigley, P.B., 1992
1992	Nebraska Water Survey Paper 72	Steele, G.V., Wigley, P.B., 1994
1994	Nebraska Water Survey Paper 74	Chen, A.H., Wigley, P.B., 1996
1996	Nebraska Water Survey Paper 75	Chen, A.H., Khisty, M.J., 1999
2009	Nebraska Water Survey Paper 76	Korus, J.T., Burbach, M.E., 2009
2010	Nebraska Water Survey Paper 77	Korus, J.T., Burbach, M.E., Howard, L.M., Joeckel, R.M., 2010
2011	Nebraska Water Survey Paper 79	Korus, J.T., Burbach, M.E., Howard, L.M., 2011
2012	Nebraska Water Survey Paper 80	Young, A.R., Burbach, M.E., Korus, J.T., Howard, L.M., 2012
2013	Nebraska Water Survey Paper 81	Young, A.R., Burbach, M.E., Howard, L.M., 2013
2014	Nebraska Water Survey Paper 82	Young, A.R., Burbach, M.E., Howard, L.M., 2014
2015	Nebraska Water Survey Paper 83	Young, A.R., Burbach, M.E., Howard, L.M., 2015
2016	Nebraska Water Survey Paper 84	Young, A.R., Burbach, M.E., Howard, L.M., Waszgis M.M., Joeckel R.M., Lackey, S.O., 2016
2017	Nebraska Water Survey Paper 85	Young, A.R., Burbach, M.E., Howard, L.M., Waszgis M.M., Lackey, S.O., Joeckel R.M., 2017
2018	Nebraska Water Survey Paper 86	Young, A.R., Burbach, M.E., Howard, L.M., Waszgis M.M., Lackey, S.O., Joeckel R.M., 2018
2019	Nebraska Water Survey Paper 87	Young, A.R., Burbach, M.E., Howard, L.M., Lackey, S.O., Joeckel R.M., 2019
2020	Nebraska Water Survey Paper 88	Young, A.R., Burbach, M.E., Howard, L.M., Lackey, S.O., Joeckel R.M., 2020
2021	Nebraska Water Survey Paper 90	Young, A.R., Burbach, M.E., Lackey, S.O., Joeckel R.M., 2021
2022	Nebraska Water Survey Paper 91	Young, A.R., Burbach, M.E., Lackey, S.O., Joeckel R.M., Westrop, J.P., 2022
2023	Nebraska Water Survey Paper 92	Young, A.R., Burbach, M.E., Lackey, S.O., Joeckel R.M., Shrestha, N., Westrop, J.P., 2023
2024	Nebraska Water Survey Paper 93	Young, A.R., Burbach, M.E., Lackey, S.O., Joeckel R.M., Westrop, J.P., 2024

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Conservation and Survey Division
School of Natural Resources
Institute of Agriculture and Natural Resources

Nebraska Extension

University of Nebraska–Lincoln

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Groundwater Level Decreases Slightly, Remains Above Allocation Trigger



