

**Public Safety Committee Meeting**  
**Tuesday, November 21, 2023 5:00 PM**  
**Crete City Hall**  
**243 E 13th Street**  
**Crete, NE 68333**

**1. Open Meeting**

- In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the Council Chambers.
- Items listed on the agenda may be considered in any order.

**2. Roll Call**

- Attendance of members will be recorded to determine the presence of a quorum for official actions.

**3. Items of Business**

- The Committee may discuss or limit discussion on, hear testimony in favor of or in opposition to, or take action to provide a recommendation to the City Council on any matter presented under this title.
- 3.A. Consider a recommendation to the City Council on the Retail Liquor License application from Carniceria San Fernando 228 East 13th Street, Crete, NE.
- 3.B. Continue discussion of the future of dispatch.
- 3.C. Consider a recommendation to the City Council on Resolution No. 2023-24 Special Assessment Hearing.
- 3.D. Consider a recommendation to the City Council on Resolution No. 2023-25 Special Assessment Hearing.
- 3.E. Consider a recommendation to the City Council on Resolution No. 2023-26 Special Assessment Hearing.

**4. Officers' Reports**

- Reports may be given by the Mayor, Officers, Departments, or Councilmembers concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

**5. Adjournment**

**Disclaimers & Notices**

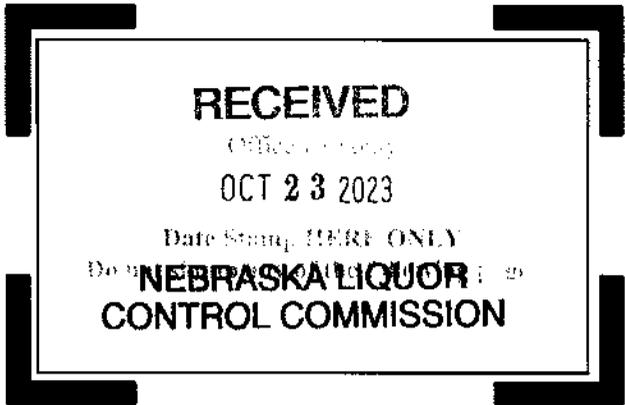
- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).

# APPLICATION FOR LIQUOR LICENSE CHECKLIST RETAIL

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
EMAIL: [lcc.frontdesk@nebraska.gov](mailto:lcc.frontdesk@nebraska.gov)  
WEBSITE: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

License  
Class: C

License Number:  
**126054**



**Office Use Only**

NEW/ REPLACING \_\_\_\_\_ TOP Yes / No

Hot List Yes  No

Initial: CA

## PLEASE READ CAREFULLY

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

APPLICANT NAME Carniceria San Fernando, Inc.

TRADE (DBA) NAME Carniceria San Fernando

PREVIOUS TRADE (DBA) NAME \_\_\_\_\_

CONTACT NAME AND PHONE NUMBER Vanessa Armendariz 402-429-6362

CONTACT EMAIL ADDRESS vane.armendariz@hotmail.com

|                               |  |
|-------------------------------|--|
| Office use only               |  |
| PAYMENT TYPE <u>CK 14697</u>  |  |
| AMOUNT <u>3400</u> RCPT _____ |  |
| RECEIVED: <u>10/23</u>        |  |
| DATE DEPOSITED _____          |  |
|                               |  |

# DIRECTIONS

Each item must be included with your application

1. Application fee of \$400 (nonrefundable), please pay online thru our PAYPORT system or enclose payment made payable to the Nebraska Liquor Control Commission
2. Enclose the appropriate application forms
  - Individual License (Form 104)
  - Partnership License (Form 105)
  - Corporate License (Form 101 & Form 103)
  - Limited Liability Company (LLC) (Form 102 & Form 103)Corporation or Limited Liability Company (LLC) must be active with the Nebraska Secretary of State
3. For citizenship enclose U.S. birth certificate; U.S. passport or naturalization paper
  - a. For residency enclose proof of registered voter in Nebraska
  - b. If permanent resident include Employment Authorization Card or Permanent Resident Card
  - c. See Applicant Guidelines for further assistance
4. Form 147 - Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures".
5. If purchasing an already licensed business; include Form 125—Temporary Operating Permit (TOP)
  - a. Form 125 must be signed by the seller (current licensee) and the buyer (applicant)
  - b. Provide a copy of the business purchase agreement from the seller (current licensee sells "the business currently licensed" to applicant)
  - c. Provide a copy of alcohol inventory being purchased (must include quantity, brand name and container size)
  - d. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
6. If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
7. If building is being leased, send a copy of signed lease in the name of the applicant. Lease term must run through the license year being applied for.
8. Submit a copy of your business plan.

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

RETAIL LICENSE(S) Application Fee \$400 (nonrefundable)  
CLASS C LICENSE TERM IS FROM NOVEMBER 1 – OCTOBER 31  
ALL OTHER CLASSES TERM IS MAY 1 – APRIL 30

- A BEER, ON SALE ONLY  
 B BEER, OFF SALE ONLY\*\*  
 C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE\*\*  
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(4) YES  NO   
 D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY\*\*  
 F BOTTLE CLUB,  
 I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY  
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(5) YES  NO   
 J LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120  
 AB BEER, ON AND OFF SALE  
 AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE  
 IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY  
 Class K Catering endorsement (Submit Form 106) – Catering license (K) expires same as underlying retail license  
 Class G Growler endorsement (Submit Form 165) – Class C licenses only

\*\*Class B, Class C, Class D license do you intend to allow drive through services under Neb Rev. Statute 53-178.01(2) YES  NO

**ADDITIONAL FEES WILL BE ASSESSED AT THE CITY/VILLAGE OR COUNTY LEVEL WHEN THE LICENSE IS ISSUED**

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

- Individual License (requires insert FORM 104)  
 Partnership License (requires insert FORM 105)  
 Corporate License (requires FORM 101 & FORM 103)  
 Limited Liability Company (LLC) (requires FORM 102 & FORM 103)

**NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)**

Name Shaylene M. Smith Phone Number 402-826-5136

Firm Name Kalkwarf & Smith Law Offices, LLC

Email address shaylene@kalkwarfsmithlaw.com

Should we contact you with any questions on the application? YES  NO

**PREMISES INFORMATION**

Trade Name (doing business as) Carniceria San Fernando, Inc.

