NOTICE OF PUBLIC MEETING OF
SEWARD COUNTY BOARD OF COMMISSIONERS
TUESDAY, OCTOBER 6, 2026

Notice is hereby given that a meeting of the Seward County Board of Commissioners will be held at 9:00 a.m. on Tuesday, October 6, 2026 in the County Board Meeting Room, Room 303 on the 3rd Floor of the of the Seward County Courthouse in Seward, Nebraska. The meeting is open to the public. The agenda for the meeting is kept continuously current and is available for public inspection at the office of the County Clerk in the Seward County courthouse, Seward, Nebraska.

Brandy Johnson, Seward County Clerk

This is an Open Meeting of the Seward County Commissioners. Seward County abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the back wall of this meeting room as required by law. Presenters shall state their name for the Clerk's 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. Seward County 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.

Known items on the agenda for Board of Commissioners on October 6, 2026 are as follows:

9:00 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Approve minutes of September 29, 2026
4. Claims through September 25, 2026
5. Consent Agenda:
   a) County Clerk Fee Report for September 2026 - $35,311.07
   b) Clerk of District Court Fee Report for September - $1,937.24

Other Business Matters to Address When Time Allows

6. Discuss/Action – Public/Organizations/Officials
7. Commissioner Reports
8. Discuss/Action – Appoint Member to the Aging Advisory Board to Fill Vacant City of Seward Representative Position
9. Discuss/Action – Authorize Chair to Sign Funding Disbursement Agreement with Seward County Chamber & Development Partnership for 2026-2027 Fiscal Year
10. Discuss/Action – Commissioners' Request to Seek Sealed Bids for Hydrogeologic Assessment
11. Discussion Only – Appointment of Board of Adjustment and Planning Commission Members
12. Discuss/Action – Executive Session – Personnel
13. Discuss/Action – Quarterly Jail Inspection
14. Discuss/Action – Agenda for October 13, 2026

9:15 a.m. Discuss/Action – Authorize Chair to Sign Contract with Everbridge for Emergency Management Services

Discuss/Action – Authorize Chair to Sign Memorandum of Agreement Between Seward County Emergency Management and the Federal Emergency Management Agency Integrated Public Alert and Warning System (IPAWS) Program Management Office for the Use of Emergency Management Interoperable System(s) and IPAWS Open Platform for Emergency Networks

9:30 a.m. Authorize Chair to Sign Contract with Vanguard Appraisals, Inc. for Annual Maintenance of Real Property Changes for County Assessor's Office

ABOVE AGENDA IS OPEN UNTIL 24 HOURS PRIOR TO THE MEETING AND IS SUBJECT TO CHANGE TO INCLUDE EMERGENCY ITEMS. THE OFFICIAL AGENDA IS KEPT AT THE SEWARD COUNTY CLERK'S OFFICE. PLEASE CONTACT THEM AT 402-643-2883 FOR ANY QUESTIONS PERTAINING TO THE AGENDA AS LISTED ABOVE.

Seward County Government Home Page

Posted 10/05/2026

Seward
County
Clerk

Seward County Clerk
P.O. Box 190
Seward, Nebraska 68434
Phone 402-643-2883
Fax 402-643-2228

October 6, 2026

I, BRANDY JOHNSON, SEWARD COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOLLOWING AMOUNTS HAVE BEEN ALLOWED BY THE SEWARD COUNTY COMMISSIONERS AND THEY HAVE AUTHORIZED PAYMENT OF SAME FROM THE IMPREST FUND.
THE FOLLOWING AMOUNTS BY FUND ARE CERTIFIED AS NEEDED FOR THE MONTH OF:

October 6, 2026

	TRANSFER	REG. MTHLY AMT	TOTAL
GENERAL FUND 100	$45,440.17	$346,419.87	$391,860.04
ROAD FUND 300		$200,406.63	$200,406.63
ROAD BUYBACK FUND 650		$0.00	$0.00
SPECIAL ROAD FUND 700		$650.00	$650.00
DEBT SERVICE FUND - JUSTICE CENTER 900		$0.00	$0.00
SINKING FUND 0950		$0.00	$0.00
VISITORS PROMOTION FUND 990		$1,319.12	$1,319.12
VISITORS IMPROVEMENT FUND 995		$4,280.00	$4,280.00
ASSESSOR REAPPRAISAL 1100		$0.00	$0.00
REGISTER OF DEEDS FUND 1150		$654.54	$654.54
HEALTH CLAIM FUND 1250		$75,000.00	$75,000.00
VETERANS AID FUND 1900		$0.00	$0.00
AGING SERVICE FUND 2250		$1,166.91	$1,166.91
OPIOID FUND 2320		$0.00	$0.00
DRUG LAW ENFORCE FUND 2360		$19,113.84	$19,113.84
PROBLEM SOLVING COURT 2390		$0.00	$0.00
CO ATTY FED DRUG LAW ENF FUND 2410		$0.00	$0.00
CO ATTY TREASURY FUND 2411		$0.00	$0.00
TREASURY FUNDS (SHERIFF DRUG) 2412		$0.00	$0.00
JUSTICE FUNDS 2414		$0.00	$0.00
HOUSE ARREST FUND 2435		$0.00	$0.00
ATTORNEY GRANT FUND 2500		$150.00	$150.00
EMERGENCY MGR GRANT FUND 2501		$0.00	$0.00
E911 GRANT FUND 2502		$0.00	$0.00
ROAD GRANT FUND 2503		$0.00	$0.00
MISC GRANT FUND 2504		$0.00	$0.00
AMERICAN RELIEF FUND 2580		$0.00	$0.00
INHERITANCE TAX FUND 2700		$9,207.63	$9,207.63
E911 FUND 2910		$15,247.49	$15,247.49
911 WIRELESS SERVICE 2913		$4,605.65	$4,605.65
911 WIRELESS SERVICE 2914		$0.00	$0.00
COMMISSARY FUND 2965		$875.22	$875.22
TOTAL IMPREST FUND	$45,440.17	$679,096.90	**$724,537.07**

Dated this _____ day of _____, 20____.

_____

BRANDY JOHNSON (SEAL)

Seward
County Clerk

Seward County Clerk
P.O. Box 190
Seward, NE 68434
Phone 402-643-2883
Fax 402-643-2228

October 6, 2026

I, BRANDY JOHNSON, SEWARD COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOLLOWING AMOUNTS HAVE BEEN ALLOWED BY THE SEWARD COUNTY COMMISSIONERS AND THEY HAVE AUTHORIZED PAYMENT OF SAME FROM THE IMPREST FUND.
THE FOLLOWING AMOUNTS BY FUND ARE CERTIFIED AS NEEDED FOR THE MONTH OF:

October 6, 2026

	REG. MTHLY AMT	TOTAL
GENERAL FUND 100	$275,112.43	$275,112.43
ROAD FUND 300	$76,207.74	$76,207.74
ROAD BUYBACK FUND 650	$0.00	$0.00
SPECIAL ROAD FUND 700	$0.00	$0.00
DEBT SERVICE FUND - JUSTICE CENTER 90	$0.00	$0.00
SINKING FUND 950	$0.00	$0.00
VISITORS PROMOTION FUND 990	$0.00	$0.00
VISITORS IMPROVEMENT FUND 995	$0.00	$0.00
ASSESSOR REAPPRAISAL FUND 1100	$0.00	$0.00
REGISTER OF DEEDS FUND 1150	$0.00	$0.00
HEALTH CLAIM FUND 1250	$0.00	$0.00
VETERANS AID FUND 1900	$0.00	$0.00
AGING SERVICE FUND 2250	$2,639.34	$2,639.34
DRUG LAW ENFORCE FUND 2360	$0.00	$0.00
PROBLEM SOLVING COURT 2390	$0.00	$0.00
CO ATTY FED DRUG LAW ENF FUND 2410	$0.00	$0.00
CO ATTY TREASURY FUND 2411	$0.00	$0.00
SHERIFF FED DRUG LAW ENF FUND 2412	$0.00	$0.00
SHERIFF FED DRUG ENFORCE FUND 2414	$0.00	$0.00
HOUSE ARREST FUND 2435	$0.00	$0.00
ATTORNEY GRANT FUND 2500	$2,795.79	$2,795.79
EMERGENCY MGR GRANT FUND 2501	$0.00	$0.00
E911 GRANT FUND 2502	$0.00	$0.00
ROAD GRANT FUND 2503	$0.00	$0.00
MISC GRANT FUND 2504	$0.00	$0.00
AMERICAN RELIEF FUND 2580	$0.00	$0.00
INHERITANCE TAX FUND 2700	$0.00	$0.00
E911 FUND 2910	$26,545.28	$26,545.28
911 WIRELESS SERVICE 2913	$0.00	$0.00
911 WIRELESS SERVICE 2914	$0.00	$0.00
COMMISSARY FUND 2965	$0.00	$0.00
TOTAL PERSONNEL IMPREST FUND	$383,300.58	**$383,300.58**

Dated this _____ day of _____, 20____.

_____

BRANDY JOHNSON
SEWARD COUNTY CLERK

(SEAL)

COUNTY CLERK FEE REPORT
FOR THE MONTH OF SEPTEMBER 2026

TOTAL DOCUMENTARY STAMP FEES:	
COUNTY SHARE DOCUMENTARY FEES:	$4,225.43
STATE SHARE DOCUMENTARY FEES:	$23,831.89
ELECTION FEES:	$2.00
REIMBURSABLE ELECTION COSTS:	$0.00
MARRIAGE LICENSE FEES:	$450.00
CANDIDATE FILING FEES:	$0.00
DOCUMENT REGULAR FILING FEES:	$5,240.50
ROD FUND	$835.50
ROD MISC:	$0.00
ELECTRONIC COPIES:	$0.00
COPIES:	$695.75
LICENSES:	$0.00
SALE OF PLAT BOOKS	$27.85
CITY SALES TAX	$0.56
STATE SALES TAX	$1.53
POSTAGE	$0.00
COMMISSION	$0.06
MISC FEE:	$0.00
TOTAL FEES:	$35,311.07

Seward District Court
Detail Fee Forecast Report
For the Month of September, 2026

