

AGENDA  
October 8, 2024

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1. Please silence all cell phones
2. Pledge of Allegiance and Prayer
3. Roll call
4. Inform public of the posting of the open meeting laws
5. The meeting notice was published in the Columbus Telegram on October 1st, and the Humphrey Democrat on October 2nd, 2024
6. Approve the agenda as written
7. Approve the minutes for September 24th as written
8. **Discussion and possible action on the following:**
9. Consideration of approval of an SDL application for Nissen Wine Inc.
10. County Treasurer - Jenny Reppert
  - 10.a. Consideration of approval of Resolution #24-15 for the County Attorney to foreclose on County Tax Sale
  - 10.b. Consideration of approval of Resolution 24-16 for the Treasurer to write the County Tax Sale
11. Highway Department
  - 11.a. Road report
  - 11.b. Consideration of entering into an agreement with NDOT for the closure of 355th Ave North of Highway 22 during the bridge construction over Cherry Creek.
  - 11.c. Consideration of declaring surplus equipment list and offer for sale or disposal.
  - 11.d. Consideration of Utility Permits for Brester Construction, and Midstates Data
12. Personnel Committee - Weed Department
  - 12.a. Consideration of entering into Closed Session
13. Consideration of Resolution 24-13 - Adopting Resolution for Jenny Lake 3rd Subdivision Final Plat
14. Consideration of approval of the Valuations regarding School Districts, Fire Districts, Townships, Cities, and Villages, Platte County, ESU's 7 & 8, Natural Resource Districts, Ag Society, and SID No. 7 be made a matter of record and be used for levying purposes.

15. Consideration of approval for the Levies regarding School Districts, Fire Districts, Townships, Cities, and Villages, Platte County, ESU's 7&8, Natural Resource Districts, Ag Society, and SID No. 7 be set.
16. Consideration of Health Insurance Rebate
17. Consideration of 2023-2024 Audit Preparation
18. Committee Reports
19. Motion to accept, file, and credit the proper accounts on correspondence Nebraska Bankers Insurance and Services Company - Bank Compliance Report for month ending 8/31/24, Public Risk Management, Inc. - School Treasurers Bond Certificate for ESU 08, City of Columbus - Notice of Hearings - Monday, October 14th, 2024 at 6:00 p.m. and Monday, October 21, 2024, at 6:00 p.m. regarding blight and substandard sturdy for an area of the city located southwest of Lost Creek Parkway between 30th & 38th Streets, City of Columbus - new Zoning and Subdivision Codes, County Treasurer Receipts \$85,121.98
20. Motion to approve all claims with the exception of Trouba Law claim #10241915
21. Motion to approve Trouba Law claim #10241915
22. Public Comments
23. Motion to Adjourn to Tuesday, October 22 at 9:10 a.m.

The agenda for the meeting subject to change, is kept continuously current and is available for public inspection at the office of the County Clerk in the Platte County Courthouse, Columbus, Nebraska.

**SDL – LOCAL RECOMMENDATION**

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.sdl.licensing@nebraska.gov](mailto:lcc.sdl.licensing@nebraska.gov)  
WEBSITE: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

**YK 074659**      **Nissen Wine Inc**

License # \_\_\_\_\_ Licensee Name/Non-Profit Organization \_\_\_\_\_

Event location name: **Ag Park**

Event address/location: **82215st Columbus Ne 68601**

Event Type: **Christmas Holiday Market - Vendor fair**

Event date(s): **12/7/24**

Event start time(s): **9am**

Event end time(s): **4pm**

Indoor area to be licensed in length & width: **10** X **10**

Outdoor area to be licensed in length & width: \_\_\_\_\_ X \_\_\_\_\_ (Must submit a diagram)

Estimated number of attendees: **65**

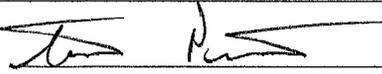
Alternate dates/times: **None**

Alternate location name/location: **none**

Type of alcohol to be served: Beer \_\_\_\_\_ Wine **X** Distilled Spirits \_\_\_\_\_

Event contact name: **Tim Nissen**      Event contact phone number: **402-841-3765**

Event contact Email: **tnissen@hartel.net**

\*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of \_\_\_\_\_ **OR**  
County of \_\_\_\_\_ approves the issuance of a Special Designated License as  
requested above.

