

AGENDA  
February 24, 2026

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1. Please silence all cell phones
2. Pledge 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 February 17th, and the Humphrey Democrat on February 18th, 2026.
6. Approval of agenda as written
7. Approve the minutes of January 27th, 2026
8. **Discussion and possible action on the following:**
9. County Treasurer
  - 9.a. Motion to Open the Hearing
  - 9.b. Motion to close the Hearing
  - 9.c. Requesting approval of the following Motor Vehicle Exemptions as presented by the County Treasurer: Scotus Central Catholic, Boy Scout Troop 115, St. Francis Parish, St. Bonaventure Church, Columbus Community Hospital, St. Anthony Church, Columbus Family YMCA.
10. County Assessor
  - 10.a. Requesting approval of Tax List Correction(s) #15030
  - 10.b. 2026 Permissive Exemptions
  - 10.c. Consideration of setting the Hearing for 2026 Permissive Exemptions for Tuesday, March 24th at 9:05 a.m.
11. Motion to adjourn to March 24th, 2026.
12. Please silence all cell phones
13. Roll call
14. Inform public of the posting of the open meeting laws
15. The meeting notice was published in the Columbus Telegram on February 17th, and the Humphrey Democrat on February 18th, 2026.
16. Approve the agenda as written
17. Approve the minutes for February 10th as written
18. **Discussion and possible action on the following:**
19. Platte County Extension Office
  - 19.a. Presentation of 2025 Annual Report
20. Convention & Visitors Bureau, Theresa Grape
  - 20.a. Presentation of Ag Park Survey Results Presentation
  - 20.b. Consideration of CVB Improvement Grant Fund Requests

- 20.b.1. Pacer AI Subscription Renewal
- 20.b.2. ITI Digital Subscription Renewal
- 20.b.3. Consideration of Platte County Mural Creation
- 21. Zelle HR Solutions — Hannah Murray
  - 21.a. Consideration of Public Defender Recommendations
- 22. Consideration of Appointed Officials Salaries Retroactive to January 1, 2026
  - 22.a. Weed Superintendent, Mark Borchers
  - 22.b. IT/Emergency Manager, Tim Hofbauer
  - 22.c. Convention & Visitors Bureau, Theresa Grape
  - 22.d. General Assistance, Sharon Bahr
- 23. Consideration of Resolution 26-07 — To put the issue of discontinuing the Township form of Government before the voters.
- 24. Supervisor Reilly - Consideration of Publication of Minutes in the Columbus Telegram and Humphrey Democrat
- 25. Supervisor Reilly — Consideration of ARPA funds
  - 25.a. Highway Department Camera/Surveillance and Access Control (Key Fob)
  - 25.b. Highway Department Purchase & Install Truck Lift
- 26. Highway Department
  - 26.a. Road Report
  - 26.b. Consideration of Utility Permits:  
Great Plains MR 1110 Fiber Optic, Midstates 1)MA 1423, MA 1522, and MA 1514, 2) ML 817, m: 17 1/2, ML 1720, ML 2120 and ML 21/12 - Fiber Optic, Terry Foltz Water and Electrical for Irrigation MC 2227 and MC 1211: Loup Power Optic Cable E. 8th Street and 29th Ave.
  - 26.c. Consideration of the purchase of a lift for the Platte Center Highway Shop with a portion of funds coming from ARPA.
  - 26.d. Discussion and preliminary approval on agreement with Loup Public Power on project C-71 (877) Bridge #71002110 on 400th Ave on Loup Canal - Replacement
- 27. Committee Reports
- 28. Motion to accept, file and credit the proper accounts in correspondence: Monthly Fee Reports, Veteran Office Report of Federal Claims Filed and Decisions Received for the period of January 2025 through December 2025, Issued Permit Transfer - Construction and Operating Permit for Loup Valley Portk LLC Concentrated Animal Feeding Operation, Northeast Nebraska SOLid Waste Coalition - Landfill Site OBServations, Notice of Vacancy - ESU7, Offical Bond and Oath for Rebecca L. Wallin - Treasurer for School District of Newman Grove Public Schools, Cancel General Fund check no.