Agency Name: Seward County Treasurer

GL Acct	Account Description	Case ID		Amount
310	Petition	CI 25	145	35.00
310	Petition	CI 26	118	35.00
310	Petition	CI 26	119	35.00
	GL ACCT Sub Total			105.00
315	Information	CR 23	2	35.00
315	Information	CR 25	55	35.00
315	Information	CR 25	107	35.00
	GL ACCT Sub Total			105.00
321	Automation Fee	CI 25	145	8.00
321	Automation Fee	CR 23	2	8.00
321	Automation Fee	CR 25	55	8.00
321	Automation Fee	CR 25	107	8.00
	GL ACCT Sub Total			32.00
335	Transcript of Lien	CI 26	115	25.00
335	Transcript of Lien	CI 26	116	25.00
335	Transcript of Lien	CI 26	120	25.00
335	Transcript of Lien	CI 26	121	25.00
	GL ACCT Sub Total			100.00
344	NSC Education Fee	CI 25	145	1.00
344	NSC Education Fee	CR 23	2	1.00
344	NSC Education Fee	CR 25	55	1.00
344	NSC Education Fee	CR 25	107	1.00
	GL ACCT Sub Total			4.00
345	Dispute Resolution Fee	CI 25	145	.75
345	Dispute Resolution Fee	CR 23	2	.75
345	Dispute Resolution Fee	CR 25	55	.75
345	Dispute Resolution Fee	CR 25	107	.75
	GL ACCT Sub Total			3.00
346	Indigent Defense Fee	CI 25	145	3.00
346	Indigent Defense Fee	CR 23	2	3.00
346	Indigent Defense Fee	CR 25	55	3.00
346	Indigent Defense Fee	CR 25	107	3.00
	GL ACCT Sub Total			12.00

347	Uniform Data Analysis Fee	CI 25	145	1.00
347	Uniform Data Analysis Fee	CR 23	2	1.00
347	Uniform Data Analysis Fee	CR 25	55	1.00
347	Uniform Data Analysis Fee	CR 25	107	1.00
	GL ACCT Sub Total			4.00
370	J.R.F.	CI 25	145	12.00
370	J.R.F.	CR 23	2	6.00
370	J.R.F.	CR 25	55	6.00
370	J.R.F.	CR 25	107	6.00
	GL ACCT Sub Total			30.00
371	Filing Fee-JRF	CI 25	145	7.00
371	Filing Fee-JRF	CR 23	2	7.00
371	Filing Fee-JRF	CR 25	55	7.00
371	Filing Fee-JRF	CR 25	107	7.00
	GL ACCT Sub Total			28.00
374	Civil Legal Services Fund	CR 23	2	1.00
374	Civil Legal Services Fund	CR 25	55	1.00
374	Civil Legal Services Fund	CR 25	107	1.00
	GL ACCT Sub Total			3.00
375	L.E.I.F.	CR 23	2	2.00
375	L.E.I.F.	CR 25	55	2.00
375	L.E.I.F.	CR 25	107	2.00
	GL ACCT Sub Total			6.00
379	Legal Aid/Services Fund	CI 25	145	6.25
379	Legal Aid/Services Fund	CR 23	2	6.25
379	Legal Aid/Services Fund	CR 25	55	6.25
379	Legal Aid/Services Fund	CR 25	107	6.25
	GL ACCT Sub Total			25.00
380	Issuance of Writ	CI 19	67	5.00
380	Issuance of Writ	CI 26	107	5.00
	GL ACCT Sub Total			10.00
384	Seal Cert/Auth Copies	00		1.00
384	Seal Cert/Auth Copies	CI 05	139	1.00
384	Seal Cert/Auth Copies	CI 14	157	1.00
384	Seal Cert/Auth Copies	CI 21	166	3.00
384	Seal Cert/Auth Copies	CI 23	98	1.00

384	Seal Cert/Auth Copies	CI 26	29	1.00
384	Seal Cert/Auth Copies	CR 06	60	1.00
384	Seal Cert/Auth Copies	CR 22	136	1.00
384	Seal Cert/Auth Copies	CR 26	10	1.00
	GL ACCT Sub Total			11.00
385	Comp Rec/Records Management	CI 25	145	15.00
385	Comp Rec/Records Management	CI 26	115	15.00
385	Comp Rec/Records Management	CI 26	116	15.00
385	Comp Rec/Records Management	CI 26	118	15.00
385	Comp Rec/Records Management	CI 26	119	15.00
385	Comp Rec/Records Management	CI 26	120	15.00
385	Comp Rec/Records Management	CI 26	121	15.00
385	Comp Rec/Records Management	CR 23	2	15.00
385	Comp Rec/Records Management	CR 25	55	15.00
385	Comp Rec/Records Management	CR 25	107	15.00
	GL ACCT Sub Total			150.00
386	Photocopy Fees	00		11.00
386	Photocopy Fees	CI 05	139	.75
386	Photocopy Fees	CR 25	55	.25
	GL ACCT Sub Total			12.00
390	Interest on Bank Account	00		78.28
	GL ACCT Sub Total			78.28
420	County Court Fees	CR 23	2	51.00
420	County Court Fees	CR 25	55	49.00
420	County Court Fees	CR 25	107	51.00
	GL ACCT Sub Total			151.00
447	Service Fees	CR 22	58	18.00
447	Service Fees	CR 22	136	75.97
447	Service Fees	CR 23	2	18.50
447	Service Fees	CR 24	112	10.00
447	Service Fees	CR 25	55	18.50
447	Service Fees	CR 25	107	18.50
	GL ACCT Sub Total			159.47
499	Fines	CR 24	102	20.00
499	Fines	CR 25	59	13.49
	GL ACCT Sub Total			33.49

984	Passport Processing Fee-Coun	00	875.00
	GL ACCT Sub Total		875.00
AGENCY Sub Total			1,937.24
GRAND TOTAL			1,937.24

STATE OF NEBRASKA
COUNTY OF SEWARD

I, Sheila Lueders, Clerk of the District Court of Seward County, Nebraska, do hereby certify that the foregoing is a true and correct REPORT OF EARNED/REIMBURSED FEES COLLECTED in my office for the month of September 2026.

Sheila Lueders
Clerk of the District Court

SEAL OF THE DISTRICT COURT Seal SEWARD COUNTY, NEBRASKA

SUBSCRIBED in my presence this 2nd day of October, 2026.

D. Odell
County Clerk

SEAL OF THE CLERK NEBRASKA OF SEWARD COUNTY

Seward County Aging Services Advisory Board Application

Name: Ronald R. Jeppesen (Ron)

Address: 1436 N. 2nd Street Seward, NE 68434

Phone: (402) 646-5242 Email: rcjeppesen10@gmail.com

Number of Years Lived or Worked in Seward County: 43 years

Company & Position/Title (if employed): Farmer, liquidating and retiring

Please list any board service, volunteer work, special training, skills, professional membership, community activities, hobbies, special interests that may be useful to your board placement:
Nearly all of my non-farm volunteer work was with my church. At Bethlehem Lutheran in Pleasant Dale, I served on nearly all of the Boards, including Chairman and Elder for many years. Led Bible classes and taught Sunday School for many years as well. After moving to Seward in 2023 and joining St. John Lutheran, I have served on the Evangelism Board and am currently serving as an Elder. I suppose raising 10 children took up much of my time.

Briefly describe why you are interested in serving on the Seward County's Aging Services Advisory Board?
I actually didn't realize that this Board existed until I was approached by Glenda Dobbertien about serving. I am a senior citizen by age (69), but except for moderate hearing loss, some stiffness, etc., I am very active.
My parent's are becoming aged and interest in their welfare and available services is of great interest!

Skills, Experiences, and Interests that you are willing to share with Seward County Aging Services

- ☑ Strategic planning
- ☐ Fundraising
- ☐ Other
- ☑ Event Planning
- ☐ Community Networking
- ☑ Caregiver Support
- ☐ Grant Writing

Are you able to commit to attending our quarterly Board Meetings?

- ☑ Yes
- ☐ No

The term of a Board member is two years. Are you able to commit to serving on the Advisory Board for two years?

☑ Yes

☐ No

What are your expectations from Seward County Aging Services?
I expect that this Board will be lightly demanding of my time. A few hours every quarter is fine.

Ronald R. Jeppesen
Signature of Applicant

9-23-2026
Date

Seward County Aging Services Advisory Board Application

Name: Lloyd Lipska

Address: 1611 North 1st Seward, NE 68434

Phone: 308-529-1500 Email: lloyd.lipska@yahoo.com

Number of Years Lived or Worked in Seward County: 8

Company & Position/Title (if employed): NA

Please list any board service, volunteer work, special training, skills, professional membership, communit activities, hobbies, special interests that may be useful to your board placement:
Veterans of Foreign War, American Legion, Kiwanis, Cross marker Docent Nebraska National Guard Museum, Docent Seward Co Historical Museum,

Briefly describe why you are interested in serving on the Seward County's Aging Services Advisory Boa
I belive I have times & Kills to assist where needed

Skills, Experiences, and Interests that you are willing to share with Seward County Aging Services

- ☐ Strategic planning
- ☐ Fundraising
- ☐ Other
- ☐ Event Planning
- ☐ Community Networking
- ☐ Caregiver Support
- ☐ Grant Writing

Are you able to commit to attending our quarterly Board Meetings?

- ☒ Yes
- ☐ No

The term of a Board member is two years. Are you able to commit to serving on the Advisory Board for two years?

☒ Yes

☐ No

What are your expectations from Seward County Aging Services?
Continued Improved (if needed) Services Provided

Signature of Applicant

9/22/26
Date

FUNDING DISBURSEMENT AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____, 2026, by and between the COUNTY OF SEWARD, NEBRASKA, hereinafter, referred to as the COUNTY, and the SEWARD COUNTY CHAMBER & DEVELOPMENT PARTNERSHIP, a Nebraska nonprofit corporation, hereinafter referred to as the SCCDP.

RECITALS:

WHEREAS, the parties desire to enter into a mutually beneficial Funding Disbursement Agreement for the purpose of promoting economic development in Seward County, Nebraska.

NOW, THEREFORE, in consideration of the foregoing recitals and the terms and conditions hereinafter set forth, the parties hereto agree as follows:

1. The COUNTY and the SCCDP agree to enter into this Funding Disbursement Agreement for the promotion of economic development as set forth above for the County's fiscal year which commences July 1, 2026 and ends June 30, 2027.

2. The COUNTY agrees to fund the promotion of economic development by paying to the SCCDP the sum of FIFTY-FIVE THOUSAND ONE HUNDRED DOLLARS and No/100ths Dollars ($55,100) subject to the following requirements:

(i) The SCCDP shall place all funds received pursuant to this Agreement in a separate segregated economic development fund ("the Public Economic Development Fund"); and

(ii) The SCCDP shall use all funds received pursuant to this Agreement only for the purpose of "encouraging immigration, new industries, and investment and to conduct and carry on a publicity campaign, . . . and advertising the various agricultural, horticultural, manufacturing, commercial, and other resources, including utility services of the County," all in accordance with *Neb. Rev. Stat.* § 13-315 (Reissue 2012), a copy of which is attached hereto and marked as Exhibit "A".