\_\_\_\_\_  
Local Governing Body Authorized Signature

\_\_\_\_\_  
Date

## Jennifer Brown

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**From:** Tim Nissen <tnissen@hartel.net>  
**Sent:** Sunday, September 22, 2024 10:40 PM  
**To:** Jennifer Brown  
**Subject:** Nissen Winery SDL

**CAUTION:** Do not click on any links unless you recognize the sender.

Good Morning Jennifer, here is a little information about us and the SDL we are requesting.

Nissen Winery was started by my brother David and myself in 2003. Our tasting room and production facility is located north of Hartington just south of Hwy 12 and Hwy 57 intersection. We are a licensed Nebraska farm winery and we also carry the caterers license for off site events. We make 13 different wines from the 12 acres of grapes we grow. Our staff is FSBT and beverage training certified, and we carry a million dollars in liability coverage, which is standard in the industry.

At last years Holiday Vendor fair in Humphry, we were encouraged by a vendor to consider attending the Christmas Craft fair in Columbus. This year it is on December 7<sup>th</sup> at the Ag park Building. As part of our out reach we travel to varies communities during the year, sampling and selling our products at local celebrations. We are much like any other vendor, we set up a 10 foot by 10 foot booth and sample and sell our locally made product. We require proof of ID from anyone wishing to sample and/or purchase wine. We are required by law to obtain a Special Designated License to sample and sell wine, so today we are submitting form 200 for your consideration and approval. It is the form used by the Nebraska liquor Control Commission for local approval which starts the Special Designated License process. Normally we go through the City Counsel for approval, but in this case the Ag Park Build is out side city limits, so the county has Jurisdiction. Over the years we've been to many towns in Nebraska with our wines. The South Sioux City Garden Show at the Marina Center, Humphrey community Building, Clarkson Cech Days, West Point Community Building, Verdigre Community Building, Fonner Park in Grand Island, Hay Market park in Lincoln, and Aksarben park in Omaha just to name a few. We have a great deal of experience at these types of events, and are also virulent, as alcohol can be very dangerous if abused. Feel free to check out our Face Book page and our Web site Nissen Wine.com and reach out to me with any questions or concerns. My cell Phone number is 402-841-3765.

Thank you for your consideration.

Tim Nissen  
Sec/Tres Nissen Winery

Sent from [Mail](#) for Windows



## **PLATTE COUNTY TREASURER'S OFFICE**

Jenny Reppert - Treasurer    Amanda Gilbert - Deputy

P.O. Box 967, Columbus, NE 68602    -    PHONE 402-563-4913    -    FAX 402 563-0750

### **RESOLUTION**

Whereas Platte County, NE purchased Tax Sale Certificate Number 4784 on October 6, 2021.

Whereas the three-year redemption period has passed since the purchase of Tax Sale Certificate Number 4784.

NOW therefore be it resolved by the Board Members of Platte County, NE that the County Attorney of Platte County, NE is directed to foreclose Tax Sale Certificate 4784.

**DATED** \_\_\_\_\_

\_\_\_\_\_  
Kim Kwapnioski Chairperson

\_\_\_\_\_  
Jenny Brown



**PLATTE COUNTY TREASURER'S OFFICE**

P.O. Box 967, Columbus, NE 68602 - 402.563.4913 - FAX 402.563.0750  
Jenny Reppert, Treasurer Amanda Gilbert Deputy Co Treasurer

RESOLUTION  
COUNTY BOARD OF SUPERVISORS OF  
PLATTE COUNTY, NEBRASKA  
October 08, 2024

WHEREAS, the County Treasurer of Platte County, NE has reported to the Platte County Board of Supervisors, in writing, a list of all parcels of real estate in the county on which any taxes are delinquent and which were not sold for want of bidders at the last annual tax sale held in Platte County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Platte County, NE that the County Treasurer of Platte County, NE is hereby directed to issue tax sale certificates to the County of Platte upon the following described real estate:

- |  |   |
|--|---|
| <b>1. 35-17-1 TR IN NW SE N of CB&amp;QRR<br/>(710018613)</b>  | <b>Marquita Apodac Fisher</b>             |
| <b>2. Lot 4 Tamorona SD Columbus<br/>(710021693)</b>   | <b>Jason Kinzer ET AL</b>                 |
| <b>3. Lot 1 S &amp; L Subdivision Columbus<br/>(710166925)</b>   | <b>Ronald Y Charlotte K Lambert</b>       |
| <b>4. TR IN 19-20-1W .40 AC Humphrey<br/>(710064351)</b>   | <b>Joseph Leick &amp; Mike Leick</b>      |
| <b>5. Lot 28 &amp; W19' Lot 29 BLK A Monroe<br/>(710030639)</b>  | <b>Alika M Thompson</b>                   |
| <b>6. Improvements on Leased Land S of RR<br/>ADJ to BLK H East Add Monroe RR Land<br/>(710031969)</b>   | <b>Mogenson Brothers</b>                  |
| <b>7. 5-18-1 TR IN NE NW<br/>(710036869)</b>   | <b>NAC Services &amp; Investments LLC</b> |
| <b>8. 36-17-1W260' of N60' of S933' of<br/>W724.85' of E998.85, of NW SE EXC E51.30'<br/>(710018802)</b> | <b>Ahudel &amp; Martha Sanchez</b>        |

**Dated this 8<sup>th</sup> day of October 2024**

**ATTEST:** \_\_\_\_\_  
Jenny Brown Clerk

\_\_\_\_\_  
Kim Kwapnioski Chairperson

10/8/2024

Road No.

Street/Ave.

R.O.W.

Plan Page

Location

	Road No.	Street/Ave.	R.O.W.	Plan Page	Location
1	MJ 2827	145 Ave (E 14 Ave)	33-33		W Side / Crossing
	MJ 2221	145 Ave (E 14 Ave)	33-33		W Side / Crossing
2	MI 1522	385 St	45-45		Crossing
	MI 1615	235 Ave	33-33		E Side / Crossing
	MI 916	400 St	33-33		S Side / Crossing
	MI 1716	250 Ave	33-33		Crossing
	MI 817	400 St	33-33		S Side / Crossing
	MI 8.25	261 Ave	33-33		E Side / Crossing

Statement Reconciling the Levy Set by  
the Governing Board with the Budget Filed  
PLATTE COUNTY

Subdivision(s)	Fund(s) (list each Fund of subdivision(s) separately)	Valuation (As certified by County Assessor)	Final Levy *	Tax Generated (A x B) / 100	2022-2023 Personal and Real Property Tax Request	Difference (C - D)	% Difference ** (E / D)	2024	
								(A)	(B)
COUNTY									
Platte County	General	\$ 7,259,983,452	0.180096	\$ 13,074,939.80	\$ 13,074,910.57	29.23	0.00%		
Platte County	Bond	\$ 7,259,983,452	0.004494	\$ 326,263.66	\$ 326,290.00	(26.34)	-0.01%		
Platte County Ag Society	Fair	\$ 7,259,983,452	0.004132	\$ 299,982.52	\$ 300,000.00	(17.48)	-0.01%		
CITIES/VILLAGES									
Columbus	General	\$ 2,425,351,485	0.291203	\$ 7,062,696.28	\$ 7,062,703.76	(7.48)	0.00%		
Duncan	General	\$ 38,950,202	0.157946	\$ 61,520.29	\$ 61,520.11	0.18	0.00%		
Lindsay	General	\$ 50,216,228	0.450000	\$ 225,973.03	\$ 225,972.84	0.19	0.00%		
Lindsay	Bond	\$ 50,216,228	0.201528	\$ 101,199.76	\$ 101,200.00	(0.24)	0.00%		
Tarnov	General	\$ 3,049,349	0.038753	\$ 1,181.71	\$ 1,181.70	0.01	0.00%		
Humphrey	General	\$ 124,823,085	0.334418	\$ 417,430.86	\$ 417,431.20	(0.34)	0.00%		
Humphrey	Bond	\$ 124,823,085	0.176249	\$ 219,999.44	\$ 220,000.00	(0.56)	0.00%		
Monroe	General	\$ 44,923,850	0.297323	\$ 133,568.94	\$ 133,569.00	(0.06)	0.00%		
Monroe	Bond	\$ 44,923,850	0.055427	\$ 24,899.94	\$ 24,900.00	(0.06)	0.00%		
Creston	General	\$ 15,292,571	0.441182	\$ 67,468.07	\$ 67,468.00	0.07	0.00%		
Platte Center	General	\$ 25,837,831	0.500000	\$ 129,189.16	\$ 129,189.16	(0.01)	0.00%		
MISC									
SID #7	General	\$ 67,499,661	0.054371	\$ 36,700.24	\$ 36,700.00	0.24	0.00%		
SID #7	Sewer Force	\$ 67,499,661	0.074074	\$ 49,999.70	\$ 50,000.00	(0.30)	0.00%		
Lower Platte North	General	\$ 13,508,320,694	0.025767	\$ 3,480,688.99	\$ 3,480,714.52	(25.53)	0.00%		
Lower Elkhorn NRD	General	\$ 24,388,738,738	0.018459	\$ 4,501,917.28	\$ 4,501,887.14	30.14	0.00%		
Central Platte NRD	General	\$ 22,391,731,570	0.02389	\$ 5,349,384.67	\$ 5,349,324.17	60.50	0.00%		
Lower Loup NRD	General	\$ 19,802,026,260	0.03276	\$ 6,486,945.78	\$ 6,486,975.05	(29.27)	0.00%		