Street Address 228 East 13th Street

City Crete County Saline Zip Code 68333 -2237

Premises Telephone number 402-826-1567

Business e-mail address vane.armendariz@hotmail.com

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

**MAILING ADDRESS (where you want to receive mail from the Commission)**

Check if same as premises

Name Vanessa Armendariz

Street Address 228 East 13th Street

City Crete State NE Zip Code 68333 -2237

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

IN THE SPACE PROVIDED BELOW DRAW OR ATTACH A DIAGRAM OF THE AREA TO BE LICENSED  
DO NOT SEND BLUEPRINTS, ARCHITECT OR CONSTRUCTION DRAWINGS  
PROVIDE LENGTH X WIDTH IN FEET (NOT SQUARE FOOTAGE)  
INDICATE THE DIRECTION OF NORTH

Building length 116 x width 22 in feet

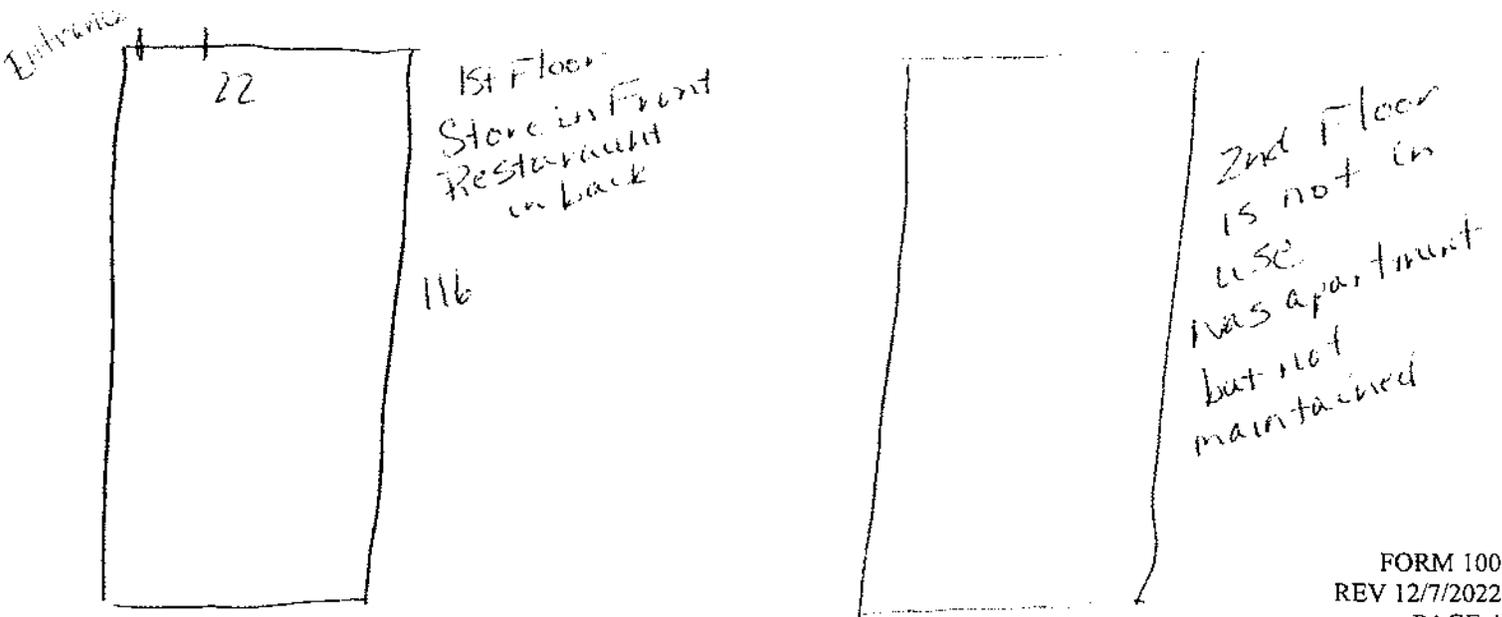
Is there a basement? Yes  No  If yes, length \_\_\_\_\_ x width \_\_\_\_\_ in feet

Is there an outdoor area? Yes  No  If yes, length \_\_\_\_\_ x width \_\_\_\_\_ in feet+

\*If including an outdoor area permanent fencing is required. Please contact the local governing body for other requirements regarding fencing

Number of floors of the building 1

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



**APPLICANT INFORMATION**

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

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

Include traffic violations. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES  NO If yes, please explain below or attach a separate page

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

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

YES  NO

If yes, provide business name and license number \_\_\_\_\_

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

YES  NO

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

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

YES  NO

If yes

a) Attach temporary operating permit (TOP) (Form 125)

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

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

YES  NO

If yes, list the lender(s) \_\_\_\_\_

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

YES  NO

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

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**No silent partners** 019.01E Silent Partners; Profit Sharing: No licensee or partner, principal, agent or employee of any Retail Liquor License shall permit any other person not licensed or included as a partner, principal, or stockholder of any Retail Liquor License to participate in the sharing of profits or liabilities arising from any Retail Liquor License. (53-1,100)

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

YES  NO

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

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

YES  NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Nebraska Revised Statute 53-177(1) **AND PROVIDE FORM 134 – CHURCH OR FORM 135 – CAMPUS AND LETTER OF SUPPORT FROM CHURCH OR CAMPUS**

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9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency involved and the person's exact duties. (Nebraska Revised Statute 53-125(15))

YES  NO

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10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

**a) List the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.**

CB&T of Crete - Elpidio Perez & Vanessa Arredariz

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

Rico's Mexican Restaurant, Inc. #C-124634

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

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

NLCC certified training program completed

| Applicant Name     | Date (mm/yyyy) | Name of program (attach copy of course completion certificate) |
|--------------------|----------------|--|
| Elpidio Perez      | 03/2022        | eTIPS, Alcohol Server  |
| Vanessa Armendariz | 03/2022        | eTIPS, Alcohol Server  |
|                    |                |  |

Experience

| Applicant Name/Job Title | Date of Employment  | Name & Location of Business           |
|--------------------------|---------------------|---------------------------------------|
| Elpidio Perez            | May 2022 to present | Rico's Mexican Restaurant, Friend, NE |
| Vanessa Armendariz       | May 2022 to present | Rico's Mexican Restaurant, Friend, NE |
|                          |                     |                                       |

13. If the property is owned, submit a copy of the deed or proof of ownership. If leased, submit a copy of the lease covering the entire license year.