3. As a way of ensuring the County's funds will be used in compliance with this agreement, a designee of the County and a designee of the SCCDP shall reconcile and audit the Public Economic Development Fund annually. The fiscal year end reconciliation and audit shall be completed within sixty (60) days of the close of County's fiscal year on June 30, 2027. If there are funds remaining in the Public Economic Development Fund at fiscal year end, the funds for any authorized expenditures which accrued during the fiscal year, but which have not yet been paid for, may be retained by the SCCDP to pay the same. Any funds remaining after accounting for the authorized accrued expenses as provided herein shall be retained by SCCDP and considered as part of the County's next fiscal year appropriation should one be made by the County for the SCCDP.

4. At the expiration date of this Funding Disbursement Agreement on June 30, 2027, the parties hereto shall either enter into a new Funding Disbursement Agreement for the ensuing fiscal year or this Funding Disbursement Agreement shall terminate and the end of year reconciliation and audit shall be accomplished as provided for in Paragraph 3 above.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Funding Disbursement Agreement.

COUNTY OF SEWARD, NEBRASKA,

By: _____
Misty Ahmic
Chairperson
Seward County Board of Commissioners

ATTEST:

_____
Brandy Johnson
Seward County Clerk

SEWARD COUNTY CHAMBER &
DEVELOPMENT PARTNERSHIP, a Nebraska Nonprofit Corporation

_____
Jordan Diedrich
President & CEO
Seward County Chamber & Development Partnership

everbridge

everbridge.com

Quotation

Quote #: Q-238493-1
Date Created: 9/16/2026
Expires On: 9/28/2026

Salesperson: Nate Vogel
Email: nate.vogel@everbridge.com

Bill to:
Seward/York County Emergency Management
322 S. 14th, Suite 1
Seaward NE 68434
United States

Ship to:
Seward/York County Emergency Management
322 S. 14th, Suite 1
Seaward NE 68434
United States

Bill to Contact:
Name: Megan Eckles
Phone: 402-643-4722
Email: meckles@sewardcountyne.gov

Primary Contact:
Name: Megan Eckles
Email: meckles@sewardcountyne.gov

Contract Summary Information	
Contract Period:	13 Months
Payment Term:	Net 30
Everbridge Entity:	Everbridge, Inc. - 26-2919312

Year 1: (29 Sep 2026 - 28 Oct 2027)

DESCRIPTION	QTY
Mass Notification Base	32,100
Smart Weather Alerting (includes 1 location in base weather subscription)	32,100
Resident Connection - Life Safety - USA	32,100
Everbridge Community Engagement	32,100
Year 1: (29 Sep 2026 - 28 Oct 2027) TOTAL:	USD 11,062.52

Pricing Summary:

	Annual Fees	One-Time Fees	Year Total
Year 1	USD 11,062.52	USD 0.00	USD 11,062.52

Messaging Credits Summary:

	Initial Credits Allowance	Additional Credits Purchased	Total Credits
Year 1	1,500,000	0	1,500,000

Quote Terms:

1. This Quote is governed by the Master Services Agreement, including any amendments, executed between the relevant Everbridge entity and the customer listed above; or the Everbridge standard subscription terms and conditions as accepted by customer through a previous purchase. Customer accepts this by signing the Quote or issuing a purchase order that references this Quote or the services in this Quote.
2. Subject to sales taxes where applicable.
3. Except for currency designation, the supplemental notes below, if any, supplied in this Quote are for informational purposes and not intended to be legally binding or override the language of the Master Services Agreement or the Everbridge standard subscription terms and conditions.

Please, Sign, Date and Return:

Signature: **Date:**

Name (Print): **Title:**

Please, Sign, Date and Return:

Signature: **Date:**

Name (Print): **Title:**

Everbridge, Inc.
Corporate Headquarters: 8300 Boone Blvd, Suite 800
Vienna,VA 22182
(818) 230-9700
THANK YOU FOR YOUR BUSINESS!

everbridge 360 everbridge bc in the cloud everbridge xmatters everbridge travel risk management everbridge control center everbridge redsky everbridge snapcomms

Everbridge Community Engagement – SLG

Overview

The Community Engagement solution supports easy opt-in capabilities for both public and private events. Gathering opt-ins, whether the general public or internal stakeholders, can be very difficult. With mobile keywords, large groups of people can easily opt-in to a database by texting a keyword. Additionally, the Visitor Engagement solution allows you to publish event-focused web pages to increase the visibility and safety of your event.

Usage

- Unlimited email notifications
- Unlimited Facebook & Twitter postings
- Unlimited Everbridge mobile app push notifications
- SMS, Voic, Fax, conference calls, TTY communications and notifications are subject to the Everbridge Credit Based Usage Policy.
- Our service transmits messages through various channels using standard protocols. Messaging services like email, voice calls, and SMS may experience delays or undelivered messages due to third parties, often chosen by you or the recipient (e.g., busy signal, carrier network issues, or dead battery). We cannot guarantee delivery and advise against relying solely on one messaging channel for important communications.
- Your plan includes unlimited push notifications via our app, email, or pager and a yearly allotment of "Message Credits" for other delivery channels that carry per-message or variable third-party costs (such as SMS). Your Solution Quote lists your included Message Credits. You can monitor usage in the Client Portal. If you exceed your included Message Credits, overage charges may apply. You can purchase additional Message Credits to increase your yearly allotment at any time. Because delivery costs vary by different factors such as channel and destination, different messages may use credits at different rates. Message Credits are further described in the Messaging Credit Guide available in the Client Portal.

*For details, please refer to the **Messaging Credits System Inclusion.***

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Core Platform Access

- Unlimited administrators for Web-based portal to initiate messages, reporting and administration
- Unlimited number of keyword opt-in recipients
- Access to five event keywords
- Access to public and private event web pages that are integrated with the Member Portal and can include registration widgets and social sharing options (so visitors can share your notifications to their social networks)

Key features

- Publish event-based notifications via email and SMS
- Publish event-based notifications directly to Facebook and Twitter
- Publish event-based notifications directly to event web pages
- Publish event-based notifications directly to Member Portal
- Automatic opt-in* expirations
- Zip Code opt-in* functionality for residents
- Google Public Alerts integration
- SMPP based SMS text messaging
- Messaging templates to speed up communications
- SMS, email, delivery reporting
- Client hereby grants to Company a non-exclusive, royalty free and fully-paid, transferable, worldwide, irrevocable, and perpetual right and license (including the right to sublicense through multiple tiers of sublicensees) to (a) use, copy, display, disseminate, publicly perform, publicly display, digitally transmit, publish, translate, reformat, create derivative works from, and otherwise use communications Client sends through the Solutions ("**Client Communications**") as necessary to provide the applicable Solutions and for public facing communications to citizens, other public groups and public facing websites, including social media (e.g., Google Alerts, National Center for Missing & Exploited Children) and users of the Nixle service (collectively, "**Public Communications**"), (b) use and display Client's trademarks, service marks and logos, in connection with providing the applicable Solutions, including any Public Communications, and (c) to use, sell, offer to sell, and otherwise exploit any product or service based on, embodying, incorporating, or derived from the Client Communications. Client hereby grants to Company a non-exclusive, fully-paid right to place a widget on Client's website to facilitate Contact opt-in registrations to the applicable Solutions. Client further acknowledges and agrees that all personal information collected from or about individuals registering through such widget by Company shall be controlled and processed by Company in accordance with the Nixle Services-Specific Data Practices in Company's privacy notice available at https://www.everbridge.com/about/legal/everbridge-global-privacy-notice.

Set-up, Implementation & Support

- Self-service administrative set up, configuration and default preferences
- Initial member data upload and test broadcast support
- Unlimited access to Everbridge University classes
- 24x7 Customer Support (phone, web, email)
- To enable our customer support teams to more effectively solve our customers' support-related issues by providing analytics, suggesting guidance, and improving our knowledge base, as well as allow customers access to our knowledge base through a chat feature. Access to support tickets is needed for the feature to operate, except for the chat feature where no support ticket or other customer data is required.
- Global Support/Operations Centers for Redundant Live Support

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Everbridge Smart Weather

Overview

SMART Weather leverages Weather Decision Technologies meteorological resources to enhance and optimize over 150 severe weather alerts including lightning, tornados, thunderstorms, hail, ice, snow, extreme temperatures, high winds, flash floods and flooding. Keep your employees, residents and other key stakeholders informed and safe with automatic broadcasts to all affected recipients in an impact area. Actively manage weather events and quickly put location-based warnings in the right hands, in real-time. With SMART Weather you can automatically broadcast customized messages based on the type and severity of the event.

Key Capabilities

- Map-driven – Visualize weather and select targets using GIS maps and shapes.
- AutoMated – Deliver alerts to contacts and members automatically.
- Rules-based – Use rules to determine when a message should be triggered.
- Targeted – Deliver the right message to the right person automatically.

Functionality

- Accurate weather warnings with specific start times and timely closing of alerts.
- Precise meteorologist drawn polygons and geographical zones to identify weather impacted locations. Select contacts in affected areas using a map that identifies weather impacted locations.
- Customized message content based on weather type, severity, location, and audience.

Smart Weather Satellite and Infrared Displays

- Infrared displays allow for even more precise location-specific weather alerts so notifications get to the right people with speed and accuracy.
- New weather layers provide near real time weather monitoring (within the last 5 minutes), making it easier to alert key stakeholders.
- Weather alert feeds are third-party content or websites supplied to you for your internal purposes in connection with the Services (e.g., real time weather system information and warnings, 911 data, third party maps, and situational intelligence) or publicly-available information from the Internet available to you while using the Services. We provide data feeds "as is" solely as a convenience for you, do not review or approve the feeds, and are not responsible for the content or omissions from any data feed.

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Everbridge Mass Notification Base for State and Local Government

Overview

Everbridge Mass Notification Base for SLG allows users to send notifications to individuals or groups using lists, locations, and visual intelligence. Everbridge Mass Notification is supported by state-of-the-art security protocols, elastic infrastructure, advanced mobility, interactive reporting, adaptive people, and resource mapping to mirror your organization, and true enterprise class data management capabilities to provide a wide array of data management options.

Below is a list of key system inclusions with your new Everbridge Mass Notification system.

Usage

- Unlimited email notifications
- Unlimited Everbridge mobile app push notifications
- SMS, Voic, Fax, conference calls, TTY communications and notifications are subject to the Everbridge Credit Based Usage Policy.
- Our service transmits messages through various channels using standard protocols. Messaging services like email, voice calls, and SMS may experience delays or undelivered messages due to third parties, often chosen by you or the recipient (e.g., busy signal, carrier network issues, or dead battery). We cannot guarantee delivery and advise against relying solely on one messaging channel for important communications.
- Your plan includes unlimited push notifications via our app, email, or pager and a yearly allotment of "Message Credits" for other delivery channels that carry per-message or variable third-party costs (such as SMS). Your Solution Quote lists your included Message Credits. You can monitor usage in the Client Portal. If you exceed your included Message Credits, overage charges may apply. You can purchase additional Message Credits to increase your yearly allotment at any time. Because delivery costs vary by different factors such as channel and destination, different messages may use credits at different rates. Message Credits are further described in the Messaging Credit Guide available in the Client Portal.