\* Must be between 4 and 8 decimal places.  
\*\* Cannot be greater than 1%. If percentage is greater than 1%, the levy is not in compliance with state statute.

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Subdivision(s)	Fund(s) (list each Fund of subdivision(s) separately)	Valuation (As certified by County Assessor)	Final Levy *	Tax Generated (A x B) / 100	2022-2023 Personal and Real Property Tax Request	Difference (C - D)	% Difference **		
<b>FIRE DISTRICTS</b>									
Lindsay RFD	General	\$ 533,248,175	0.026779	142,798.53	\$ 142,800.00	(1.47)	0.00%		
Columbus RFD	General	\$ 1,361,641,174	0.031413	427,732.34	\$ 427,732.00	0.34	0.00%		
Columbus RFD	Sinking	\$ 1,361,641,174	0.006593	89,773.00	\$ 89,768.00	5.00	0.01%		
Platte Center RFD	General	\$ 288,982,861	0.011446	33,076.98	\$ 33,078.00	(1.02)	0.00%		
Platte Center RFD	Sinking	\$ 288,982,861	0.002363	6,828.67	\$ 6,830.00	(1.33)	-0.02%		
Platte Center RFD	Bond	\$ 288,982,861	0.047062	136,001.11	\$ 136,000.00	1.11	0.00%		
Monroe RFD	General	\$ 579,389,333	0.009640	55,853.13	\$ 55,850.46	2.67	0.00%		
Monroe RFD	Sinking	\$ 579,389,333	0.000982	5,689.60	\$ 5,688.65	0.95	0.02%		
Monroe RFD	Bond	\$ 579,389,333	0.005709	33,077.34	\$ 33,077.50	(0.16)	0.00%		
Duncan RFD	General	\$ 505,974,940	0.024595	124,444.54	\$ 124,445.04	(0.50)	0.00%		
Duncan RFD	Sinking	\$ 505,974,940	0.005523	27,945.00	\$ 27,945.00	(0.00)	0.00%		
Leigh RFD	General	\$ 667,382,819	0.014381	95,976.32	\$ 95,976.56	(0.24)	0.00%		
Leigh RFD	Sinking	\$ 667,382,819	0.005619	37,500.24	\$ 37,500.00	0.24	0.00%		
Humphrey RFD	General	\$ 615,982,014	0.010085	62,121.79	\$ 62,120.00	1.79	0.00%		
Humphrey RFD	Bond	\$ 615,982,014	0.038150	234,997.14	\$ 235,000.00	(2.86)	0.00%		
Creston RFD	General	\$ 286,458,446	0.009108	26,090.64	\$ 26,093.00	(2.36)	-0.01%		
Creston RFD	Sinking	\$ 286,491,598	0.003408	9,763.63	\$ 9,866.00	(102.37)	-1.04%		
Creston RFD	Bond	\$ 286,491,598	0.008726	24,999.26	\$ 25,000.00	(0.74)	0.00%		