**Documents must be in the name of applicant as owner or lessee**

- Lease expiration date December 31, 2026
- Deed
- Purchase Agreement

14. When do you intend to open for business? Already open without alcohol

15. What will be the main nature of business? Retail grocery and restaruant

16. What are the anticipated hours of operation? \_\_\_\_\_

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

| RESIDENCES FOR THE PAST 10 YEARS     |      |         |                     |      |    |
|--------------------------------------|------|---------|---------------------|------|----|
| APPLICANT CITY & STATE               | YEAR |         | SPOUSE CITY & STATE | YEAR |    |
|                                      | FROM | TO      |                     | FROM | TO |
| Elpidio Perez - Grand Isalnd, NE     | 1996 | 2001    |                     |      |    |
| Vanessa Armendariz, Grand Island, NE | 1996 | 2001    |                     |      |    |
| Elpidio Perez - Dorchester, NE       | 2001 | Present |                     |      |    |
| Vanessa Armedariz - Dorchester, NE   | 2001 | Present |                     |      |    |
|                                      |      |         |                     |      |    |

If necessary, attach a separate sheet

**PERSONAL OATH AND CONSENT OF INVESTIGATION**

**SIGNATURE PAGE – PLEASE READ CAREFULLY**

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

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

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

**Must be signed by all applicant(s) and spouse(s) owning more than 25%  
(YOU MAY NEED TO PRINT MULTIPLE SIGNATURE PAGES)**

Elpidio Perez  
Signature of **APPLICANT**

Elpidio M. Perez  
Printed Name of **APPLICANT**

\_\_\_\_\_  
Signature of **APPLICANT**

\_\_\_\_\_  
Printed Name of **APPLICANT**

\_\_\_\_\_  
Signature of **SPOUSE**

\_\_\_\_\_  
Printed Name of **SPOUSE**

\_\_\_\_\_  
Signature of **SPOUSE**

\_\_\_\_\_  
Printed Name of **SPOUSE**

BEFORE THE NEBRASKA LIQUOR CONTROL COMMISSION

In Re: Rico's Mexican Restaurant Inc.     )  
      "Rico's Mexican Restaurant"     )  
      123 Maple Street             )  
      Friend NE 68359             )  
  )  
Retail Class C-124634 Liquor License     )

ORDER

Now on the 1st day of February, 2022, this matter came on for hearing before the Nebraska Liquor Control Commission upon an order to show cause whether or not the application should be approved and a license issued due to character and reputation, falsification of application, and whether such conviction(s) render applicant's eligibility to hold a liquor license pursuant to 53-125 of the Nebraska Statutes, i.e., Elpidio Perez disclosed:

- 1999 – Junk vehicle
- 2000 – Junk vehicle
- 2001 – Park permit violation
- 2008 – Disturbing the peace
- 2013 – Driving violation/open container
- 2021 – Speeding

Elpidio failed to disclose:

- 1993 – DUI
- 1993 – Main Dwell resort to person using controlled substance (felony)
- 1995 – Assault 3<sup>rd</sup> degree
- 2018 – DUI
- 2018 – Attempt of Class 4 felony

Additionally, Investigator requests a show cause hearing due to criminal history.

The applicant was present and represented by attorney Shaylene Smith with the aid of an Interpreter. The Commission was represented by Milissa Johnson-Wiles, Assistant Attorney General.

The Commission finds:

1. That upon the request of the applicant, that the matter before this Commission should be continued.

IT IS THEREFORE CONSIDERED, ORDERED, ADJUDGED AND DECREED that the matter before Rico's Mexican Restaurant Inc., dba "Rico's Mexican Restaurant", for the Retail Class C-124634 Liquor License application, 123 Maple Street, Friend, Nebraska, should be, and hereby is, continued to the March, 2022, Commission hearings, such hearing to be held before the Commission at its offices on the 1<sup>st</sup> floor of the State Office Building, located at 301 Centennial Mall South, Lincoln, Nebraska, on **Tuesday, March 1, 2022, at 10:00 a.m.**, or as soon thereafter as it may be heard.

IT IS FURTHER ORDERED that the applicant shall pay costs of this action, assessed in the amount of \$35.00.

Dated this 4<sup>th</sup> day of February, 2022.



2200001266

NEBRASKA LIQUOR CONTROL COMMISSION

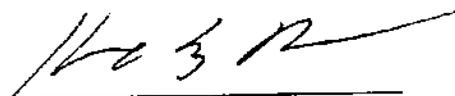
BY

  
(Chairman)

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the original order entered herein, was sent by regular U.S. mail, on this 4<sup>th</sup> day of February, 2022, to Rico's Mexican Restaurant Inc., dba "Rico's Mexican Restaurant", 123 Maple Street, Friend, Nebraska, 68359 and to Attorney Shaylene Smith, PO Box 272, Crete, Nebraska, 68333.



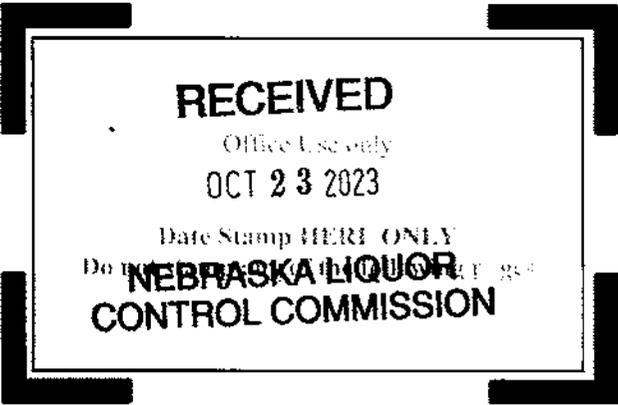
  
(Executive Director)

**CORPORATION  
FORM 101**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
EMAIL: [lcc.frontdesk@nebraska.gov](mailto:lcc.frontdesk@nebraska.gov)  
WEBSITE: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

License  
Class: \_\_\_\_\_

License Number: \_\_\_\_\_



**INSTRUCTIONS**

1. All officers, directors and stockholders and their spouses must be listed
2. President/CEO and all members holding over 25 % shares of stock and their spouse must sign the signature page of the application
3. Form 147 is required for President/CEO and all members holding over 25% shares of stock and their spouses must submit fingerprints.
4. Attach copy of Articles of Organization

**Name of Corporation that will hold license as listed on the Articles of Incorporation**

Carniceria San Fernando, Inc.