12252884 in the amount of \$40.00 to Jackson Services - duplicate payment, Treasurer Receipts \$26,531.62

29. Motion to approve the Trouba Law Claim
30. To approve all remaining claims
31. Public Comments
32. Motion to Adjourn to March 10th, 2026

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.

# Application for Exemption from Motor Vehicle Taxes by Qualifying Organizations

• Read instructions on reverse side.

|   |                    |  |  |
|---|--------------------|--|--|
| Name of Organization<br><b>Scotus Central Catholic High School</b>  |                    | Tax Year<br><b>2026</b>                | Value of Motor Vehicles                        |
| Name of Owner of Property   |                    | County Name<br><b>Platte</b>           | State Where Incorporated<br><b>NE</b>          |
| Street or Other Mailing Address<br><b>1554 18th Avenue</b>  |                    | Contact Name<br><b>Sunny Lancaster</b> | Phone Number<br><b>(402) 564-7165</b>          |
| City<br><b>Columbus</b>   | State<br><b>NE</b> | Zip Code<br><b>68601</b>               | Email Address<br><b>slancaster@colcath.org</b> |
| Type of Ownership:<br><input type="checkbox"/> Agricultural and Horticultural Society <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery <input type="checkbox"/> For-profit Nursing Facilities   |                    |  |  |
| <b>Charitable Organizations:</b> Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):<br><input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery              |                    |  |  |
| <b>Charitable and For-Profit Organizations, please answer the following:</b> If No, give percentage of exempt use:<br>Are the motor vehicles used exclusively as indicated? (see instructions) <input type="checkbox"/> YES <input type="checkbox"/> NO   _____ %   |                    |  |  |
| <b>For-profit Nursing/Assisting Living Facilities, please select the applicable box:</b> What percentage of occupied beds have been provided to<br><input type="checkbox"/> Nursing Facility <input type="checkbox"/> Skilled Nursing Facility <input type="checkbox"/> Assisted-Living Facility   medicaid beneficiaries over the most recent three-year period? _____ % |                    |  |  |

| Name             | Title of Officers, Directors, or Partners | Address, City, State, Zip Code     |
|------------------|---|------------------------------------|
| Matt Niedbalski  | Chair                                     | 3478 25th Ave Columbus NE 68601    |
| Sarah Pillen     | First Vice Chair                          | 3016 53rd Street Columbus NE 68601 |
| Jeffrey Ohnoutka | Secretary/Treasurer                       | 566 S Quail Ln Columbus NE 68601   |

### Description of the Motor Vehicles

• Attach an additional sheet, if necessary.

| Motor Vehicle Make | Model Year | Body Type | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|--------------------|------------|-----------|-------------------|--|
| Ford               | 2018       | Van/Wagon | 1FMZK1YM2JKA19651 | 2/28/2026  |
| Dodge              | 2000       | Van       | 1B4GP44GXVB626225 | 2/28/2026  |
| Chevrolet          | 1997       | Pick Up   | 2GCEK19R5V1107743 | 2/28/2026  |
| CARR               | 2012       | Trailer   | 4YMCL1213CM010385 | 2/28/2026  |

Give a detailed description of the use of the motor vehicle:

The vehicles are used for the purpose of K-12 school business - transporting students, gear and other needs of the school

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign  
here

Authorized Signature

Secretary/Treasurer

Title

2/3/2026

Date

### For County Treasurer Recommendation

Approval

Comments: \_\_\_\_\_

Denial



Signature of County Treasurer

Date

### For County Board of Equalization Use Only

Approved

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

Denied

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.