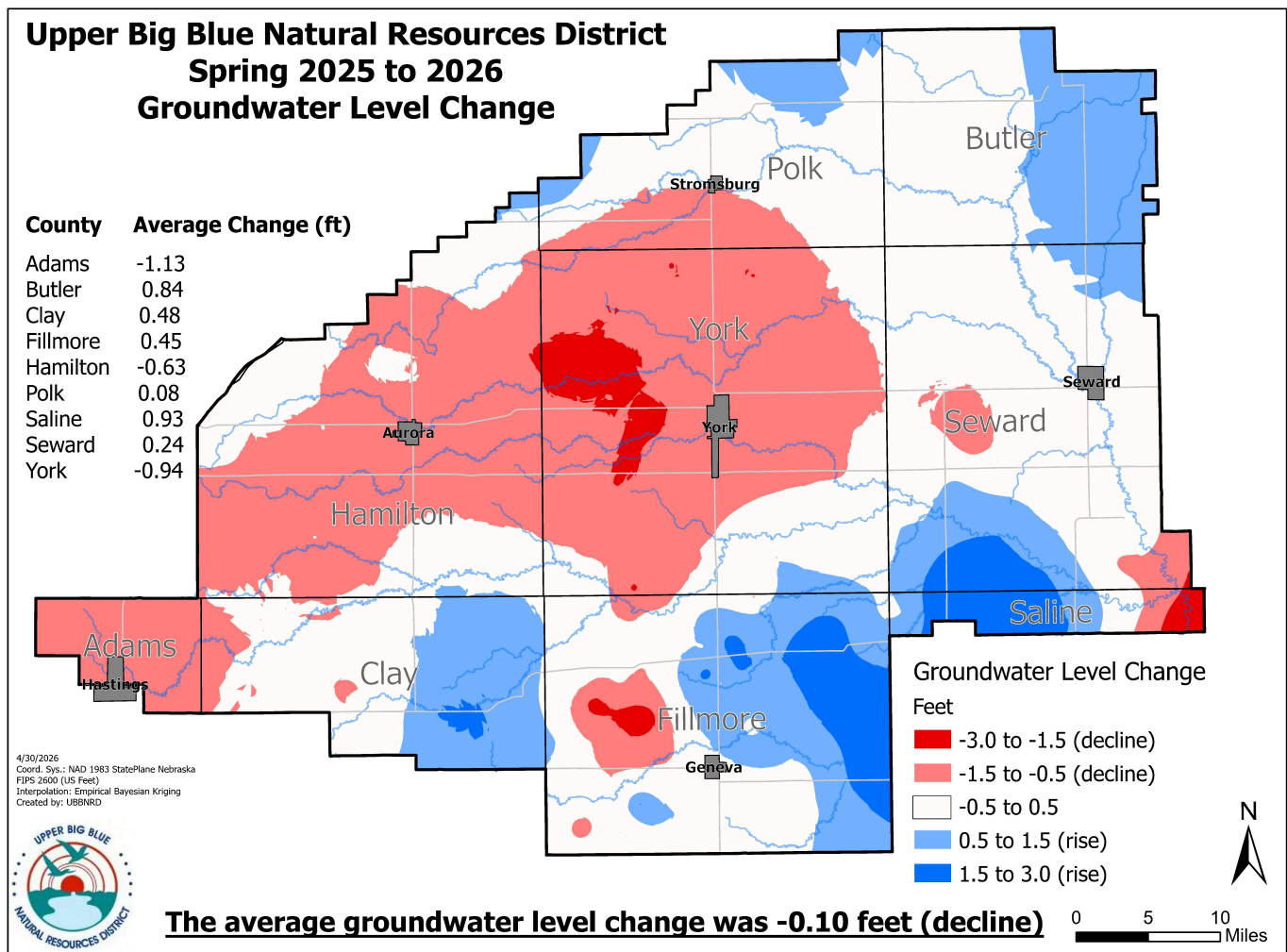
UPPER BIG BLUE
Natural Resources District

(<https://www.upperbigblue.org/sites/default/files/page-images/July%2031%2C%202006%20031.jpg>)

May 27, 2026

During March and April 2026, Upper Big Blue Natural Resources District (NRD) staff took groundwater level measurements from approximately 500 observation wells throughout the district. The goal of taking these measurements is to determine the average groundwater level

change across the district, based on a weighted change from each well. Spring 2026 measurements show the average groundwater level decreased 0.10 feet from last spring but remains 3.11 feet above the "Allocation Trigger." Thus, there will be no allocation restrictions for the 2027 irrigation season.