Name of Registered Agent: Elpidio M. Perez

Corporation Address: 228 East 13th Street

City: Crete State: NE Zip Code: 68333

Corporation Phone Number: 402-826-1567 Fax Number: \_\_\_\_\_

Total Number of Corporation Shares Issued: 1000

**Name of President/CEO**

**Name and information must be listed on following page**

Last Name: Perez First Name: Elpidio MI: M

Home Address: 807 Washington Street City: Dorchester

State: NE Zip Code: 68343-2366 Phone Number: \_\_\_\_\_

Elpidio Perez  
Signature of President/CEO



List names of all officers, directors and stockholders including spouses (even if a spousal affidavit has been submitted)

Last Name: Perez First Name: Elpidio MI: M  
Social Security Number: [REDACTED] Date of Birth: [REDACTED]  
Title: President, Secretary, Treasurer Number of Shares 1000 100  
Spouse Full Name (indicate N/A if single): N/A  
Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

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Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Title: \_\_\_\_\_ Number of Shares \_\_\_\_\_  
Spouse Full Name (indicate N/A if single): \_\_\_\_\_  
Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

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Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Title: \_\_\_\_\_ Number of Shares \_\_\_\_\_  
Spouse Full Name (indicate N/A if single): \_\_\_\_\_  
Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

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Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Title: \_\_\_\_\_ Number of Shares \_\_\_\_\_  
Spouse Full Name (indicate N/A if single): \_\_\_\_\_  
Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

List names of all officers, directors and stockholders including spouses (Even if a spousal affidavit has been submitted)

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

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Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

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Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

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Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

Is the applying corporation owned 100% by another corporation/company??

YES                       NO

If yes, provide Form 185

Indicate the Corporation's tax year with the IRS (Example January through December)

Starting Date: January 1                      Ending Date: December 31

Is this a Non-Profit Corporation?

YES                       NO

If yes, provide the Federal ID # \_\_\_\_\_

# Nebraska Secretary of State

## CARNICERIA SAN FERNANDO INC.

Mon Oct 23 16:38:40 2023

**SOS Account Number**

10226462

**Status**

Active

**Principal Office Address**

228 EAST 13TH ST  
CRETE, NE 68333  
USA

**Registered Agent and Office Address**

ELPIDIO M PEREZ  
228 E 13 TH ST  
CRETE, NE 68333

**Nature of Business**

BUTCHER'S SHOP-GROCERY STORE

**Entity Type**

Domestic Corp  
Qualifying State: NE

**Date Filed**

May 27 2016

**Next Report Due Date**

Jan 01 2024

| Corporation Position | Name            | Address                                    |
|----------------------|-----------------|--|
| President            | ELPIDIO M PEREZ | 228 EAST 13TH ST<br>CRETE, NE 68333<br>USA |
| Director             | ELPIDIO M PEREZ | 228 EAST 13TH ST<br>CRETE, NE 68333<br>USA |
| Director             | ELPIDIO PEREZ   | 228 EAST 13TH ST<br>CRETE, NE 68333<br>USA |

**Filed Documents**

Filed documents for CARNICERIA SAN FERNANDO INC. may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

| Document                  | Date Filed  | Price                                |              |
|---------------------------|-------------|--------------------------------------|--------------|
| Articles Perpetual        | May 27 2016 | \$0.90 = 2 page(s) @ \$0.45 per page | Purchase Now |
| Proof of Publication      | Jul 12 2016 | \$0.45 = 1 page(s) @ \$0.45 per page | Purchase Now |
| Tax Return                | Mar 12 2018 | \$0.90 = 2 page(s) @ \$0.45 per page | Purchase Now |
| Occupation Tax Report     | Jan 17 2020 | \$0.90 = 2 page(s) @ \$0.45 per page | Purchase Now |
| Occupation Tax Report     | Mar 01 2022 | \$0.90 = 2 page(s) @ \$0.45 per page | Purchase Now |
| Change of Agent or Office | Oct 23 2023 | \$0.45 = 1 page(s) @ \$0.45 per page | Purchase Now |

### Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

#### Online Certificate of Good Standing with Electronic Validation

**\$6.50**

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

[Purchase Now](#)

#### Certificate of Good Standing - USPS Mail Delivery

**\$10.00**

This is a paper certificate mailed to you from the Secretary of State's office within 2-3 business days.

[Continue to Order](#)

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Articles of Incorporation of:

CARNICERIA SAN FERNANDO INC.

The undersigned person acting as incorporator for the purpose of forming a stock business corporation under the laws of the state of Nebraska adopts the following Articles of Incorporation:

Article 1. The name of the corporation is CARNICERIA SAN FERNANDO INC.

Article 2. To conduct any lawful business from which corporation can be organized pursuant to Nebraska statute, including but not limited: The Corporation is formed for the purpose of:

Butcher's Shop – Grocery Store and Taco Truck.

Also do other lawful activities.

Article 3. The duration of this corporation shall be perpetual.

Article 4. the total amount of initial capitalization of this corporation is \$1,000.

Article 5. The total number of shares of common capital stock that this corporation is authorized to issue is ten (10).

Article 6. This stock shall have 100.00 per value.

Article 7. The initial registered agent of this corporation is Elpidio M Perez by his signature at the end of this document, this person acknowledges acceptance of the responsibilities as registered agent of this corporation.