Signature of County Board Member

Date

File with Your  
County Treasurer

# Application for Exemption from Motor Vehicle Taxes by Qualifying Organizations

FORM  
**457**

• Read instructions on reverse side.

|   |             |                                 |  |
|---|-------------|---------------------------------|--|
| Name of Organization<br>Scotus Central Catholic High School   |             | Tax Year<br>2026                | Value of Motor Vehicles  |
| Name of Owner of Property   |             | County Name<br>Platte           | State Where Incorporated<br>NE   |
| Street or Other Mailing Address<br>1554 18th Avenue   |             | Contact Name<br>Sunny Lancaster | Phone Number<br>(402) 564-7165   |
| City<br>Columbus  | State<br>NE | Zip Code<br>68601               | Email Address<br>slancaster@colcath.org  |
| Type of Ownership:<br><input type="checkbox"/> Agricultural and Horticultural Society <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery <input type="checkbox"/> For-profit Nursing Facilities   |             |                                 |  |
| Charitable Organizations: Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):<br><input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery |             |                                 |  |
| Charitable and For-Profit Organizations, please answer the following:<br>Are the motor vehicles used exclusively as indicated? (see instructions) <input type="checkbox"/> YES <input type="checkbox"/> NO  |             |                                 | If No, give percentage of exempt use:<br>_____ %   |
| For-profit Nursing/Assisting Living Facilities, please select the applicable box:<br><input type="checkbox"/> Nursing Facility <input type="checkbox"/> Skilled Nursing Facility <input type="checkbox"/> Assisted-Living Facility  |             |                                 | What percentage of occupied beds have been provided to<br>medicaid beneficiaries over the most recent three-year period? _____ % |

| Name             | Title of Officers, Directors, or Partners | Address, City, State, Zip Code     |
|------------------|---|------------------------------------|
| Matt Niedbalski  | Chair                                     | 3478 25th Ave Columbus NE 68601    |
| Sarah Pillen     | First Vice Chair                          | 3016 53rd Street Columbus NE 68601 |
| Jeffrey Ohnoutka | Secretary/Treasurer                       | 566 S Quail Ln columbus NE 68601   |

### Description of the Motor Vehicles • Attach an additional sheet, if necessary.

| Motor Vehicle Make | Model Year | Body Type | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|--------------------|------------|-----------|-------------------|--|
| Ford               | 2016       | Van/Wagon | 1FMZK1CM4GKA95145 | 2/28/2026  |
|                    |            |           |                   |  |
|                    |            |           |                   |  |
|                    |            |           |                   |  |


Give a detailed description of the use of the motor vehicle:

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here**  President 2/10/2026  
 Authorized Signature Title Date

#### For County Treasurer Recommendation

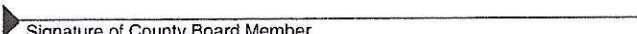
Approval      Comments: \_\_\_\_\_  
 Denial            \_\_\_\_\_

 \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of County Treasurer Date

#### For County Board of Equalization Use Only

Approved      If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.  
 Denied            \_\_\_\_\_

\_\_\_\_\_  
 I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

 \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of County Board Member Date

# Application for Exemption from Motor Vehicle Taxes by Qualifying Organizations

• Read instructions on reverse side.