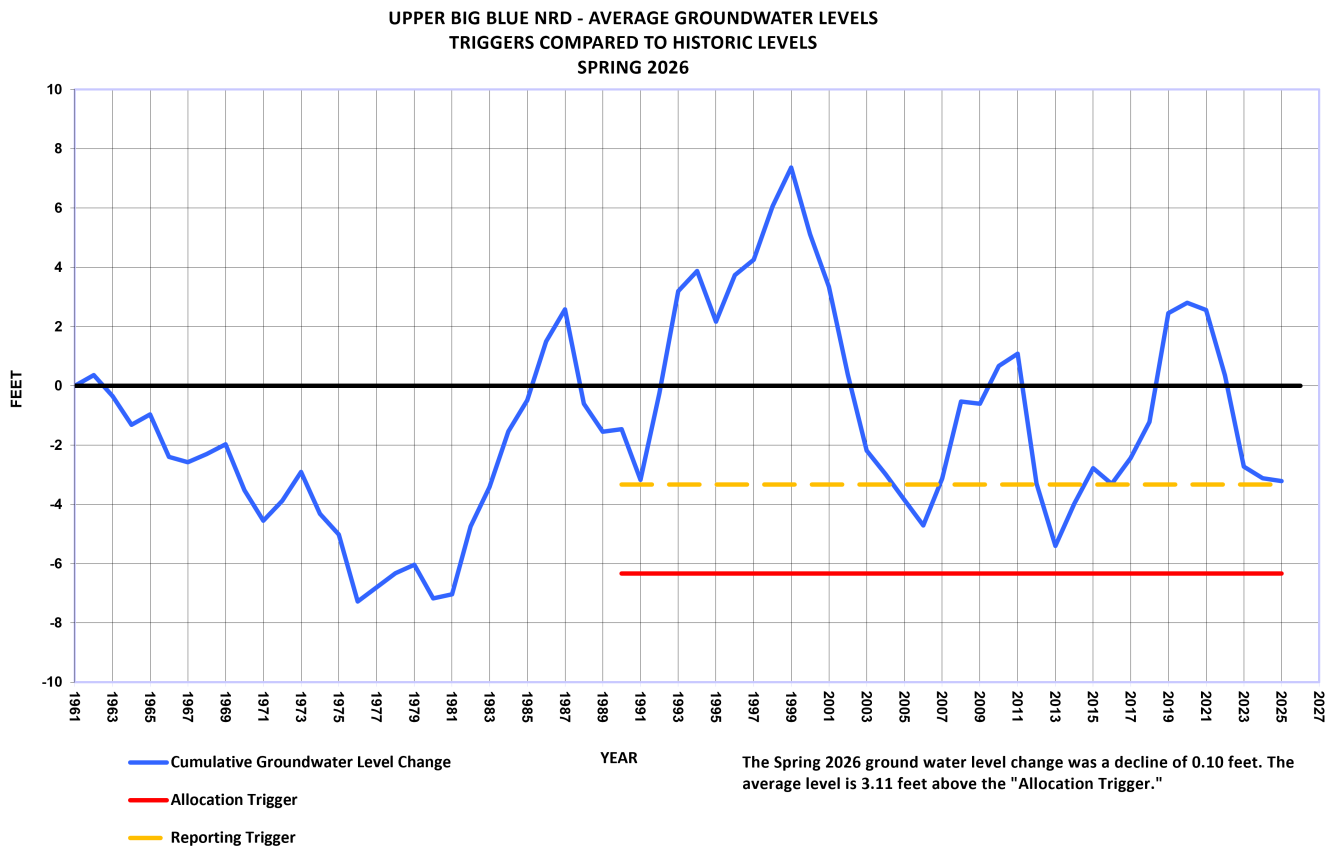
Observation wells are measured in the spring of each year, allowing the water table to rebound



UPPER BIG BLUE
Natural Resources District

calculate the average groundwater level change across the district.

Spring 2024 and spring 2025 measurements showed average decreases of 3.08 feet and 0.39 feet, respectively, compared to a 0.10 feet decrease in 2026. Fluctuations from year to year are common throughout the district. The district sits above the High Plains Aquifer, which stretches from South Dakota to Texas. This portion of the aquifer is dynamic and different factors like rainfall and pumping affect how the aquifer reacts.