Article 8. The initial address of the office of the registered agent of this corporation is:

248 E 13 Th St Ste 1 Crete NE 68333

County of Saline, State of Nebraska, and Zip code 68333

Article 9. The name and address of the incorporator is:

| Name            | Address                             |
|-----------------|-------------------------------------|
| Elpidio M Perez | 248 E 13 Th St Ste 1 Crete NE 68333 |

Article 10. The number of directors of this corporation is one.

Article 11. The name and address of the initial director of this corporation is as follows:

|                 |                                     |
|-----------------|-------------------------------------|
| Elpidio M Perez | 248 E 13 Th St Ste 1 Crete NE 68333 |
|-----------------|-------------------------------------|

Article 12. This Corporation shall have no preemptive rights for any shareholders.

Article 13. The following are preferences and limitations on the common stock of this corporation:

NONE

Page 2

Article 14. This Corporation adopts the following additional articles:

Article of Incorporation of: CARNICERIA SAN FERNANDO INC.

Additional stockholders-Can be accepted only with the approval of the original stockholder.

Thereinafter, additional stockholders can be accepted with the approval of more than the fifty percent (50%) of the votes of the stockholders record.

The stock will be held by the following ratio:

Elpidio M Perez – President      (10 stocks)      100%

I certify that all of the facts stated in these Articles of Incorporation are true and correct and are made for the purpose of forming a business corporation under the laws of the State of Nebraska.

Dated: May 26, 2016

Elpidio M Perez  
Signature of Incorporator

Elpidio M Perez – President  
Printed Name of Incorporator

# MANAGER APPLICATION FORM 103

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
EMAIL: [lcc.frontdesk@nebraska.gov](mailto:lcc.frontdesk@nebraska.gov)  
WEBSITE: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

License  
Class: \_\_\_\_\_

License Number: \_\_\_\_\_

RECEIVED

OCT 28 2023

NEBRASKA LIQUOR  
CONTROL COMMISSION

## MANAGER MUST:

- Be at least 21-years of age
- Complete all sections of the application.
- Form must be signed by a **member or corporate officer**
- Include Form 147 –Fingerprints are required
- Provide a copy of one of the following: US birth certificate, US Passport, naturalization papers OR legal resident documentation
- Be a resident of the state of Nebraska and if an US citizen be a registered voter in the State of Nebraska
- Spouse who **will** participate in the business, the spouse must meet the same requirements as the manager applicant:

Spouse who **will not** participate in the business

- Complete the Spousal Affidavit of Non Participation (Form 116). **Be sure to complete both halves of this form.**

## CORPORATION/LLC INFORMATION

Name of Corporation/LLC: Carniceria San Fernando, Inc

## PREMISES INFORMATION

Premises Trade Name/DBA: Carniceria San Fernando

Premises Street Address: 228 East 13th St.

City: Crete County: Saline Zip Code: 68333

Premises Phone Number: 402-826-1567

Premises Email address: vane.armendariz@hotmail.com

\* Elpidia Perez

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

The individual whose name is listed as a corporate officer or managing member as reported or listed with the Commission.

BARCODE

**MANAGER INFORMATION**

Last Name: Armendariz First Name: Vanessa MI: E

Home Address: 807 Washington St

City: Dorchester County: Saline Zip Code: 68343 <sup>2366</sup>~~278~~

Home Phone Number: 402-429-6362

Driver's License Number: [REDACTED]

Social Security Number: [REDACTED]

Date of Birth: [REDACTED] Place of Birth: \_\_\_\_\_

Email address: vane.armendariz@hotmail.com

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

YES  NO

**Spouse's information**

Spouses Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Place of Birth: \_\_\_\_\_

**APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST FIFTEEN (15) YEARS**

APPLICANT SPOUSE

| CITY & STATE     | YEAR FROM | YEAR TO | CITY & STATE | YEAR FROM | YEAR TO |
|------------------|-----------|---------|--------------|-----------|---------|
| Grand Island, NE | 1996      | 2001    |              |           |         |
| Dorchester, NE   | 2001      | Present |              |           |         |
|                  |           |         |              |           |         |
|                  |           |         |              |           |         |

**MANAGER'S LAST TWO EMPLOYERS**

| YEAR FROM TO |         | NAME OF EMPLOYER          | NAME OF SUPERVISOR | TELEPHONE NUMBER |
|--------------|---------|---------------------------|--------------------|------------------|
| 2016         | Present | Carniceria San Fernando   | Elpidio Perez      |                  |
| 2022         | Present | Rico's Mexican Restaurant | Elpidio Perez      |                  |

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

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

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

YES       NO

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

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

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

YES       NO

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

---

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

YES       NO

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

| Applicant Name     | Date (mm/yyyy) | Name of program (attach copy of course completion certificate) |
|--------------------|----------------|--|
| Vanessa Armendariz | 03/2022        | eTIPS  |
| Vanessa Armendariz | 03/2022        | Certified Alcohol Server                                       |
|                    |                |  |
|                    |                |  |
|                    |                |  |
|                    |                |  |

\*For list of NLCC Certified Training Programs see [training](#)

Experience:

| Applicant Name / Job Title | Date of Employment: | Name & Location of Business:           |
|----------------------------|---------------------|--|
| Vanessa Armendariz         | 03/2022 - Present   | Rico's Mexican Restaruant - Friend, NE |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |

5. Have you enclosed Form 147 regarding fingerprints?

YES

NO

*Appointment with NSP 10/23/2023  
received 10/31*

**PERSONAL OATH AND CONSENT OF INVESTIGATION**

**SIGNATURE PAGE – PLEASE READ CAREFULLY**

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

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

**Must be signed by applicant and spouse.**



Signature of **APPLICANT**

**Vanessa Armendariz**

Printed Name of **APPLICANT**

Signature of **SPOUSE**

Printed Name of **SPOUSE**

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

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

Office Use only

Date Stamp HERE ONLY

Do not stamp any of the following pages

**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:  
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of **\$45.25 per person** **MUST** be made **DIRECTLY** to the Nebraska State Patrol;  
It is recommended to make payment through the **NSP PayPort** online system at [www.ne.gov/go/nsp](http://www.ne.gov/go/nsp)  
Or a check made payable to **NSP** can be mailed directly to the following address:  
**\*\*\*Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License\*\*\***

The Nebraska State Patrol – CID Division  
4600 Innovation Drive  
Lincoln, NE 68521

- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices may be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

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

**\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\***

Trade Name Carniceria San Fernando, Inc.