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Core Platform Access

- Unlimited Users for web-based portal to initiate messages, reporting, and administration
- Unlimited Users for ManageBridge Application (iOS, Android) and Mobile Optimized Notification Site
- Three (3) Organization with unlimited nested static and dynamic groups
- One (1) Contact Data Location per organization in the United States, Germany, Canada, or the United
- Kingdom
- Access to Incident Management
- Access to Incident Chat for responders to coordinate and collaborate

Key features

- SMPP based True SMS text messaging
- Multi-language Text to Speech Engine and Custom Voice Recording
- 4 Everbridge basic conference bridge codes
- 4 Smart Conference bridge lines
- Public Incident Zone – Alert residents through Everbridge Mobile App on their entry into the impacted area Mobile app check-in functionality that allows users to provide their geo location
- Custom branded community opt-in portal with custom fields and opt-in subscriptions
- Flexible role-based access controls to manage user permissions
- Access to Real-Time Dashboard, Notifications History, Everbridge Universe, and Custom Reporting
- Notification escalation to automatically send a notification to the next person or group if there is no confirmation
- Integrated GIS/Map-based, rule-based, group-based, or individual contact selection
- Ability to send standard, polling, or on-the-fly 'One-Touch' Conference Call messages
- One-screen broadcast creation workflow to speed message creation and reduce human error
- Everbridge Network to access situational intelligence & notifications shared by other public and private groups
- Publish notifications directly to Websites and services that support API access via HTTPS using 'Web Posting'
- Publish notification to Social Media
- Publish notifications to Audio Bulletin Board for contacts to retrieve the audio message at their convenience
- Access to IPAWS for authorized agencies –Only available in US region
- **IPAWS Authorization.** Client represents and warrants to Everbridge that any employee, agents, or representatives of Client who access IPAWS-OPEN using Client's credentials provided by FEMA (each, an "IPAWS User"), are authorized by FEMA to use IPAWS-OPEN, have completed all required training, and Client has executed an IPAWS Memorandum of Agreement ("MOA") with FEMA. Client shall contact Everbridge

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immediately upon any change in Client or any IPAWS User's right to access IPAWS-OPEN. Client shall only access IPAWS-OPEN using its designated credentials and FEMA issued digital certificate ("Digital Certificate"). Client acknowledges and agrees that Everbridge shall not have access to its credentials and that Client assumes full responsibility for maintaining the confidentiality of any credentials issued to it. Client shall be solely responsible for any and all claims, damages, expenses (including attorneys' fees and costs) that arise from any unauthorized use or access to IPAWS-OPEN.

- **Credentials.** Client shall load and maintain within its Everbridge account Organization, its Digital Certificate, COG ID, and Common Name. Client authorizes and requests Everbridge to use the foregoing stored information to connect Client to IPAWS-OPEN.
- **Messaging.** Client acknowledges and agrees that: (i) upon submission of messages to IPAWS-OPEN, Everbridge shall have no further liability for the distribution of such message, and that the distribution through IPAWS-OPEN, including, but not limited to, delivery through the Emergency Alert System or the Commercial Mobile Alert System, is in no way guaranteed or controlled by Everbridge; (ii) Everbridge shall not be liable as a result of any failure to receive messages distributed through IPAWS-OPEN; (iii) IPAWS may include additional features not supported through the Everbridge system, and Everbridge shall not be required to provide such additional features to Client; and (iv) Client shall be solely responsible and liable for the content of any and all messages sent through IPAWS-OPEN utilizing its access codes.
- **Term.** Client acknowledges and agrees that access to IPAWS-OPEN shall be available once Client has provided Everbridge with the Digital Certificate and any other reasonably requested information to verify access to the system. Upon termination of the Agreement access to IPAWS-OPEN shall immediately terminate. In addition, Everbridge may immediately terminate, without liability, access to IPAWS-OPEN, if Client breaches this Addendum, the MOA, or FEMA changes the IPAWS-OPEN system so that it materially change the business terms and/or feasibility for Everbridge to provide such access.
- Contact filtering based on custom criteria
- Map-based drawing and selection tools and imported shape files (e.g. Google Maps, Bing Maps, ESRI)
- Automatic address geo-coding for contacts
- Organization specific customizable caller ID, greetings, and broadcast settings
- Real-time reporting for improved situational awareness and easier after-action analysis
- Unlimited Mass Notification and Incident Templates
- Self-Service Contact Record Management, Contact Import via CSV Upload and via Contact API Basic
- International Support
    - Globally Local Calling for faster communications using local/regional message initiation
    - Dynamic Caller ID to customize caller IDs with local number per country or broadcast
    - International Long and Short Codes for SMS delivery

Set-up, Implementation & Support

- Up to 10 remote hours of support via a dedicated Implementation Specialist to be used within 60 days of contract signing. These 10 hours are inclusive of web-based training, system testing, and administrative set-up. Your Implementation Specialist will also deliver your EB Suite system with best-practice recommended settings configured.
- Initial Contact Data Upload and Test Broadcast Support

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- 5 Live Operator Message Initiations per year
- Unlimited Access to Everbridge University classes
- 24x7 Customer Support (phone, web, email)
- To enable our customer support teams to more effectively solve our customers' support-related issues by providing analytics, suggesting guidance, and improving our knowledge base, as well as allow customers access to our knowledge base through a chat feature. Access to support tickets is needed for the feature to operate, except for the chat feature where no support ticket or other customer data is required.
- Global Support/Operations Centers for Redundant Live Support

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Resident Connection – Life Safety - USA

Overview

Resident Connection allows United States Local Government agencies to maximize the reach of their constituents by providing Immediate access to the resident and business database for the jurisdiction. Resident Connection has also been developed to help provide faster ways to communicate critical information in an imminent threat to life and property (life-threatening emergencies).
The solution provides users with easy access to available resident and business contacts for their jurisdiction or custom area, including:

- Integrated management of all your contacts within the Everbridge Mass Notification Suite
- This life safety database contains verified contact names, addresses and phone numbers (Landline, VOIP, Wireless). Imminent Threat to Life notification protection for Wireless Data (SMS & VOICE) to prevent misuse in non-emergency notifications
- All contacts contain at least one delivery method, and all have a geocoded address for list-based or map-based contact selections

Usage

- Resident Connection – Life Safety is available as a premium add-on to Everbridge Mass Notification Suite
- Use of the mobile phone numbers is only permitted for "Imminent Threat to Life" notifications via SMS or Voice
- Use of the landline phone numbers can be used for "Imminent Threat to Life" or notifications via non-emergency messages
- Using Everbridge to send SMS, Voice, Fax, conference calls, TTY communications and notifications are subject to the Everbridge Credit Based Usage Policy
- Our service transmits messages through various channels using standard protocols. Messaging services like email, voice calls, and SMS may experience delays or undelivered messages due to third parties, often chosen by you or the recipient (e.g., busy signal, carrier network issues, or dead battery). We cannot guarantee delivery and advise against relying solely on one messaging channel for important communications.
- Your plan includes unlimited push notifications via our app, email, or pager and a yearly allotment of "Message Credits" for other delivery channels that carry per-message or variable third-party costs (such as SMS). Your Solution Quote lists your included Message Credits. You can monitor usage in the Client Portal. If you exceed your included Message Credits, overage charges may apply. You can purchase additional Message Credits to increase your yearly allotment at any time. Because delivery costs vary by different

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factors such as channel and destination, different messages may use credits at different rates. Message Credits are further described in the Messaging Credit Guide available in the Client Portal.

Key features

- Direct access to Resident Connection life safety to generate alerts from within Everbridge Mass Notification Suite user interface
- Leverage pre-loaded jurisdiction boundaries and POI data
- Visualize contacts in Universe & Notification map
- **Resident Connection Data**. If a Client is purchasing Resident Connection Data, Everbridge provides to Client a limited, non-exclusive, non-transferable, non-sublicensable, right to use mobile, landline and VoIP telephone records ("**Resident Connection Data**") in connection with emergency notifications sent through the Everbridge Solutions for lawful, life-safety purposes. Resident Connection Data is Confidential Information of Everbridge and is subject to the confidentiality obligations and the license restrictions of this Agreement. Resident Connection Data is owned expressly by Everbridge and rights to use such data terminates upon the termination or expiration of this Agreement.

Set-up, Implementation & Support

- Minor implementation is required at no charge. Your account manager will coordinate with our implementation team to activate this feature
- Available for United States government agencies delivering life safety communications only
- Available for mass notification organizations only
- Database is automatically updated monthly with no manual intervention.
- To enable our customer support teams to more effectively solve our customers' support-related issues by providing analytics, suggesting guidance, and improving our knowledge base, as well as allow customers access to our knowledge base through a chat feature. Access to support tickets is needed for the feature to operate, except for the chat feature where no support ticket or other customer data is required.

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For a full product description, along with best practices and product details, please see the Everbridge User Guide and Everbridge University.

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NEBRASKA FOREIGN ADVERSARY CONTRACTING PROHIBITION ACT CERTIFICATION

Neb. Rev. Stat. §73-901 through §73-907

This certification is required pursuant to Neb. Rev. Stat. § 73-905 for all contracts, renewals, or bids for technology-related goods and services. To maintain consistency and compliance with the Act, Seward County requires this certification to accompany all bids, contracts, and contract renewals.

Company Name: Everbridge, Inc. (herein "Company")

Description of Contract, Renewal, or Bid:

Everbridge Mass Notification

As required by the Nebraska Foreign Adversary Contracting Prohibition Act [Neb. Rev. Stat. §73-901 to §73-907, herein "the Act"], I hereby certify the following (check all that apply):

- ☐ I am the owner or authorized representative of the Company and have the authority to make this certification as required by the Act;
- ☑ The Company is providing technology-related products and/or services under the contract, renewal, or bid and:
  - ☑ is not a scrutinized company as defined in the Act ("scrutinized company")
  - ☑ is not subcontracting with a scrutinized company
  - ☐ has incorporated into another final product a technology-related product or service that originated from a scrutinized company, as described in *Neb. Rev. Stat.* §73-903(5)(c)
- ☐ The Company is providing technology-related products and/or services, is a scrutinized company, and the technology-related goods provided pursuant to the contract, renewal, or bid meet the exception for provision of a technology-related good by a scrutinized company;
- ☐ The Company is not providing technology-related goods or services as defined by the Act.