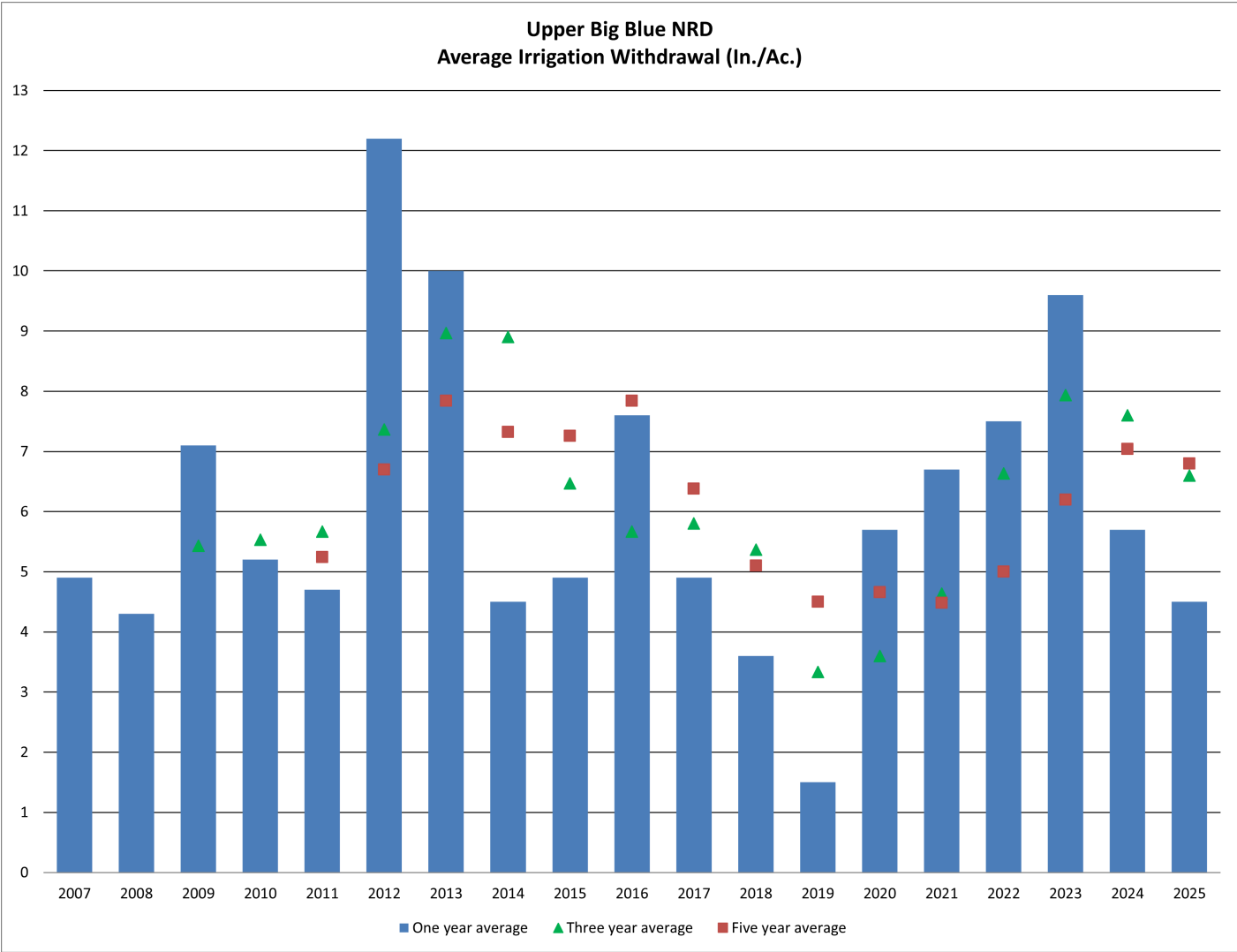


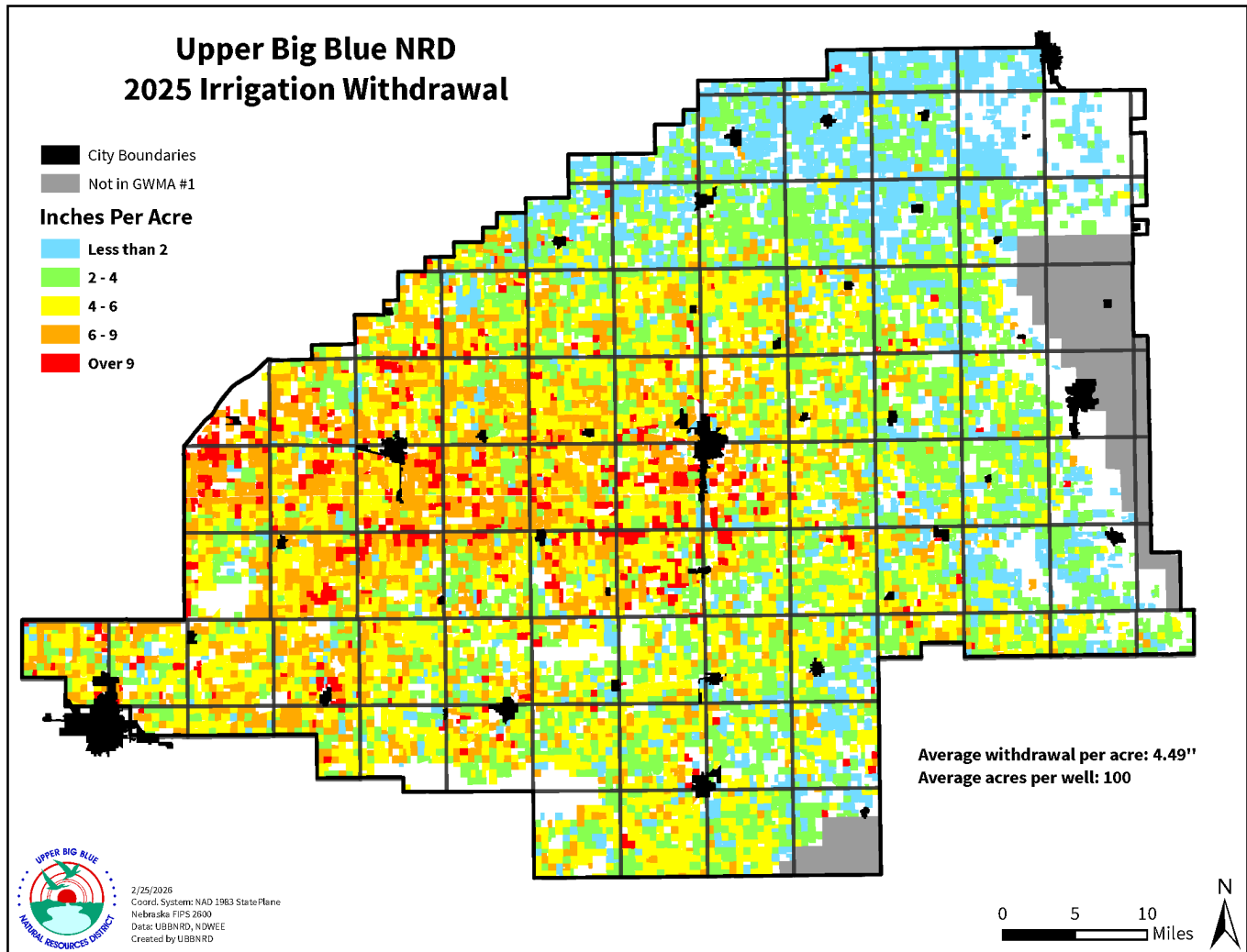
Water use records enable informed management decisions and practices