Name of Person Being Fingerprinted: Vanessa Armendariz

Date of Birth:                      Last 4 SSN:                     

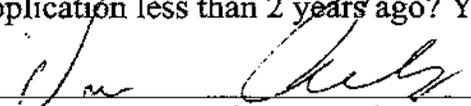
Date fingerprints were taken: 10/23/23

Location where fingerprints were taken: Lincoln, NE

How was payment made to NSP?

NSP PAYPORT  CASH  CHECK SENT TO NSP CK #                     

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

  
SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

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

|   |
|---|
| Office Use only                         |
| Date Stamp HERE ONLY                    |
| Do not stamp any of the following pages |

**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:  
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of **\$45.25 per person** **MUST** be made **DIRECTLY** to the Nebraska State Patrol;  
It is recommended to make payment through the NSP PayPort online system at [www.ne.gov/go/nsp](http://www.ne.gov/go/nsp)  
Or a check made payable to **NSP** can be mailed directly to the following address:  
**\*\*\*Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License\*\*\***  
The Nebraska State Patrol – CID Division  
4600 Innovation Drive  
Lincoln, NE 68521
- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices may be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

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

**\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\***

Trade Name Carniceria San Fernando, Inc.

Name of Person Being Fingerprinted: Elpidio Perez

Date of Birth:                      Last 4 SSN:                     

Date fingerprints were taken: 10/23/23

Location where fingerprints were taken: Lincoln, NE

How was payment made to NSP?

NSP PAYPORT  CASH  CHECK SENT TO NSP CK #                     

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

Elpidio Perez

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED



[Back to Lookup](#) / [Registrant Detail](#)

# Vanessa E Armendariz

Political Party  
Democratic

Precinct  
Dorchester

## Election Details

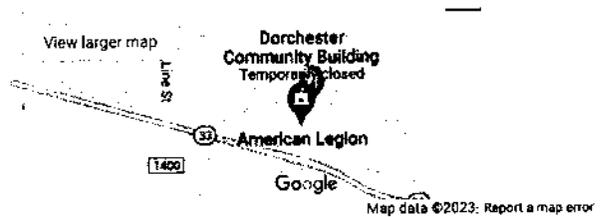
11/08/2022 2022 General Election

We did not find an absentee or provisional ballot associated with this election (may not be available after certification). Note: This website does not track the status of a traditional ballot voted at the polls. If you voted a traditional ballot at the polls, your ballot was accepted and counted.

## Polling Location

### Dorchester Community Building

605 Washington Dorchester, NE 68343



## Sample Ballots

 [Dorchester 05.15.pdf](#)

## Ballot Styles

Dorchester

## Districts

Show ▾

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# CERTIFICATE OF TRAINING

This is to certify that

*Vanessa E Armendariz*

has completed the Certified Alcohol Server Training as required by  
the Nebraska Liquor Control Commission

Completion Date: March 17, 2022

Expiration Date: March 17, 2025





# CERTIFICATE OF TRAINING

This is to certify that

*Elpidio M Perez*

has completed the Certified Alcohol Server Training as required by  
the Nebraska Liquor Control Commission

Completion Date: March 24, 2022

Expiration Date: March 24, 2025



# Certificate of Completion

This Certificate of Completion of  
**eTIPS On Premise 3.1**  
For coursework completed on March 24, 2022  
provided by Health Communications, Inc.  
is hereby granted to:

**Elpidio Perez**

Certification to be sent to:

**PO Box 163 807 Washington Ave,  
Dorchester NE, 68343-0163 USA**

  
HEALTH COMMUNICATIONS, INC.



## COMMERCIAL LEASE

THIS LEASE made and entered into this 16 day of October, 2023, by and between Elpidio Perez, a single person, hereinafter referred to as "Landlord" and Carniceria San Fernando, Inc., A Nebraska Corporation, hereinafter referred to as "Tenant", WITNESSETH,

That the said Landlord has this day leased to the Tenant that portion of the building and improvements located on the following described real property, to-wit:

Lot 12, Block 129 Original Town, City of Crete, Saline County, Nebraska,

known as 228 East 13<sup>th</sup> Street, Crete, Nebraska, the same to be occupied by the Tenant for commercial purposes. The Landlord acknowledges that the Tenant will be seeking a liquor license for the premises and will cooperate with the application process. The parties agree that this lease is not dependent on the liquor license being approved.

The term of this lease shall be thirty-nine (39) months commencing October 1, 2023 and concluding December 31, 2026. The lease shall may continue thereafter month to month without prior notice to either party.

That the Landlord and Tenant hereby covenant and agree as follows:

1. That the reasonable rental value of the property is One Thousand Dollars (\$1,000.00) per month, payable by the Tenant to the Landlord, Elpidio Perez, at the mailing address of 807 Washington Ave, Dorchester, NE 68345 or elsewhere as may be changed from time to time by the Landlord by giving notice thereof to the Tenant by mail. Rent shall be due in full on the first day of each and every month commencing the first day of October, 2023, so that rent is due for each month in advance of the month.

2. It is further agreed between the parties that if payment of the monthly rent is not received by the Landlord or its agent on or before the fifth of the month after the same becomes due on the 1st, there shall be due and owing to the Landlord an additional sum of \$10.00 per day as a late fee for each day that said rent is not paid, commencing on the sixth day after said rent becomes due. This provision does not in any way limit any other legal remedies the Landlord may have in the event of default of payment or breach of the terms of this lease by the Tenant.

3. That the city utilities shall be placed in the Tenant's name as of October 1, 2023, and the Tenant agrees to pay when due any and all utility charges levied, assessed or charged against or incurred at said premises for and during the term of this lease agreement.

4. That the Tenant has examined and knows the conditions of said premises and acknowledges that they have received the same in good order and repair and that upon termination of this lease in any way, they will turn over possession of said premises to the Landlord in as good a condition as when they were entered upon by the Tenant, ordinary wear and tear excepted.