By signing below, I attest that:

i. I am authorized to represent and act on behalf of the Company regarding the provisions of the Act;
ii. The Company will adhere to all provisions of the Act, whether or not explicitly set forth herein; and will notify Seward County if any material changes related to the provisions of the Act occur during the term of the contract, renewal, or bid;
iii. The responses contained herein are true, complete, and accurate;
iv. The Company understands that contracts entered into in violation of the Act are null and void and violations may subject the Company to remedies and penalties provided by the Act.

FOR THE COMPANY:

Signature: Shirley Devlin-Lebow

Name: Shirley Devlin-Lebow

Title: CAO

Date: Sep 22, 2026

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☐ The Company is providing technology-related products and/or services, is a scrutinized company, and the technology-related goods provided pursuant to the contract, renewal, or bid meet the exception for provision of a technology-related good by a scrutinized company;

☐ The Company is not providing technology-related goods or services as defined by the Act.

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FOR THE COMPANY:

Signature: Shirley Devlin-Lebow

Name: Shirley Devlin-Lebow

Title: CAO

Date: Sep 22, 2026

Memorandum of Agreement between the Seward County Emergency Management

and the

Federal Emergency Management Agency Integrated Public Alert and Warning System (IPAWS) Program Management Office

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Regarding the use of: Seward County Emergency Management Interoperable System(s) and IPAWS OPEN Platform for Emergency Networks (IPAWS-OPEN)

Version 4.8

09/04/2026

WARNING: This document is FOR OFFICIAL USE ONLY (FOUO). It contains information that may be exempt from public release under the Freedom of Information Act (5 U.S.C. 552). It is to be controlled, stored, handled, transmitted, distributed, and disposed of in accordance with DHS policy relating to FOUO information and is not to

be released to the public or other personnel who do not have a valid "need-to-know" without prior approval of the FEMA Integrated Public and Warning System and the FEMA Disclosure Offices.

Document Change History

Version	Date	Author	Description
4.0	06/13/2019	Al Kenyon	Updated COG MOA with stakeholders' input
4.1	06/13/2019	Al Kenyon	Delete CISO and CIO signature blocks per CIO Corrected IPAWS Suite #, Zipcode
4.2	6/20/2019	Gustavo Barbet Jr	Fixed grammatical errors and made minor wording changes throughout document
4.3	9/6/2019	Mark Lucero	Changes to Section 3.0 from paragraph to bullet format
4.4	1/31/2020	Gustavo Barbet Jr	Updated FEMA CISO POC
4.5	6/30/2020	Gustavo Barbet Jr	Updated FEMA CISO POC
4.6	10/15/2020	Mark Lucero, Al Kenyon, Justin Singer	Authority Section, Version History Page, and Footer Updates
4.7	5/24/21	Mark Lucero	Update AWS Cloud, IPAWS-OPEN Tech Lead
4.8	4/26/2022	Gustavo Barbet Jr	Updated FEMA CISO POC

MEMORANDUM OF AGREEMENT

1.0 SUPERSEDES: NE Seward County Emergency Management signed //

2.0 INTRODUCTION

The purpose of this memorandum is to establish a management agreement between the Seward County Emergency Management hereinafter referred to as the Collaborative Operating Group (COG), and the Federal Emergency Management Agency (FEMA) IPAWS Program regarding the utilization and security of Seward County Emergency Management Interoperable System(s) (as shown in Appendix A), which interoperate with the IPAWS-Open Platform for Emergency Networks (IPAWS-OPEN). The expected benefit is to enable information interoperability across emergency response organizations and systems as intended by the FEMA IPAWS Program.

This agreement will govern the relationship between the Collaborative Operating Group and FEMA, including designated managerial and technical staff and system users associated with the aforementioned COG. As indicated within the terms of this agreement, both parties agree to allow system interoperability through the use of SOAP over HTTPS via the public internet. Under this agreement, no direct or networked connection using VPN (or equivalent technology) between the systems named in Appendix A and IPAWS-OPEN is allowed. In the event a direct connection is required, an Interconnection Security Agreement must be executed.

3.0 AUTHORITY

This agreement is authorized under the following authorities and regulations:

- Section 706 of 47 U.S.C. 666, The War Powers Act: Provides for Presidential Access to commercial communications during "a state of public peril or disaster or other national emergency"
- Public Law 93-288, The Stafford Act. Sec. 202. Disaster Warning: Directs FEMA to provide technical assistance to State and local governments to ensure that timely and effectively disaster warning is provided
- Public Law 114-143, The IPAWS Modernization Act: Enacts to law the policy statement and similar requirements found in Executive Order 14307
- Sec. 202. Disaster Warning: Directs FEMA to provide technical assistance to State and local governments to ensure that timely and effectively disaster warning is provided
- Executive Order 13407 of June 26, 2006, Public Alert and Warning System: Established as policy the requirement for the United State to have an effective, reliable, integrated, flexible, and comprehensive system to alert and warn the American people
- 47 CFR Part 10, Wireless Emergency Alert (WEA): Provide for alert and warning to devices on wireless carrier networks
- 47 CFR Part 11, Emergency Alert System (EAS): Provide for alert and warning over TV and radio broadcast

4.0 BACKGROUND

It is the intent of both parties to this agreement to establish and utilize a standardized web based application interface (as defined by the IPAWS-OPEN Web Service Interface Design Guidance) between the information technology (IT) systems shown below to facilitate the exchange of emergency messages within the production environment. The testing of the interoperability of these systems has been performed through the use of FEMA's Test and Development environment to ensure the transference and receipt of emergency messages using approved messaging standards. The interoperability between these systems is supported by the use of SOAP over HTTPS via the public internet.

5.0 COMMUNICATIONS

Frequent formal communications are essential to ensure the successful management and operation of system interoperability. Both parties agree to maintain open lines of communication between designated staff (as indicated in Appendix B) at both the managerial and technical levels. All communications described herein must be conducted in writing and may be disseminated by electronic means unless otherwise noted.

The owners of the respective systems agree to designate and provide contact information for technical leads for their respective systems, and to facilitate direct contacts between technical leads to support the management and operation of system interoperability. To safeguard the confidentiality, integrity, and availability of the systems and the data they store, process, and transmit, both parties agree to provide notice of specific events within the timeframes indicated below:

- **Security Incidents:** Technical, administrative and/or help desk staff will immediately notify their designated counterparts by telephone or e-mail when a security incident(s) is detected and/or a violation of the Rules of Behavior (see Appendix C) has been identified. Both parties agree to make the appropriate technical and administrative individuals available for all necessary inquiries and/or investigations. Containment and/or resolution procedures will be documented by the identifying party and after-action reports generated and submitted to the system owner and/or designated security officials within five (5) business days after detection of the incident(s).

- **Disasters and Other Contingencies:** The FEMA IPAWS Program Office will notify the COG by telephone, e-mail or other acceptable means in the event of a disaster or other contingency that disrupts the normal operation of IPAWS-OPEN.

- **System Interconnections:** This MOA is intended for systems interoperating with IPAWS-OPEN using SOAP over HTTPS via the public Internet. If in the future, an interconnection (i.e. dedicated system-to-system connection) is required to IPAWS-OPEN, this MOA must be updated and an Interconnection Security Agreement (ISA) must be executed. If a change in status from interoperating to interconnected system is required, the initiating party will notify the other party at least 3 months before the planned interconnection is to be in place.

- **Discontinuation of Use:** In the event the use of IPAWS-OPEN is no longer required, the COG agrees to immediately notify, in writing, the FEMA IPAWS Program Office at which time the COGID and associated access credentials will be deactivated.

- **Personnel Changes:** Both parties agree to provide notification of changes to their respective system owner or technical lead. In addition, both parties will provide notification of any changes in the point of contact information provided in Appendix B. All relevant personnel changes and changes to contact information must be provided within 5 business days of the change.

6.0 TYPE OF INTERCONNECTIVITY

Both parties agree that the COG will utilize only the assigned COGID, associated credentials and digital certificates provided by the FEMA IPAWS Program Office to support interoperability between the system(s) listed in Appendix A and IPAWS-OPEN. In addition, all interoperable systems must be configured to interface with IPAWS-OPEN over the public Internet using only approved web service standards and associated requirements. A listing of approved web service standards and supporting requirements can be obtained from the IPAWS-OPEN Web Service Interface Design Guidance document.

In the event, a dedicated connection is required, both parties will agree to negotiate and execute an Interconnection Security Agreement (ISA) as required per Department of Homeland Security (DHS) policy which must be signed by all required parties before the interconnection is activated. Proposed changes to either system that affect system interoperability will be reviewed and evaluated to determine the potential impact. If the proposed changes impact the agreed upon terms, the MOA will be renegotiated and executed before changes are implemented.

7.0 SECURITY

To ensure the joint security of the systems and the message data they store, process, and transmit, both parties agree to adhere to and enforce the Rules of Behavior (as specified in Appendix C). In addition, both parties agree to the following:

- Ensure authorized users accessing the interoperable system(s) receive, agree to abide by and sign (electronically or in paper form) the IPAWS-OPEN Rules of Behavior as specified in Appendix C. Each jurisdiction is responsible for keeping the signed Rules of Behavior on file or stored electronically for each system user.

- Utilize FEMA approved PKI certificates to digitally sign messages as they are transported over the public Internet.
- Certify that its respective system is designed, managed and operated in compliance with all relevant federal laws, regulations, and policies.
- Document and maintain jurisdictional and/or system specific security policies and procedures and produce such documentation in response to official inquiries and/or requests.
- Provide physical security and system environmental safeguards for devices supporting system interoperability with IPAWS-OPEN.
- Ensure physical and logical access to the respective systems as well as knowledge of the COGID and associated access criteria are only granted to properly vetted and approved entities or individuals.
- Where applicable, ensure that only individuals who have successfully completed FEMA-required training can utilize the interoperable systems to issue alerts and warnings intended for distribution to the public.
- Where applicable, document and maintain records of successful completion of FEMA-required training and produce such documentation in response to official inquiries and/or requests.

8.0 PROFICIENCY DEMONSTRATION

Once enabled, each COG operating under this agreement must demonstrate their ability to compose and send a message through the IPAWS-OPEN system at regular intervals. Such demonstration must be performed on a monthly basis through generation of a message successfully sent through the IPAWS-OPEN Training and Demonstration environment.