Data from observation well measurements and groundwater use reports are maintained by the NRD for historical reference and to assist with making informed management decisions. In 2005, the district's average groundwater level fell below the "Reporting Trigger," initiating groundwater users to report annual groundwater use to the NRD and to certify their irrigated acres. In 2025 the average groundwater usage across the district was 4.49 inches, which is below the average of 6.1 inches/year as calculated since 2007. Irrigation technologies have improved the ability of producers to manage water use to help ensure groundwater levels remain above the "Allocation Trigger."



UPPER BIG BLUE
Natural Resources District





NEBRASKA Onsite Wastewater Treatment System

12-014
Ver. 4/2020

Good Life. Great Resources

DEPT. OF ENVIRONMENT AND ENERGY

Soil Percolation Test Data Sheet

Owner Name Rod Lyon Phone 402-641-5029
 Address 2440 Bluff Rd Seward NE 68434
 City State Zip

Location (Attach a sketch of the property showing test hole locations)

N 1/2 Sec 14 Seward
 1/4 1/4 Section Township Range County

Lot # 2 Subdivision S89°42'25"E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐
 Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2026

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in + 1) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Water Level (inch)	Time (Hr./Min)				
1	36"	7/7	3:45	7/8	2:25	7/8	2:25	6	2:55	5 3/8	30	7/8	48
2	36"	7/7	3:45	7/8	2:26	7/8	2:26	6	2:56	5 3/8	30	7/8	48
3	36"	7/7	3:45	7/8	2:27	7/8	2:27	6	2:57	5 1/4	30	3/4	40

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Signature Derek Hays

Certificate or License # 30841

Address 318 North F St.

City Milford St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 136

Avg. of Percolation Rates* = 45.3
 (sum of rates ÷ number of tests)
 (minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

NEBRASKA Onsite Wastewater Treatment System

12-014
Ver. 4/2020

Good Life, Good Resources

DEPT. OF ENVIRONMENT AND ENERGY

Soil Percolation Test Data Sheet

Owner Name Rod Lyon Phone 402-641-5029
 Address 2440 Bluff Rd Seward NE 68434
 City State Zip

Location (Attach a sketch of the property showing test hole locations)

N 1/2 SE 1/4 Seward
 1/4 1/4 Section Township Range County

Lot # 3 Subdivision S89°42'25"E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐

Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2026

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in ÷ t) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Water Level (inch)	Time (Hr./Min)				
1	36	7/7	4P	7/8	2:21	7/8	2:21	6	2:51	5 1/4	30	3/4	40
2	36	7/7	4P	7/8	2:22	7/8	2:25	6	2:52	5 1/4	30	3/4	40
3	36	7/7	4P	7/8	2:23	7/8	2:27	6	2:53	5 3/8	30	5/8	48

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Derek Hutto
 Signature

Certificate or License # 3084

Address 318 North F St.