5. That the Tenant covenants and agrees to take good care of the premises and its fixtures, and agrees not to commit or permit waste thereon; that the Tenant shall pay for any and all minor repair bills of \$200.00 or less which may be required for the repair of the electric system, plumbing system, appliances, heating system and air conditioning system and the Landlord will pay for all repair bills over \$200.00.

6. That said Tenant shall pay for any and all repairs required to the walls, ceilings, paints, plastering, plumbing work, electric wiring, pipes, fixtures, roof, or any other part of said premises whenever said damage or injury to the same shall have resulted from misuse or neglect by the Tenant, their agents, guests, or invitees.

7. That the Landlord shall be responsible for any major structural repair that needs to be completed on the premises and shall take care of the same in a timely fashion so that any repair work on the premises does not restrict or interfere with the Tenant's right to use and enjoy the premises.

8. That the Tenant agrees to allow the Landlord to enter the premises upon reasonable notice, and at reasonable times, to inspect, exhibit or repair any of the premises or its fixtures.

9. That this lease may not be assigned or subleased by the Tenant in any way without the prior written consent of the Landlord. Any rents from any subleases on any portion of the premises shall be the Tenant's income.

10. That the Landlord agrees to pay and keep current the 2023 and all future real estate taxes and the property insurance currently on the premises, and to hold the Tenant harmless therefrom. The Landlord shall also pay in full all payments due to their lender for purchase of the premises and shall maintain clear title for the benefit of the Tenant.

11. That the Tenant shall maintain insurance on any personal property kept in the building and the risk of loss of all personal property and business inventory shall rest on the Tenant.

12. The Tenant shall obtain and keep in force liability insurance covering the Tenant and Landlord with a minimum of \$1,000,000.00 of protection. Said liability insurance shall protect and indemnify the Landlord from any damage should be Tenant, any guests, invitees, or family members be injured on the property. Should any injury occur on the property as a result of the Tenant's actions or inactions, the Tenant agrees to indemnify and hold the Landlord harmless from any liability or damage not covered by said insurance.

13. The Tenant shall have the duty to keep the premises free from snow or ice on any walkways, driveways or parking areas.

14. The Tenant shall have the duty to keep the interior of the property free from trash and debris.

15. That in the case of the premises or a part thereof being destroyed or damaged by fire or other unavoidable casualty that renders the Tenant unable to utilize the premises for more than 10 business days, the Tenant shall have the option of terminating this Lease and neither party shall have any further obligation hereunder.

16. That no additions or modifications, deletions or changes are permitted under this lease unless executed in writing by both the Landlord and the Tenant.

16 IN WITNESS WHEREOF, the parties have executed this Commercial Lease on the day of October, 2023.

Landlord

BY: Elpidio Perez  
Elpidio Perez

Carniceria San Fernando Inc,

BY: Elpidio Perez  
Elpidio Perez, President

## Business Plan

Carniceria San Fernando started off as a small ,rented, retail grocery space and a separate food truck in Crete. It has always been owned by Elpidio Perez and run by him and his long-time personal and business partner, Vanessa Armendariz. The grocery grew into a fresh meat market with other grocery items imported from Mexico. They ran the two separate portions of the business successfully for four years and continued to grow both the food truck following and the grocery.

Mr. Perez was able to purchase the current building in 2017 and consolidated these two efforts. The front of the building has a retail grocery with fresh meat cases, there is a small kitchen in the middle of the building, and they operate a small restaurant with about 8 tables in the back. The parties then purchased and opened their separate full-scale restaurant in Friend, Nebraska, in 2022 (Rico's ). Mr. Perez primarily operates the larger full-scale restaurant now and Ms. Armendariz manages the Crete (Carniceria San Fernando) location.

Both ventures continue to be run as separate businesses with Mr. Perez as the sole owner/operator. Ms. Armendariz is a paid employee. The parties have an adult son who is now helping at both locations as well.

RECEIVED

OCT 23 2023

KALKWARF | Law  
& SMITH | Offices  
LLC

K  
&S

Bradley T. Kalkwarf  
NEBRASKA LIQUOR  
Shaylene M. Smith  
CONTROL COMMISSION

1240 Ivy Avenue  
P.O. Box 272  
Crete, NE 68333-0272  
Tel (402) 826-5136  
Fax (402) 826-5140

Farmers & Merchants Bank Bldg.  
321 South Main, P.O. Box 905  
Wilber, NE 68465-0905  
Tel (402) 821-2001  
Fax (402) 821-3368

October 19, 2023

Nebraska Liquor Control Comm.  
PO Box 95046  
Lincoln, NE 68509-5046

RE: New Application

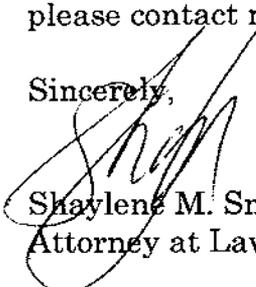
To Whom It May Concern:

I am enclosing the complete application for a new license in Crete, Nebraska. The parties are scheduled for their fingerprint searches with the Nebraska State Patrol next week.

I wanted to just provide some quick background to hopefully expedite this matter. I assisted the same parties when they obtained a license for their restaurant in Friend, Nebraska. At that time, we tried to accurately set forth Mr. Perez's past criminal history but his English skills are minimal and some of his charges are quite old. As a result, there were criminal convictions missed on his application. After research and a hearing, one Hall County charge was expunged and an old Iowa charge was confirmed to have been the equivalent of a misdemeanor disorderly house ticket. Rather than have any question as to his past charge, I have attached the NLCC Order from the hearing to list what was identified at that time. ✓

The Friend license (124634) was granted in 2022 subject to a probationary period. The restrictions for restaurant were removed in May 2023 and it was renewed in August. The same parties own a grocery/restaurant in Crete with a different corporate name. The application enclosed is for this second location. I had them wait to apply so that NLCC could confirm that they are successfully operating their initial location. Thank you for your consideration. If anything more is needed, please contact me in Crete.