9.0 ASSOCIATED SOFTWARE REQUIREMENTS

The COG will need to select a software package which will allow the COG to properly populate a Common Alerting Protocol (CAP) message which complies with both the *OASIS Common Alerting Protocol Version 1.2* and the *OASIS Common Alerting Protocol, v. 1.2 USA Integrated Public Alert and Warning System Profile Version 1.0*. With respect to the software and the software vendor selected FEMA expects the selected software to provide the following minimum critical capabilities and services:

- Permissions:
  - The ability to assign and manage user permissions; and
  - The ability to retrieve and view IPAWS Alerting Permissions
- Proficiency:
  - The provision of vendor support, to include user training, and around the clock technical support; and
  - The ability to submit both live and test digital certificates, with clear, easily identifiable information that indicates the environment to which the software is pointed (Live or Test)
- User Interface:
  - The provision of an intuitive user interface, to include help menus; and
  - The ability to notify the user of digital certificate expiration; and
  - The ability to constrain event types and geocodes to user permissions; and
  - The ability to send one alert to multiple channels; and
  - The provision of displays that show required fields based on selected channel; and
  - The ability to pre-populate fields to the greatest extent possible; and
  - The ability to support templates; and
  - The ability to create a polygon or circle, of less than 100 nodes; and

- The ability to update or cancel an alert, without having to reenter all of the data; and
- The ability to alert the end user if a software license has expired; and
- Clear explanations if alert information is case sensitive when entered

- Confirmation and Error Checking:
  - The ability to pre-check an alert message for errors, prior to sending; and
  - The ability to create free-form 90-character WEA text, while preventing prohibited characters; and
  - The provision to IPAWS of alert status codes for any sent alert, with a clear definition of whether the codes are advice codes or error codes, along with the meaning of those codes; and
  - The provision of user confirmation of connectivity to IPAWS; and
  - The ability for users to see alert history and/or logs

10.0 COST CONSIDERATIONS

This agreement does not authorize financial expenditures by the COG on behalf of FEMA. The FEMA IPAWS Program is responsible for the costs associated with developing, operating and maintaining the availability of the IPAWS-OPEN system. The COG is responsible for all costs related to providing their users with access to IPAWS-OPEN via the public Internet. These costs may include hardware, software, monthly Internet charges, completion of security awareness training and other related jurisdictional costs.

11.0 PROPERTY OWNERSHIP

Each Party agrees and acknowledges that nothing in this Agreement shall be construed as giving a party any proprietary rights in or to the intellectual property of the other party. Each Party further agrees that nothing in this Agreement shall be construed as creating or granting to a party any implied or express license in or to the intellectual property of the other party.

12.0 TIMELINE

This agreement will remain in effect based on the life of the Authority to Operate (ATO) for IPAWS-OPEN or a maximum of three (3) years after the last date on either signature in the signature block below. Upon expiration of the IPAWS-OPEN ATO or after three (3) years (whichever comes first), this agreement will expire without further action and system access privileges will be revoked. If the parties wish to extend this agreement, they may do so by reviewing, updating, and reauthorizing this agreement. This agreement supersedes all earlier agreements, which should be referenced above by title and date. If one or both of the parties wish to terminate this agreement prematurely, they may do so upon 30 days' advanced notice or in the event of a security incident that necessitates an immediate response. This agreement may be suspended by FEMA for failure to perform the Proficiency Demonstration for two consecutive months. A suspended COG may be reinstated upon a completion of a successful Proficiency Demonstration.

SIGNATORY AUTHORITY

I agree to the terms of this Memorandum of Agreement. Noncompliance on the part of either organization or its users or contractors concerning the policies, standards, and procedures explained herein may result in the immediate termination of this agreement.

Seward County Emergency Management Official
Name: Misty Ahmic
Title: Seward County Board of Commissioners- Chair

(Signature Date)

Seward County Emergency Management
529 Seward St. Room 301
Seward
NE-68434

Federal Emergency Management Agency
IPAWS-OPEN System Owner
Name: Al Kenyon
Title: IPAWS Customer Support Branch Chief

(Signature Date)

Attn: IPAWS-OPEN System Owner, Suite 5NW-0309
Federal Emergency Management Agency
500 C Street SW
Washington, D.C. 20472-3153

Appendix A

Listing of Interoperable Systems

The FEMA IPAWS Program recognizes that Emergency Management organizations may utilize multiple tools to facilitate the emergency management process. As a result, jurisdictions may need to interoperate with IPAWS-OPEN using more than one system. In order to comply with DHS policy, all systems interoperating with IPAWS-OPEN must be documented and supported by a Memorandum of Agreement. As a result, this appendix must be completed to identify all systems associated with the COG and used for interoperating with IPAWS-OPEN. This Appendix must be amended as applicable systems are added or removed from operations.

- **IPAWS-OPEN**

Function:	IPAWS-OPEN is the backbone system that structures the alert and distributes the message from one interoperating and/or interconnected system (message sender) to another interoperating and/or interconnected system (message recipient).
Location:	AWS GovCloud (US) East Region, West Region
Description of data, including sensitivity or classification level:	Messaging data is considered Sensitive But Unclassified (SBU) information and does not contain Personally Identifiable Information (PII), Financial data, Law Enforcement Sensitive Information or classified information. Each message that flows through the IPAWS-OPEN system will be associated to a specifically assigned system User ID and COGID as captured within the message elements. This information will be retained in system logs.

The systems listed below are managed and operated by the COG and are subject to the terms defined within the Memorandum of Agreement including the Rules of Behavior in Appendix C. Each interoperable system will be assigned unique authentication credentials, which must be protected by the COG. In the event these credentials are compromised, the COG is expected to immediately contact the FEMA IPAWS Program Management Office. The systems listed below are only allowed to interoperate with IPAWS-OPEN based on the criteria set forth within the IPAWS-OPEN Web Service Interface Design Guidance.

Everbridge

Function	Location	Description of data, including sensitivity or classification level
Everbridge provides critical information to residents during emergencies by sending public alerts for major events for disseminations to WEA, EAS, NWEM and Public Feed	Amazon West Northern CA; Amazon East Ashburn VA	Data is comprised of emergency public alert messages.

**Add additional tables as needed.*

Appendix B

COG Point of Contact Information

Designated COG Primary Point of Contact:

Name: Megan Eckles

Title: Director of Emergency Management

Business Email Address: meckles@sewardcountyne.gov

Primary Phone Number: 402-643-5761

Alternate Phone Number:

Organization: Seward County Emergency Management

Mailing Address: 529 Seward St. Room 301

Seward, NE, 68434

Designated Alternate Point of Contact:

Name: Mariá Scamehorn

Title: 911 Director

Business Email Address: mscamehorn@sewardcountyne.gov

Primary Phone Number: 4026436784

Alternate Phone Number:

Organization: NE Seward County Emergency Management

Mailing Address: 261 S, 8th Street Ste.258

Seward, NE, 68434

Designated Technical Point of Contact:

Name: Megan Eckles

Title: Director of Emergency Management

Business Email Address: meckles@sewardcountyne.gov

Primary Phone Number: 402-643-5761

Alternate Phone Number:

Organization: Seward County Emergency Management

Mailing Address: 529 Seward St. Room 301

Seward ,NE, 68434

FEMA: Integrated Public Alert and Warning System Open Platform for Emergency Networks (IPAWS-OPEN)

Contact Name	Contact Number	Email Address	Summary of System Responsibilities
Charles Armstrong	202-975-8348	charles.armstrong@fema.dhs.gov	Chief Information Officer
Dr. Gregory Edwards	202.374.5392	Gregory.edwards@fema.dhs.gov	Chief Information Security Officer
May Wu	202-212-4735	jian-mei.wu@fema.dhs.gov	IPAWS Systems Engineer
Gustavo Barbet	202-212-3586	gustavo.barbet@associates.fema.dhs.gov	IPAWS Information System Security Officer
Cameron Hayes	720-838-1621	cameron.hayes@associates.fema.dhs.gov	IPAWS Developer Lead

Appendix C

IPAWS-OPEN Rules of Behavior

1.0 INTRODUCTION

The following rules of behavior apply to all persons with application access to Seward County Emergency Management Interoperable System(s) and/or who have been issued a COGID with associated credentials for IPAWS-OPEN. These individuals shall be held accountable for their actions related to the information resources entrusted to them and must comply with the following rules or risk losing their access privileges. The Rules of Behavior apply to users on official travel as well as at their primary workplace (e.g., Emergency Operations Center – EOC) and at any alternative workplace (e.g., telecommuting from a remote or satellite site) using any electronic device including laptop computers and portable electronic devices (PED's). PED's include personal digital assistants (PDA's) (e.g. Palm Pilots), cell phones, text messaging systems (e.g., Blackberry), and plug-in and wireless peripherals that employ removable media (e.g. CDs, DVDs, etc.). PEDs also encompass USB flash memory (thumb) drives, external drives, and diskettes. These Rules of Behavior are consistent with existing DHS policies and DHS Information Technology (IT) Security directives and are intended to enhance the awareness of each user's responsibilities regarding accessing, storing, receiving and/or transmitting information using IPAWS-OPEN.

2.0 APPLICATION RULES

2.1 Official Use

- IPAWS-OPEN is a Federal application to be used only in the performance of the user's official duties in support of public safety as described in the National Incident Management System (NIMS).
- The use of the IPAWS-OPEN for unauthorized activities is prohibited and could result in verbal or written warning, loss of access rights, and/or criminal or civil prosecution.
- By utilizing IPAWS-OPEN, the user of the interoperable system(s) consents to allow system monitoring to ensure appropriate usage for public safety is being observed.
- Seward County Emergency Management will be held accountable for safeguarding all configuration items and information entrusted to them by FEMA. Seward County Emergency Management is expected to manage the relationship with supporting vendors, consultants and any other entities providing system support on their behalf. In addition, Seward County Emergency Management will be held accountable in the event of a security breach or disclosure of sensitive configuration information such as digital certificates. Seward County Emergency Management understands that the use of digital signatures, used on their behalf, is binding and Seward County Emergency Management will be held accountable accordingly. In the event sensitive information is mishandled, utilization of IPAWS-OPEN may be immediately revoked by FEMA.
- If software interoperating with IPAWS-OPEN enables users to geo-target public alert messages by means of geospatial polygons or circles, then the user shall restrict any such geospatial boundaries so as to remain within the geographical limits of their public warning authority (or as near as possible), as determined by applicable state and/or local laws and duly adopted operational plans.

2.2 Access Security

- All Email addresses provided in connection with interoperable system(s) user accounts must be associated to an approved email account assigned by the user's emergency management organization. The use of personal email accounts to support emergency messaging through IPAWS-OPEN is prohibited.
- Upon approval of the MOA by FEMA, a COG account with COGID and Digital Certificate will be created and issued to the designated technical representative. All individuals with knowledge of these credentials must not share or alter these authentication mechanisms without explicit approval from the FEMA IPAWS

Program.

- Every interoperable system user is responsible for remote access security as it relates to their use of IPAWS-OPEN and shall abide by these Rules of Behavior.