City Milford St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 128

Avg. of Percolation Rates* = 42.7
 (sum of rates ÷ number of tests)
 (minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

NEBRASKA Onsite Wastewater Treatment System

12-014
Ver. 4/2020

Good Life. Great Resources.

Soil Percolation Test Data Sheet

DEPT. OF ENVIRONMENT AND ENERGY

Owner Name Rod Lyon Phone 402-641-5029
 Address 2440 Bluff Rd Seward NE 68434
 City State Zip

Location (Attach a sketch of the property showing test hole locations)

N 1/2 Sec 14
 1/4 1/4 Section Township Range County

Lot # 4 Subdivision S89° 42' 05" E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐

Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2026

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)				Results		
		Start		End		Start		End		Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in + 1) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Water Level (inch)	Time (Hr./Min)	Water Level Drop (inch)		
1	36	7/7	4:15	7/8	1:45	7/8	1:45	6	2:18	5 1/8	30	7/8 34.3
2	36	7/7	4:15	7/8	1:47	7/8	1:47	6	2:17	5 3/8	30	5/8 48
3	36	7/7	4:15	7/8	1:48	7/8	1:48	6	2:18	5 3/8	30	5/8 48

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Derek S. Smith
 Signature

Certificate or License # 3084

Address 318 North F St.

City Midland St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 130.3

Avg. of Percolation Rates* = 43.4
 (sum of rates ÷ number of tests)
 (minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

Soil Percolation Test Data Sheet

Owner Name Rod Lyon Phone 402-641-5029
 Address 2440 Bluff Rd. Seward NE 68434
 City State Zip

Location (Attach a sketch of the property showing test hole locations)

N/2 S 1/4 Section Seward Range County

Lot # 5 Subdivision S 89° 42' 25" E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐
 Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2020

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in ÷ t) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)				
1	36"	7/7	4:30	7/8	1:42	7/8	1:41	6	2:02	5 1/4	30	3/4	40
2	36"	7/7	4:30	7/8	1:43	7/8	1:43	6	2:13	5 3/8	30	5/8	48
3	36"	7/7	4:30	7/8	1:44	7/8	1:44	6	2:14	5 1/4	30	3/4	40

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Signature [Signature]

Certificate or License # 3082

Address 318 North F St.

City Midford St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 128

Avg. of Percolation Rates* = 42.7
 (sum of rates ÷ number of tests)
 (minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

NEBRASKA Onsite Wastewater Treatment System

12-014

Ver. 4/2020

Good for Good Reasons

DEPT. OF ENVIRONMENT AND ENERGY

Soil Percolation Test Data Sheet

Owner Name Rod Lyon Phone 402-1041-5029
 Address 2440 Bluff Rd Seward NE 68434
 City State Zip

Location (Attach a sketch of the property showing test hole locations)

N 1/4 SE 1/4 Section Seward Township Range County

Lot # 6 Subdivision S 89° 42' 25" E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐

Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2026

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in ÷ minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)				
1	36"	7/7	4:45	7/8	1:21	7/8	1:21	6	1:51	5 1/8	30	7/8	34.3
2	36"	7/7	4:45	7/8	1:22	7/8	1:21	6	1:52	5 3/8	30	5/8	48
3	36"	7/7	4:45	7/8	1:23	7/8	1:21	6	1:54	5 3/8	30	5/8	48

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Signature

Certificate or License # 3082

Address 318 North F St.

City Millard St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 130.3

Avg. of Percolation Rates* = 43.4
 (sum of rates ÷ number of tests)
 (minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

NEBRASKA Onsite Wastewater Treatment System

Soil Percolation Test Data Sheet

12-014
Ver. 4/2020

Owner Name Rod Lyon Phone 402-641-5029
Address 2440 Bluff Rd. Seward NE 68434
City State Zip

Location (Attach a sketch of the property showing test hole locations)

NE 1/4 SE 1/4 Seward
1/4 1/4 Section Township Range County
Lot # 7 Subdivision 589 42' 25" E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐
Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2026

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in + 1) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)				
1	36"	7/7	5P	7/8	1:16P	7/8	1:16P	7/8	1:46P	5 3/8	30	7/8	48
2	36"	7/7	5P	7/8	1:17P	7/8	1:17P	7/8	1:47P	5 1/8	30	7/8	34.3
3	36"	7/7	5P	7/8	1:18P	7/8	1:18P	7/8	1:48P	5 1/4	30	7/4	40

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Dave Hefo
Signature

Certificate or License # 3082

Address 318 North F St.