|   |                    |  |  |
|---|--------------------|--|--|
| Name of Organization<br><b>Scotus Central Catholic High School</b>  |                    | Tax Year<br><b>2026</b>                | Value of Motor Vehicles                        |
| Name of Owner of Property   |                    | County Name<br><b>Platte</b>           | State Where Incorporated<br><b>NE</b>          |
| Street or Other Mailing Address<br><b>1554 18th Avenue</b>  |                    | Contact Name<br><b>Sunny Lancaster</b> | Phone Number<br><b>(402) 564-7165</b>          |
| City<br><b>Columbus</b>   | State<br><b>NE</b> | Zip Code<br><b>68601</b>               | Email Address<br><b>slancaster@colcath.org</b> |
| Type of Ownership:<br><input type="checkbox"/> Agricultural and Horticultural Society <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery <input type="checkbox"/> For-profit Nursing Facilities   |                    |  |  |
| <b>Charitable Organizations:</b> Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):<br><input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery            |                    |  |  |
| <b>Charitable and For-Profit Organizations, please answer the following:</b> If No, give percentage of exempt use:<br>Are the motor vehicles used exclusively as indicated? (see instructions) <input type="checkbox"/> YES <input type="checkbox"/> NO    _____ %  |                    |  |  |
| <b>For-profit Nursing/Assisting Living Facilities, please select the applicable box:</b> What percentage of occupied beds have been provided to medicaid beneficiaries over the most recent three-year period? _____ %<br><input type="checkbox"/> Nursing Facility <input type="checkbox"/> Skilled Nursing Facility <input type="checkbox"/> Assisted-Living Facility |                    |  |  |

| Name             | Title of Officers, Directors, or Partners | Address, City, State, Zip Code     |
|------------------|---|------------------------------------|
| Matt Niedbalski  | Chair                                     | 3478 25th Ave Columbus NE 68601    |
| Sarah Pillen     | First Vice Chair                          | 3016 53rd Street Columbus NE 68601 |
| Jeffrey Ohnoutka | Secretary/Treasurer                       | 566 S Quail Ln Columbus NE 68601   |

### Description of the Motor Vehicles

• Attach an additional sheet, if necessary.

| Motor Vehicle Make   | Model Year | Body Type | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|----------------------|------------|-----------|-------------------|--|
| Thomas               | 2002       | Bus       | 1T88H4B1821114459 | 2/28/2026  |
| Freightliner Chassis | 2007       | Bus       | 4UZABRDC97CW24505 | 2/28/2026  |
| H&M                  | 2019       | Trailer   | 5JWTC1620KN515759 | 2/28/2026  |
| RAM                  | 2018       | Pick Up   | 1C6RR7FT8JS103266 | 2/28/2026  |
| Blue Bird            | 2023       | Bus       | 1BABNB6A3PF390065 | 2/28/2026  |

Give a detailed description of the use of the motor vehicle:

The vehicles are used for the purpose of K-12 school business - transporting students, gear and other needs of the school

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here**  **Secretary/Treasurer** 2/3/2026  
Authorized Signature Title Date

### For County Treasurer Recommendation

Approval    Comments: \_\_\_\_\_  
 Denial    \_\_\_\_\_

 \_\_\_\_\_ Date \_\_\_\_\_  
Signature of County Treasurer

### For County Board of Equalization Use Only

Approved    If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.  
 Denied    \_\_\_\_\_

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

 \_\_\_\_\_ Date \_\_\_\_\_  
Signature of County Board Member

# Application for Exemption

from Motor Vehicle Taxes by Qualifying Organizations

• Read instructions on reverse side.

FORM  
457

File with Your  
County Treasurer

|   |                    |  |  |
|---|--------------------|--|--|
| Name of Organization<br><b>Scotus Central Catholic High School</b>  |                    | Tax Year<br><b>2026</b>                | Value of Motor Vehicles                        |
| Name of Owner of Property   |                    | County Name<br><b>Platte</b>           | State Where Incorporated<br><b>NE</b>          |
| Street or Other Mailing Address<br><b>1554 18th Avenue</b>  |                    | Contact Name<br><b>Sunny Lancaster</b> | Phone Number<br><b>(402) 564-7165</b>          |
| City<br><b>Columbus</b>   | State<br><b>NE</b> | Zip Code<br><b>68601</b>               | Email Address<br><b>slancaster@colcath.org</b> |
| Type of Ownership:<br><input type="checkbox"/> Agricultural and Horticultural Society <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery <input type="checkbox"/> For-profit Nursing Facilities   |                    |  |  |
| Charitable Organizations: Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):<br><input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery   |                    |  |  |
| Charitable and For-Profit Organizations, please answer the following:                      If No, give percentage of exempt use:<br>Are the motor vehicles used exclusively as indicated? (see instructions) <input type="checkbox"/> YES <input type="checkbox"/> NO                      _____%   |                    |  |  |
| For-profit Nursing/Assisting Living Facilities, please select the applicable box:                      What percentage of occupied beds have been provided to<br><input type="checkbox"/> Nursing Facility <input type="checkbox"/> Skilled Nursing Facility <input type="checkbox"/> Assisted-Living Facility                      Medicaid beneficiaries over the most recent three-year period? _____% |                    |  |  |