2.3 Interoperable System User Accounts and Passwords

- All users must have a discrete user account ID which cannot be the user's social security number. To protect against unauthorized access, passwords linked to the user ID are used to identify and authenticate authorized users.
- Accounts and passwords shall not be transferred or shared. The sharing of both a user ID and associated password with anyone (including administrators) is prohibited.
- Accounts and passwords shall be protected from disclosure and writing passwords down or electronically storing them on a medium that is accessible by others is prohibited.
- The selection of passwords must be complex and shall:
    - Be at least eight characters in length
    - Contain a combination of alphabetic, numeric and special characters
    - Not the same as any of the user's previous 8 passwords.
- Passwords shall not contain any dictionary word.
- Passwords shall not contain any proper noun or the name of any person, pet, child, or fictional character. Passwords shall not contain any employee serial number, Social Security number, birth date, phone number, or any information that could be readily guessed about the creator of the password.
- Passwords shall not contain any simple pattern of letters or numbers, such as "qwerty" or "xyz123".
- Passwords shall not be any word, noun, or name spelled backwards or with a single digit appended, or with a two-digit "year" string, such as 98xyz123.
- Pass phrases, if used in addition to or instead of passwords, should follow the same guidelines.
- Passwords shall not be the same as the User ID.
- Users shall either log off or lock their workstations when unattended.
- Workstations shall be configured to either log off, or activate a password-protected lock, or password-protected screensaver within fifteen (15) minutes of user inactivity.
- Locked sessions shall remain locked until the user re-authenticates.
- Workstations shall be protected from theft.
- A user's account shall be automatically locked after three consecutive failed logon attempts.
- The automatic lockout period for accounts locked due to failed login attempts shall be set for a minimum of twenty (20) minutes.
- A process shall exist for manually unlocking accounts prior to the expiration of the twenty (20) minute period, after sufficient user identification is established.
- Sessions shall automatically be terminated after sixty (60) minutes of inactivity.

- Users are required to change their passwords at least once every 90 days.
- Passwords must be promptly changed whenever a compromise of a password is known or suspected.

2.4 Integrity Controls & Data Protection

- All computer workstations accessing IPAWS-OPEN must be protected by up-to-date anti-virus software. Virus scans must be performed on a periodic basis and when notified by the anti-virus software.
- Users accessing interoperable system(s) to utilize IPAWS-OPEN must:
    - Physically protect computing devices such as laptops, PEDs, blackberry devices, smartphones, etc;
    - Protect sensitive data sent to or received from IPAWS-OPEN;
    - Not use peer-to-peer (P2P) file sharing, which can provide a mechanism for the spreading of viruses and put sensitive information at risk;
    - Not program computing devices with automatic sign-on sequences, passwords or access credentials when utilizing IPAWS-OPEN.

Users may not provide personal or official IPAWS-OPEN information solicited by e-mail. If e-mail messages are received from any source requesting personal information or asking to verify accounts or other authentication credentials, immediately report this and provide the questionable e-mail to the Local System Administrator and/or the Seward County Emergency Management Help Desk.

- Only devices officially issued through or approved by DHS, FEMA and/or approved emergency management organizations are authorized for use to interoperate with IPAWS-OPEN and use of personal devices to access and/or store IPAWS-OPEN data and information is prohibited.
- If a Blackberry, smartphone or other PED is used to access the interoperable system(s) to utilize IPAWS-OPEN, the device must be password protected and configured to timeout or lock after 10 minutes of inactivity.
- If sensitive information is processed, stored, or transmitted on wireless devices, it must be encrypted using approved encryption methods.

2.5 System Access Agreement

- I understand that I am given access to the interoperable system(s) and IPAWS-OPEN to perform my official duties.
- I will not attempt to access data, information or applications I am not authorized to access nor bypass access control measures.
- I will not provide or knowingly allow other individuals to use my account credentials to access the interoperable system(s) and IPAWS-OPEN.
- To prevent and deter others from gaining unauthorized access to sensitive resources, I will log off or lock my computer workstation or will use a password-protected screensaver whenever I step away from my work area, even for a short time and I will log off when I leave for the day.
- To prevent others from obtaining my password via "shoulder surfing", I will shield my keyboard from view as I enter my password.
- I will not engage in, encourage, or conceal any hacking or cracking, denial of service, unauthorized tampering, or unauthorized attempted use of (or deliberate disruption of) any data or component within the interoperable system(s) and IPAWS-OPEN.

- I agree to inform my Local System Administrator when access to the interoperable system(s) and/or IPAWS-OPEN is no longer required.

- I agree that I have completed Computer Security Awareness training as may be required by my jurisdiction prior to my initial access to the interoperable system(s) and IPAWS-OPEN and that as long as I have continued access, I will complete Computer Security Awareness training on an annual basis. If my jurisdiction does not provide Computer Security Awareness training, I will complete the FEMA self-study course *IS-906: Workplace Security Awareness* (https://training.fema.gov/is/courseoverview.aspx?code=IS-906) on an annual basis.

2.6 Accountability

- I understand that I have no expectation of privacy while using any services or programs interoperating with IPAWS-OPEN.

- I understand that I will be held accountable for my actions while accessing and using interoperable system(s) and IPAWS-OPEN, including any other connected systems and IT resources.

- I understand it is my responsibility to protect sensitive information from disclosure to unauthorized persons or groups.

- I understand that I must comply with all software copyrights and licenses pertaining to the use of IPAWS-OPEN.

2.7 Incident Reporting

- I will promptly report IT security incidents, or any incidents of suspected fraud, waste or misuse of systems to the Local System Administrator and/or the Seward County Emergency Management Help Desk.

3.0 IPAWS-OPEN Rules of Behavior Statement of Acknowledgement

I have read and agree to comply with the requirements of these Rules of Behavior. I understand that the terms of this agreement are a condition of my initial and continued access to Seward County Emergency Management Interoperable System(s) *and IPAWS-OPEN and related services and that if I fail to abide by the terms of these Rules of Behavior, my access to any and all IPAWS-OPEN information systems may be terminated and I may be subject to criminal or civil prosecution. I have read and presently understand the above conditions and restrictions concerning my access.*

Printed Name (as listed in Appendix B): Megan Eckles

Signature: Date:

CONTRACT AND SPECIFICATIONS FOR ANNUAL MAINTENANCE OF REAL PROPERTY CHANGES FOR THE SEWARD COUNTY, NEBRASKA

This agreement for assessment valuation services is made by and between Vanguard Appraisals Inc.; hereinafter referred to as "the Company", and Seward County, Nebraska hereinafter referred to as "the County".

I. GENERAL PROVISIONS

1. Project Definition: The Company agrees to execute a complete program for the assessment valuation of certain properties within the County. The Company, its employees, or its agents, agree to perform their duties in accordance with Reg. 50-004 as set forth by the Nebraska Department of Revenue and required by the Tax Commissioner. The Company agrees to be available to hold informal meetings with property owners or lessees responsible for paying the property taxes on parcels with the proposed appraisal changes. In addition, Company duties to defend its resulting values if protests are filed with the County Board of Equalization or appeals are filed with the Tax Equalization and Review Commission (TERC) survive the termination of this contract.
2. Contract Integrated: Neither the Company nor the County shall have authority to change any provisions of this Contract without the written consent of the other party. The contract documents represent the entirety of the agreement between the parties and no other agreement shall be binding unless in writing and signed by the parties hereto and approved by the Tax Commissioner.
3. Assignment of Contract: The Company shall not assign or transfer the Contract, or any interest therein, without first receiving written approval from the Assessor and the Tax Commissioner.
4. Insurance and Workman's Compensation (See Addendum 1C): The Company shall not begin work under this Contract until it has obtained all insurance coverages required under this section and such insurance has been approved by the County. The following insurance coverages shall be kept in force during the life of the Contract and shall be primary with respect to any insurance or self-insurance programs covering the County, its commissioners, officials, agents, representatives and employees.

   A. Workers' Compensation and Employers Liability Insurance
   The minimum acceptable limits shall be the statutory limits as required by the State of Nebraska for Coverage A, Worker's Compensation and $1,000,000 for Coverage B, Employers Liability.

   B. Commercial General Liability Insurance
   Coverage shall include liability coverage addressing premises and operations, contractual, independent contractors, and products/completed operations. The coverage must protect against claims for damages resulting from bodily injury, including death, personal injury and property damage.
   The minimum acceptable limits of liability shall be $1,000,000 each occurrence. If the coverage contains a general aggregate, such limit shall not be less than $2,000,000. The products/completed operations limit shall not be less than $2,000,000. The County is to be named as an additional insured on the insurance coverage required under this section.

   C. Automobile Liability Insurance
   Coverage shall include liability coverage addressing claims for damages resulting from bodily injury, including death and property damage, which may arise from the operations of any owned, hired or non-owned automobile. The minimum acceptable limit of liability shall be $1,000,000 Combined Single Limit for each accident.

CONTRACT AND SPECIFICATIONS FOR ANNUAL MAINTENANCE OF REAL PROPERTY CHANGES FOR THE SEWARD COUNTY, NEBRASKA PAGE TWO

I. GENERAL PROVISIONS (Continued)

D. Certificate of Insurance
The Company shall furnish the County with a certificate(s) of insurance evidencing the coverages required in this section. If the certificate(s) is shown to expire prior to completion of all the terms of this Agreement, the Company shall furnish a certificate(s) of insurance evidencing renewal of its coverage to the County. The Company shall require each and every Subcontractor performing work under this Contract to maintain the same coverages required of the Company in this section, and upon the request of the County, shall furnish the County with a certificate(s) of insurance evidencing the Subcontractor's insurance coverages required in this section.

5. Indemnification: The Company shall indemnify and hold harmless the County and its officers and employees from all claims, demands, payments, suits, actions, recoveries and judgments of every kind and description brought of recovered against it, by reason of any act of omission of the Company, its agents or employees in the execution of the work. The appraiser will not be liable for damages by reason of strike, explosion, war, fire, act of God, or any act or failure to act by county or state officials which might delay or stop progress of the work. Provisions must be made for the renegotiation of the completion date on the happening of any of the above contingencies.

6. Compliance with other Laws: The Company is an equal opportunity employer and the Company agrees to comply with all state and federal statutes and regulations related to taxation, workmen's compensation insurance, and unemployment insurance.

II. CONTRACT SPECIFICATIONS

All services are to be performed by the Company. The term of this contract shall be for the assessment date of January 1, 2027.

All residential real property parcels assigned to the Company by the County shall be completed in compliance with the Statutes of Nebraska in place at the signing of this agreement. All manuals and guides prescribed by the Tax Commissioner will be followed.

In complying with this agreement, the Company agrees to perform the following services:

1. Revaluation of Terra Scan priced parcels located in MLS 4000 (farms), MLS 4500 (Rural Res and Rural Subdivisions): Range 4, and MLS 4500 (Rural Res and Rural Subdivisions): Range 3. This revaluation is to include a sales analysis and setting of obsolescence for all rural residential and agricultural dwelling properties. Field inspection of these properties will be completed by the County Assessor's Office staff.
2. All properties shall be valued utilizing the Vanguard Real Property Appraisal Manual and shall be priced in Vanguard's CAMAvision software. The software shall be licensed to the County under a separate contract.