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		(A)	(B)	(C)	(D)	(E)	(F)
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School Districts							
1Columbus Public	General	\$ 2,878,738,113	0.934252	\$ 26,894,668.40	\$ 26,894,682.00	(13.60)	0.00%
1Columbus Public	Special Building	\$ 2,878,738,113	0.037720	\$ 1,085,860.02	\$ 1,085,859.00	1.02	0.00%
1Columbus Public	Bond K-12	\$ 2,834,808,815	0.129409	\$ 3,668,497.74	\$ 3,668,508.00	(10.26)	0.00%
1Columbus Public	QCPUF Fund	\$ 2,878,738,113	0.029785	\$ 857,432.15	\$ 857,434.00	(1.85)	0.00%
67 Humphrey Public	General	\$ 1,155,713,349	0.327736	\$ 3,787,688.70	\$ 3,787,692.00	(3.30)	0.00%
67 Humphrey Public	Special Building	\$ 1,155,713,949	0.017305	\$ 199,996.30	\$ 200,000.00	(3.70)	0.00%
5 Lakeview	General	\$ 1,947,588,999	0.468152	\$ 9,117,676.85	\$ 9,117,671.00	5.85	0.00%
5 Lakeview	Special Building	\$ 1,947,588,999	0.043705	\$ 851,193.77	\$ 851,188.00	5.77	0.00%
5 Lakeview	Bond - SC 2016	\$ 1,991,844,597	0.015990	\$ 318,495.95	\$ 318,500.00	(4.05)	0.00%
5 Lakeview	Bond Lakeview 2020	\$ 1,991,844,597	0.037991	\$ 756,721.68	\$ 756,717.00	4.68	0.00%
ESUS							
ESU 7	General	\$ 21,994,459,183	0.015000	\$ 3,299,168.88	\$ 3,299,168.88	(0.00)	0.00%
ESU 8	General	\$ 18,121,010,962	0.014491	\$ 2,625,915.70	\$ 2,626,000.00	(84.30)	0.00%
Community College							
Central Community College	General	\$ 69,320,467,313	0.020000	\$ 13,864,093.46	\$ 13,864,107.33	(13.87)	0.00%
Central Community College	Capital Improvement		0.000000	\$ -		-	#DIV/0!
Central Community College	Haz/Access		0.000000	\$ -		-	#DIV/0!