City Midland St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 122.3

Avg. of Percolation Rates* = 40.8
(sum of rates ÷ number of tests)
(minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

NEBRASKA Onsite Wastewater Treatment System

Soil Percolation Test Data Sheet

12-014
Ver. 4/2020

Owner Name Rod Lyon Phone 402-641-5029
Address 2440 Bluff Rd Seward NE 68434
City State Zip

Location (Attach a sketch of the property showing test hole locations)

N 1/2 SE 1/4 Seward
1/4 1/4 Section Township Range County
Lot # 8 Subdivision S 89° 42' 25" E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐
Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2026

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in + l) / minutes per inch
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)				
1	36"	7/7	2P.	7/8	12:13	7/8	12:13	6"	12:43	5 1/4"	30	3/4"	40
2	36"	7/7	2P	7/8	12:16P	7/8	12:16	6"	12:47	5 3/8"	30	5/8"	48
3	36"	7/7	2P	7/8	12:18P	7/8	12:18P	6"	12:48	5"	30	1"	30

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Signature Derek [Signature]

Certificate or License # 3082

Address 318 North F St.

City Midford St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 118

Avg. of Percolation Rates* = 39.3
(sum of rates ÷ number of tests)
(minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

NEBRASKA Onsite Wastewater Treatment System

12-014

Ver. 4/2020

Good Life. Great Resources.

DEPT. OF ENVIRONMENT AND ENERGY

Soil Percolation Test Data Sheet

Owner Name Rod Lyon Phone 402-641-5029
 Address 2440 Bluff Rd Seward NE 68434
 City State Zip

Location (Attach a sketch of the property showing test hole locations)

N 1/2 SE 1/4 Seward
 1/4 1/4 Section Township Range County

Lot # 9 Subdivision S89°42'25"E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐
 Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2026

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (m ÷ t) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)				
1	36	7/7	2:30 P	7/8	12:29	7/8	12:29	6	12:50	5 1/4	30	3/4	40
2	36	7/7	2:30 P	7/8	12:29	7/8	12:29	6	12:51	5 3/8	30	5/8	48
3	36	7/7	2:30 P	7/8	12:29	7/8	12:29	6	12:52	5 1/4	30	3/4	40

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Derek [Signature]
 Signature

Certificate or License # 3082

Address 318 North F St.

City Milford St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 128

Avg. of Percolation Rates* = 42.7
 (sum of rates ÷ number of tests)
 (minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

NEBRASKA Onsite Wastewater Treatment System

12-014
Ver. 4/2020

Good Life. Great Resources.

DEPT. OF ENVIRONMENT AND ENERGY

Soil Percolation Test Data Sheet

Owner Name Rod Lyon Phone 402-641-5029
 Address 2440 Bluff Rd Seward NE 68434
 City State Zip

Location (Attach a sketch of the property showing test hole locations)

NE 1/4 Sec 14 Seward
 1/4 1/4 Section Township Range County

Lot # 10 Subdivision S89°42'25"E Bluff County Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐
 Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2026

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in ÷ t) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)				
1	36"	7/7	31	7/8	12:39 P	7/8	12:39 P	6	1:04 P	5 3/8	30	5/8	48
2	36"	7/7	39	7/8	12:41 P	7/8	12:41 P	6	1:11 P	5 1/4	30	3/4	40
3	36"	7/7	39	7/8	12:43 P	7/8	12:43 P	6	1:13 P	5 3/8	30	5/8	48

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Derek Stephens
 Signature

Certificate or License # 3082Address 318 North F St.City Midford St. NE Zip 68405Phone 402-641-2904Sum of Percolation Rates - 136

Avg. of Percolation Rates* - 45.3
 (sum of rates ÷ number of tests)
 (minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

NEBRASKA Onsite Wastewater Treatment System

12-014

Ver. 4/2020

Speed Life Great Resources

DEPT. OF ENVIRONMENT AND ENERGY

Soil Percolation Test Data Sheet

Owner Name Rod Lyon Phone 402-641-5029
 Address 2440 Bluff Rd Seward NE 68434
 City State Zip