CONTRACT AND SPECIFICATIONS FOR ANNUAL MAINTENANCE OF REAL PROPERTY CHANGES FOR THE SEWARD COUNTY, NEBRASKA
PAGE THREE

II. CONTRACT SPECIFICATIONS (CONTINUED)

3. The property record card shall include a land value, replacement cost calculations, physical depreciation and functional-economic obsolescence if necessary.
4. Finalize all partial assessments as assigned by the Assessor or designee.
5. Review all adjustments and changes with the Assessor or designee.
6. Complete all assignments prior to March 1, 2027.
7. Provide liability and Workmen's Compensation insurance to save harmless the County.

Compensation to the Company for these services shall be at the rate of $185.00 per hour, including field work and driving time. All clerical work shall be billed at the rate of $90.00 per hour.

The County will be responsible for:

1. Supply existing information on all parcels included in this project. This shall include current land value calculations and existing pricing, sketches or photos if applicable.
2. Address of each parcel included in this project.
3. Supply the Company with up-to-date maps and/or plats depicting individual lot sizes.
4. Supply owner's name and legal description of each parcel included in this project.
5. Process, sort and attach each building permit to the proper individual parcel to be assigned.
6. Posting of all final values and changes, balancing of books and proper filing of all documents to the state.
7. Mail new assessment notices.

VANGUARD APPRAISALS, INC.

Eric Kruse

Eric J. Kruse, President

8/20/2026

DATE

SEWARD COUNTY, NEBRASKA

Marilyn Hladky

DATE

Seward County Commissioner

DATE

ADDENDUM NO. 1A

APPRAISER'S QUALIFICATIONS

BRIAN L. LEINEN
Senior Appraiser, CGA
VANGUARD APPRAISALS, INC.
1065 Sierra Ct NE, Suite D
Cedar Rapids, Iowa 52402

EMPLOYMENT HISTORY

Currently a senior appraiser for Vanguard Appraisals, Inc. and an active member of the appraisal staff since June 17, 1996.

PROFESSIONAL ORGANIZATIONS

ICA – Iowa Certified Assessor (certified January 6, 2014). This designation has actual appraisal experience requirements, technical standards and professional ethic guidelines of which Mr. Leinen is in compliance.

Iowa Certified General Real Property Appraiser. Certificate no. CG02865.

Nebraska Certified General Real Property Appraiser. Certificate no. CG2015003R.

NAMA – National Association of Mass Appraisers. NAMA has established mass appraisal guidelines, ethics and standards that all members must follow.

EDUCATIONAL BACKGROUND

Attendance and successful passing of tested courses:

- 1998 – IAAO Course I Fundamentals of Real Property Appraisal Course 101
- 2002 – Randall School of Real Estate Uniform Standards of Professional Appraisal Practice.
- 2004 – IAAO Course II Income Approach to Valuation Course 102
- 2005 – Appraisal Institute Course 100GR Basic Appraisal Principles
- 2005 – Appraisal Institute Course 101GR Basic Appraisal Procedures
- 2005 – Danger Zones for Supervisors Employment Law Training Program (Honkamp Krueger & Co.)
- 2006 – IAAO Course III Fundamentals of Mass Appraisal Course 300
- 2006 – Appraisal Institute Course 200R Residential Market Analysis and Highest and Best Use
- 2006 – Appraisal Institute Course 1410N Uniform Standards of Professional Appraisal Practice
- 2009 – IICA Evaluating Commercial Construction
- 2009 – National Uniform Standards of Professional Appraisal Practice - Update
- 2009 – Residential Report Writing
- 2010 – Residential Report Writing - Update

APPRAISER'S QUALIFICATIONS (CONTINUED)

BRIAN L. LEINEN
Senior Appraiser, CGA
VANGUARD APPRAISALS, INC.

EDUCATIONAL BACKGROUND (CONTINUED)

2010 – National Uniform Standards of Professional Appraisal Practice - Update
2011 – Sales Comparison Approach
2011 – Construction Details and Trends
2013 – Appraising Complex Residential Properties
2013 – National Uniform Standards of Professional Appraisal Practice – Update
2013 – Appraisal of Manufactured Homes
2013 – Residential Case Study
2015 – National Uniform Standards of Professional Appraisal Practice – Update
2015 – Appraisal of Fast Food Facilities
2015 – Appraisal of Self-Storage Facilities
2015 – Appraisal of Owner-Occupied Commercial Properties
2015 – Report Writing Update & Case Studies
2017 – Basic Hotel Appraising-Limited Service Hotels
2017 – Residential Property Inspection for Appraisers
2017 – National Uniform Standards of Professional Appraisal Practice-Update
2018 – Residential Appraising New Things to Think About
2019 – Appraising Small Residential Income Properties
2019 – Residential Property Inspection for Appraisers
2020 – Appraisal of Industrial Incubators
2020 – National Uniform Standards of Professional Appraisal Practice-Update
2021 – National Uniform Standards of Professional Appraisal Practice-Update
2022 – National Uniform Standards of Professional Appraisal Practice-Update
2022 – Appraising Today's Manufactured Homes
2022 – Complex Properties: The Odd Side of Appraisal
2022 – Understanding Luxury Home Features
2023 – Supervisor-Trainee Course for Nebraska
2024 – National Uniform Standards of Professional Appraisal Practice-Update
2024 – Appraisal of Industrial & Flex Buildings
2024 – Green Building Concepts for Appraisers
2024 – Valuation of Residential Solar

APPRAISAL EXPERIENCE

Since 1996 continuous active participation in appraisals of all classes of property including residential, multi-family, agricultural buildings, commercial and industrial throughout Iowa, Minnesota, Missouri, Nebraska and North Dakota.

ADDENDUM 1B

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: TrueNorth Risk Management	
TrueNorth Companies, LC PO Box 1863 500 First Street SE Cedar Rapids IA 52406-1863	PHONE (A/C, No, Ext): 319-366-2723	FAX (A/C, No): 877-810-6374
	E-MAIL ADDRESS: certs@truenorthcompanies.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : SFM Mutual Insurance Company	11347
INSURED Vanguard Appraisals Inc. 1065 Sierra Court NE Suite D Cedar Rapids IA 52402	INSURER B : Lloyd's	85202
	INSURER C : Cincinnati Indemnity Company	23280
	INSURER D : Travelers Excess and Surplus Lines Company	29696
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 1149058457 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X COMMERCIAL GENERAL LIABILITY			EPP 0061465	2/1/2026	2/1/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
C	AUTOMOBILE LIABILITY			EBA0061465	2/1/2026	2/1/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR			EPP 0061465	2/1/2026	2/1/2027	EACH OCCURRENCE	$ 4,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 4,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			45396.216	2/1/2026	2/1/2027	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Professional Liability			0000-00101715S	2/1/2026	2/1/2027	$1,000,000	$25,000 Ded
D	Cyber Liability			CYB10794640001	2/14/2026	2/14/2027	$1,000,000	$10,000 Ded

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

In accordance with policy terms and conditions: If Yes is indicated above for Additional Insured, General Liability form GA210 09/20 and Auto Liability form AA4004 03/06 apply. If Yes is indicated above for Waiver of Subrogation, General Liability form GA210 09/20 apply.

CERTIFICATE HOLDER

To Whom it May Concern

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Robert L. Klett

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VANGUARD APPRAISALS, INC.

ufg INSURANCE

SURETY

ADDENDUM 1C

United Fire & Casualty Company
United Fire & Indemnity Company
Financial Pacific Insurance Company

June 4, 2018

Re: Vanguard Appraisals, Inc.
Cedar Rapids, IA

To Whom It May Concern:

The purpose of this letter is to confirm that Vanguard Appraisals, Inc. is a valued surety customer of United Fire & Casualty Company. United Fire is listed on the U.S. Department of the Treasury's Listing of Approved Sureties (Department Circular 570) with an underwriting limitation of $65,591,000. We are rated "A" by A.M. Best & Co.

We have been providing bonds to Vanguard Appraisals, Inc. since 1988. In the past, we have considered performance and payment bonds for them on projects up to $750,000 and on aggregate programs of work in excess of $1,500,000.

Contingent upon satisfactory review of contract documents, financing information and other pertinent underwriting information at the time performance and payment bonds are required, it would be our intention to provide such bonds at that time. You understand of course that any arrangement to provide bonds is a matter between ourselves and Vanguard Appraisals, Inc. and we assume no liability to you, nor to any other third party, should we decide not to issue said bonds.

If you have any questions or comments, please feel free to contact United Fire & Casualty Co. at (866) 791-1192.

Sincerely,
United Fire & Casualty Co.

Allison Nissen

Allison Nissen, AFSB
Senior Surety Underwriter

NEBRASKA FOREIGN ADVERSARY CONTRACTING PROHIBITION ACT CERTIFICATION

Neb. Rev. Stat. §73-901 through §73-907

This certification is required pursuant to Neb. Rev. Stat. § 73-905 for all contracts, renewals, or bids for technology-related goods and services. To maintain consistency and compliance with the Act, Seward County requires this certification to accompany all bids, contracts, and contract renewals.

Company Name: Vanguard Appraisals, Inc. (herein "Company")

Description of Contract, Renewal, or Bid:

As required by the Nebraska Foreign Adversary Contracting Prohibition Act [Neb. Rev. Stat. §73-901 to §73-907, herein "the Act"], I hereby certify the following (check all that apply):

- [X] I am the owner or authorized representative of the Company and have the authority to make this certification as required by the Act;
- [X] The Company is providing technology-related products and/or services under the contract, renewal, or bid and:
  - [X] is not a scrutinized company as defined in the Act ("scrutinized company")
  - [X] is not subcontracting with a scrutinized company
  - [ ] has incorporated into another final product a technology-related product or service that originated from a scrutinized company, as described in *Neb. Rev. Stat.* §73-903(5)(c)
- [ ] The Company is providing technology-related products and/or services, is a scrutinized company, and the technology-related goods provided pursuant to the contract, renewal, or bid meet the exception for provision of a technology-related good by a scrutinized company;
- [ ] The Company is not providing technology-related goods or services as defined by the Act.

By signing below, I attest that:

i. I am authorized to represent and act on behalf of the Company regarding the provisions of the Act;
ii. The Company will adhere to all provisions of the Act, whether or not explicitly set forth herein; and will notify Seward County if any material changes related to the provisions of the Act occur during the term of the contract, renewal, or bid;
iii. The responses contained herein are true, complete, and accurate;
iv. The Company understands that contracts entered into in violation of the Act are null and void and violations may subject the Company to remedies and penalties provided by the Act.

FOR THE COMPANY:

Signature: Eric Kruse

Name: Eric Kruse

Title: President

Date: 9/14/2026