Sincerely,

  
Shaylene M. Smith  
Attorney at Law

KALKWARF | Law  
& SMITH | Offices  
                  | LLC

K  
& S

Bradley T. Kalkwarf  
Shaylene M. Smith

1240 Ivy Avenue  
P.O. Box 272  
Crete, NE 68333-0272  
Tel (402) 826-5136  
Fax (402) 826-5140

Farmers & Merchants Bank Bldg.  
321 South Main, P.O. Box 905  
Wilber, NE 68465-0905  
Tel (402) 821-2001  
Fax (402) 821-3368

October 30, 2023

Nebraska Liquor Control Commission  
PO Box 95046  
Lincoln, NE 68509-5046

AND VIA Email to Corrinne Andersen

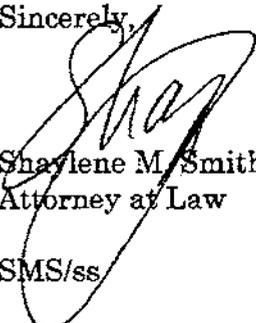
RE: 126054 Carniceria San Fernando Application

Dear Ms. Andersen:

In response to your email, the building was purchased subject to a mortgage with City Bank & Trust of Crete that is in Mr. Perez's name. Carniceria San Fernando has its operating checking account at City Bank as well. Mr. Perez and Ms. Armendariz are the only signers on the business checking account. Please us 402-826-1567 for the business phone. That is the line at the store in Crete.

I am attaching the business plan and the parties' signed form 147s. I am returning this by email but will mail the originals for your file. Please let me know if I can help with anything else.

Sincerely,



Shaylene M. Smith  
Attorney at Law

SMS/ss

**RESOLUTION NO. 2023-24**

**RESOLUTION ESTABLISHING A TIME AND PLACE FOR THE HEARING TO LEVY ASSESSMENTS AGAINST CERTAIN REAL PROPERTY AT 1017 LINDEN AVE, CRETE, NEBRASKA FOR MONEY OWED TO THE CITY FOR ABATING NUISANCES**

WHEREAS,

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF CRETE NEBRASKA:**

**Section 1.** The Mayor and Council (the “**Council**”) of the City of Crete, Nebraska (the “City”) hereby find and determine as follows:

**Section 2.** The city conducted work to abate nuisances at 1017 Linden Ave, Crete, NE, property of James and Mabel Hogeland, currently occupied by Eric Hogeland.

**Section 3.** The abatement has been completed and are hereby accepted by the Mayor and Council.

**Section 4.** The cost of abating the nuisance totaled \$592.40 and has not been paid by the property owner or resident.

**Section 5.** The Mayor and Council shall hold a meeting at the City Hall in the City on the 19th day of December, 2023 at 6:00 p.m. for the purpose of sitting as a Board of Equalization and Assessment for special assessments on the property at 1017 Linden Ave. Notice of the time of holding such meeting and the purpose for which it is held shall be published in the Crete News, a legal newspaper of general circulation in the City, once each week for at least two weeks before the date of such meeting. The Clerk is directed to cause said notice to be published as provided by statute. The Clerk is also directed to mail a copy of said notice to all interested parties as required by law.

Approved this 21<sup>st</sup> of November, 2023.

**CITY OF CRETE, NEBRASKA**

ATTEST:

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

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

**RESOLUTION NO. 2023-25**

**RESOLUTION ESTABLISHING A TIME AND PLACE FOR THE HEARING TO LEVY ASSESSMENTS AGAINST CERTAIN REAL PROPERTY AT 2340 FOREST AVE, CRETE, NEBRASKA FOR MONEY OWED TO THE CITY FOR ABATING NUISANCES**

WHEREAS,

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF CRETE NEBRASKA:**

**Section 1.** The Mayor and Council (the “**Council**”) of the City of Crete, Nebraska (the “City”) hereby find and determine as follows:

**Section 2.** The city conducted work to abate nuisances at 2340 Forest Ave, Crete, NE, property of James Meyers.

**Section 3.** The abatement has been completed and are hereby accepted by the Mayor and Council.

**Section 4.** The cost of abating the nuisance and mowing the property totaled \$13,650.00 and a balance of \$3,550.00 remains.

**Section 5.** The Mayor and Council shall hold a meeting at the City Hall in the City on the 19th day of December, 2023 at 6:00 p.m. for the purpose of sitting as a Board of Equalization and Assessment for special assessments on the property at 2340 Forest Ave. Notice of the time of holding such meeting and the purpose for which it is held shall be published in the Crete News, a legal newspaper of general circulation in the City, once each week for at least two weeks before the date of such meeting. The Clerk is directed to cause said notice to be published as provided by statute. The Clerk is also directed to mail a copy of said notice to all interested parties as required by law.

Approved this 21<sup>st</sup> of November, 2023.

**CITY OF CRETE, NEBRASKA**

ATTEST:

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

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

**RESOLUTION NO. 2023-25**

**RESOLUTION ESTABLISHING A TIME AND PLACE FOR THE HEARING TO LEVY ASSESSMENTS AGAINST CERTAIN REAL PROPERTY AT 1025 LONGWOOD DRIVE, CRETE, NEBRASKA FOR MONEY OWED TO THE CITY FOR ABATING NUISANCES**

WHEREAS,

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF CRETE NEBRASKA:**

**Section 1.** The Mayor and Council (the “**Council**”) of the City of Crete, Nebraska (the “City”) hereby find and determine as follows:

**Section 2.** The city conducted work to abate nuisances at 1025 Longwood Dr, Crete, NE, property of William Austin.

**Section 3.** The abatement has been completed and are hereby accepted by the Mayor and Council.

**Section 4.** The cost of abating the nuisance and mowing the property totaled \$878.54 and has not been paid by the property owner.

**Section 5.** The Mayor and Council shall hold a meeting at the City Hall in the City on the 19th day of December, 2023 at 6:00 p.m. for the purpose of sitting as a Board of Equalization and Assessment for special assessments on the property at 1025 Longwood Dr. Notice of the time of holding such meeting and the purpose for which it is held shall be published in the Crete News, a legal newspaper of general circulation in the City, once each week for at least two weeks before the date of such meeting. The Clerk is directed to cause said notice to be published as provided by statute. The Clerk is also directed to mail a copy of said notice to all interested parties as required by law.

Approved this 21<sup>st</sup> of November, 2023.

**CITY OF CRETE, NEBRASKA**

ATTEST:

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

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