Location (Attach a sketch of the property showing test hole locations)

N 1/2 SE 1/4 Seward
 1/4 1/4 Section Township Range County
 Lot # 11 Subdivision S89°42'25"E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐
 Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2020

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in + ft) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Water Level (inch)	Time (Hr./Min)				
1	36"	7/7	31	7/8	12:45	7/8	12:45	6"	1:15	5 1/8	30	7/8	34.3
2	36"	7/7	31	7/8	12:47	7/8	12:47	6"	1:17	5 3/8	30	5/8	48
3	36"	7/7	31	7/8	12:48	7/8	12:48	6"	1:18	5 1/4	30	3/4	40

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Signature [Signature]

Certificate or License # 3082

Address 318 North F St.

City Milford St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 122.3

Avg. of Percolation Rates* = 40.8
 (sum of rates ÷ number of tests)
 (minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

Soil Percolation Test Data Sheet

Owner Name Rod Lyon Phone 402-641-5029Address 2440 Bluff Rd. Seward NE 68434
City State Zip**Location** (Attach a sketch of the property showing test hole locations)N 1/2 SE 1/4
1/4 1/4 Section Township Range CountyLot # 12 Subdivision S89°42'25"E Bluff Country Estates**Soil Type** (Check one)Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐**Dates of Test**Start Date 7/7 to End Date 7/8, 2026**Weather Conditions**Precipitation Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in + 1) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)				
1	36"	7/7	3:15	7/8	3:12	7/8	3:12	6	3:12	5 1/4	30	3/4	40
2	36"	7/7	3:15	7/8	3:13	7/8	3:13	6	3:13	5 1/4	30	3/4	40
3	36"	7/7	3:15	7/8	3:15	7/8	3:15	6	3:15	5 3/8	30	5/8	48

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Signature [Signature]Certificate or License # 3082Address 318 North F St.City Nilford St. NE Zip 68405Phone 402-641-2904Sum of Percolation Rates = 128Avg. of Percolation Rates* = 42.7
(sum of rates ÷ number of tests)
(minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

NEBRASKA Onsite Wastewater Treatment System

12-014

Ver. 4/2020

Good Life. Good Resources.

DEPT. OF ENVIRONMENT AND ENERGY

Soil Percolation Test Data Sheet

Owner Name Rod Lyon Phone 402-641-5029
 Address 2440 Bluff Rd Seward NE 68434
 City State Zip

Location (Attach a sketch of the property showing test hole locations)

N 1/2 SE 1/4 Section Seward Range County

Lot # 13 Subdivision S89°42'25"E Bluff Country Estates

Soil Type (Check one)

Sand ☐ Silt ☐ Clay ☐ Sandy Clay ☐ Loamy Sand ☐ Silty Clay ☐

Silty Clay Loam ☒ Sandy Loam ☐ Silt Loam ☐

Dates of Test

Start Date 7/7 to End Date 7/8, 2026

Weather Conditions

Precipitation — Avg. Temp 90 °F

Percolation Test Measurements and Data

Hole No.	Hole Depth (in.)	Pre-saturation Period				Percolation Readings (last period)					Results		
		Start		End		Start		End		Water Level Drop (inch)	Elapsed Time (minutes)	Drop in Water Level (inches)	Percolation Rate (in ÷ 1) (minutes per inch)
		Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)	Date (Mo./Day)	Time (Hr./Min)				
1	36	7/7	3:30	7/8	3:04	7/8	3:04	6	3:34	5 1/4	30	3/4	40
2	36	7/7	3:30	7/8	2:05	7/8	3:05	6	3:35	5 1/2	30	1/2	60
3	36	7/7	3:30	7/8	3:06	7/8	3:06	6	3:36	5 3/8	30	5/8	48

Tests must be performed by a certified professional, a professional engineer or a registered environmental health specialist.

Signature Rod Lyon

Certificate or License # 3084

Address 318 North F St.

City Milford St. NE Zip 68405

Phone 402-641-2904

Sum of Percolation Rates = 148

Avg. of Percolation Rates* = 49.3
 (sum of rates ÷ number of tests)
 (minutes per inch)

* If rates vary by more than 20 min/in., do not average. Use slowest rate measured for sizing soil absorption area.

3. Public Hearing 7:30pm:

**ADMINISTRATIVE ITEMS
REPORTS**

1. Report on Meetings Attended

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

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

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

Derek Bargmann, City Clerk

Date