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								(A)	(B)
<b>TOWNSHIPS</b>									
Bismark	General	\$ 226,899,523	0.024724	\$ 56,098.64	\$ 56,099.00	(0.36)	0.00%		
Burrows	General	\$ 208,072,945	0.040688	\$ 84,660.72	\$ 84,660.00	0.72	0.00%		
Butler	General	\$ 194,651,256	0.022192	\$ 43,197.01	\$ 43,197.00	0.01	0.00%		
Columbus	General	\$ 1,059,285,409	0.020959	\$ 222,015.63	\$ 222,015.99	(0.36)	0.00%		
Creston	General	\$ 197,570,248	0.036552	\$ 72,215.88	\$ 72,216.00	(0.12)	0.00%		
Creston	Sinking	\$ 197,570,248	0.008260	\$ 16,319.30	\$ 16,320.00	(0.70)	0.00%		
Grand Prairie	General	\$ 228,290,974	0.026887	\$ 61,380.59	\$ 61,380.00	0.59	0.00%		
Granville	General	\$ 305,023,001	0.033086	\$ 100,919.91	\$ 100,919.00	0.91	0.00%		
Humphrey	General	\$ 261,164,652	0.036712	\$ 95,878.77	\$ 95,880.00	(1.23)	0.00%		
Joliet	General	\$ 202,979,518	0.030578	\$ 62,067.08	\$ 62,067.00	0.08	0.00%		
Lost Creek	General	\$ 197,267,426	0.041415	\$ 81,698.30	\$ 81,699.00	(0.70)	0.00%		
Loup	General	\$ 170,970,590	0.040568	\$ 69,359.35	\$ 69,360.00	(0.65)	0.00%		
Monroe	General	\$ 169,383,224	0.038355	\$ 64,966.94	\$ 64,967.00	(0.06)	0.00%		
Oconee	General	\$ 204,746,211	0.016429	\$ 33,637.76	\$ 33,638.67	(0.91)	0.00%		
St. Bernard	General	\$ 275,516,187	0.031032	\$ 85,498.18	\$ 85,499.46	(1.28)	0.00%		
Shell Creek	General	\$ 286,888,141	0.031619	\$ 90,711.16	\$ 90,711.00	0.16	0.00%		
Sherman	General	\$ 173,973,624	0.025123	\$ 43,707.39	\$ 43,707.00	0.39	0.00%		
Sherman	Sinking	\$ 173,973,624	0.002081	\$ 3,620.39	\$ 3,621.00	(0.61)	-0.02%		
Walker	General	\$ 288,868,209	0.029775	\$ 86,010.51	\$ 86,010.00	0.51	0.00%		
Woodville	General	\$ 183,080,834	0.027689	\$ 50,693.25	\$ 50,694.00	(0.75)	0.00%		
Woodville	Sinking	\$ 183,080,834	0.016435	\$ 30,089.34	\$ 30,090.00	(0.66)	0.00%		

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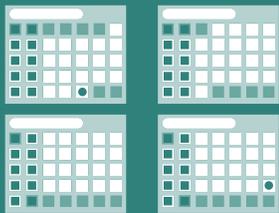


# Deadline for Employers to Receive **MLR Rebates** Is Approaching

Employers with insured group health plans may soon receive a medical loss ratio (MLR) rebate from their health insurance issuers. Issuers who did not meet the applicable MLR percentage for 2023 must provide rebates to plan sponsors by Sept. 30, 2024. These rebates may be in the form of a premium credit or a lump sum payment.

## Highlights and Action Steps

Issuers who did not meet their MLR percentage for 2023 must provide rebates by **Sept. 30, 2024**.



As a general rule, an employer who receives a rebate should use it within three months to avoid ERISA’s trust requirement. For rebates received on **Sept. 30, 2024**, this three-month deadline is **Dec. 30, 2024**. This deadline should be adjusted for rebates received before **Sept. 30, 2024**.

Employers who receive MLR rebates should also be prepared to answer questions from employees about the rebate and how it is being allocated.

## MLR Rules

The MLR rules require health insurance issuers to spend a minimum percentage of their premium dollars on medical care and health care quality improvement. This percentage is **85%** for issuers in the large group market and **80%** for issuers in the small and individual group markets. States may set higher MLR standards than the federal **80%/85%** thresholds.

Issuers must report to the federal government how they spent their premium dollars for each calendar year by July 31 of the following year. Issuers who do not meet the applicable MLR standard must provide rebates by Sept. 30, following the end of the MLR reporting year. Issuers who issue rebates must provide plan sponsors and participants with a notice explaining the rebate and how it was calculated.

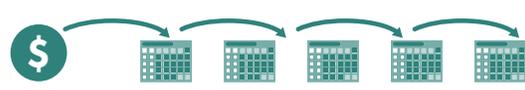
### Using MLR Rebates

Employers with ERISA plans should not assume they can simply retain an MLR rebate. In general, unless an employer pays the entire cost of health coverage without any employee contribution, at least a portion of the rebate will be a plan asset under ERISA. Any rebate amount that qualifies as a plan asset must be used for the exclusive benefit of the plan’s participants and beneficiaries.

### Employers can satisfy ERISA’s exclusive benefit requirement by:



Distributing the plan asset portion of the rebate to participants under a reasonable, fair and objective allocation method; or



If distributing payments to participants is not feasible, use this portion of the rebate for other permissible plan purposes, such as applying the rebate toward future participant premium payments or benefit enhancements.