| Name             | Title of Officers, Directors, or Partners | Address, City, State, Zip Code     |
|------------------|---|------------------------------------|
| Matt Niedbalski  | Chair                                     | 3478 25th Ave Columbus NE 68601    |
| Sarah Pillen     | First Vice Chair                          | 3016 53rd Street Columbus NE 68601 |
| Jeffrey Ohnoutka | Secretary/Treasurer                       | 566 S Quail Ln Columbus NE 68601   |

### Description of the Motor Vehicles

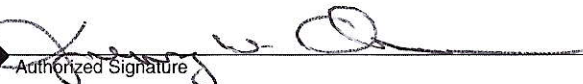
• Attach an additional sheet, if necessary.

| Motor Vehicle Make | Model Year | Body Type | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|--------------------|------------|-----------|-------------------|--|
| Blue Bird          | 2023       | Bus       | 1BABNB6A1PF390064 | 2/28/2026  |
|                    |            |           |                   |  |
|                    |            |           |                   |  |
|                    |            |           |                   |  |

Give a detailed description of the use of the motor vehicle:  
The vehicles are used for the purpose of K-12 school business - transporting students, gear and other needs of the school

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign  
here

  
Authorized Signature

Secretary/Treasurer  
Title

2/3/2026  
Date

#### For County Treasurer Recommendation

- Approval
- Denial

Comments: \_\_\_\_\_  
\_\_\_\_\_

 Signature of County Treasurer                       Date

#### For County Board of Equalization Use Only

- Approved
- Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.  
\_\_\_\_\_  
\_\_\_\_\_

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

 Signature of County Board Member                       Date

# Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

• Read instructions on reverse side.

|  |                    |                                     |   |
|--|--------------------|-------------------------------------|---|
| Name of Organization<br><i>Boy Scout Troop 115</i>                 |                    | Tax Year<br><i>2026</i>             | Value of Motor Vehicles<br><i>2000.</i>     |
| Name of Owner of Property<br><i>Boy Scout Troop 115</i>            |                    | County Name<br><i>Platte</i>        | State Where Incorporated<br><i>NE</i>       |
| Street or Other Mailing Address<br><i>1410-14<sup>TH</sup> ST.</i> |                    | Contact Name<br><i>Charlie Bahr</i> | Phone Number<br><i>402-276-3086</i>         |
| City<br><i>Columbus</i>  | State<br><i>NE</i> | Zip Code<br><i>68601</i>            | Email Address<br><i>cbahr1059@gmail.com</i> |

Type of Ownership:  
 Agricultural and Horticultural Society  
 Educational Organization  
 Religious Organization  
 Charitable Organization  
 Cemetery Organization

| Name                | Title of Officers, Directors, or Partners | Address, City, State, Zip Code                     |
|---------------------|---|--|
| <i>Charlie Bahr</i> | <i>Scoutmaster</i>                        | <i>1410-14<sup>TH</sup> ST. Columbus, NE 68601</i> |

### Description of the Motor Vehicles • Attach an additional sheet, if necessary.

| Motor Vehicle Make      | Model Year  | Body Type               | Vehicle ID Number        | Registration Date or Date of Acquisition, if Newly Purchased |
|-------------------------|-------------|-------------------------|--------------------------|--|
| <i>GreatLakes Cargo</i> | <i>2003</i> | <i>Enclosed Trailer</i> | <i>5MBBE10194E001301</i> | <i>12-17-2003</i>  |

Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society  
 Educational  
 Religious  
 Charitable  
 Cemetery  
 Nursing Facility  
 Skilled Nursing Facility  
 Assisted-Living Facility

What percentage of occupied beds have been provided to medicaid beneficiaries over the most recent three-year period? \_\_\_\_\_%

Are the motor vehicles used exclusively as indicated? (see instructions)

YES    NO

Give a detailed description of the use of the motor vehicle:

*Hauling Camp Equipment*

If No, give percentage of exempt use: \_\_\_\_\_%

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here

Authorized Signature *Charlie Bahr*

Title *Scoutmaster*

Date *2-10-2026*

### For County Treasurer Recommendation

- Approval
- Denial

Comments: \_\_\_\_\_

Signature of County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

### For County Board of Equalization Use Only

- Approved
- Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member \_\_\_\_\_ Date \_\_\_\_\_

File with Your  
County Treasurer

# Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

FORM  
**457**

\* Read Instructions on reverse side.

|  |                    |                                      |   |
|--|--------------------|--------------------------------------|---|
| Name of Organization<br><b>St. Francis Parish</b>    |                    | Tax Year<br><b>2026</b>              | Value of Motor Vehicles                       |
| Name of Owner of Property                            |                    | County Name<br><b>Platte</b>         | State Where Incorporated<br><b>NE</b>         |
| Street or Other Mailing Address<br><b>PO Box 116</b> |                    | Contact Name<br><b>Lisa M Krings</b> | Phone Number<br><b>402-923-0913</b>           |
| City<br><b>Humphrey</b>                              | State<br><b>NE</b> | Zip Code<br><b>68642</b>             | Email Address<br><b>lkrings@hsfschool.org</b> |

Type of Ownership  
 Agricultural and Horticultural Society     Educational Organization     Religious Organization     Charitable Organization     Cemetery Organization

| Name               | Title of Officers, Directors, or Partners | Address, City, State, Zip Code |
|--------------------|---|--------------------------------|
| Fr. Taylor Leffler | Pastor                                    | PO Box 116, Humphrey, NE 68642 |
|                    |   |                                |
|                    |   |                                |

### Description of the Motor Vehicles

\* Attach an additional sheet, if necessary.

| Motor Vehicle Make | Model Year | Body Type         | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|--------------------|------------|-------------------|-------------------|--|
| Chevy              | 2004       | Silverado 2x4 w/t | 1GCEC14XX4Z316582 | February   |
|                    |            |                   |                   |  |
|                    |            |                   |                   |  |

Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society     Educational     Religious     Charitable     Cemetery

Are the motor vehicles used exclusively as indicated? (see instructions)

YES     NO

If No, give percentage of exempt use:

\_\_\_\_\_ %

Give a detailed description of the use of the motor vehicle:

Plant custodian transportation.

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here**

  
Authorized Signature

Pastor

01/23/26

Title

Date

### For County Treasurer Recommendation

Approval

Comments: \_\_\_\_\_

Denial

Signature of County Treasurer

Date

### For County Board of Equalization Use Only

Approved

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

Denied

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member

Date

**Please retain a copy for your records.**

# Application for Exemption from Motor Vehicle Taxes by Qualifying Organizations

• Read instructions on reverse side.

|  |                    |                          |  |   |
|--|--------------------|--------------------------|--|---|
| Name of Organization<br><b>ST . BONAVENTURE CHURCH</b>   |                    |                          | Tax Year<br><b>2026-2027</b>                 | Value of Motor Vehicles<br><b>5,500</b> |
| Name of Owner of Property  |                    |                          | County Name<br><b>PLATTE</b>                 | State Where Incorporated<br><b>NE</b>   |
| Street or Other Mailing Address<br><b>1565 18TH AVENUE</b>   |                    |                          | Contact Name<br><b>MONIKA WEMHOFF</b>        | Phone Number<br><b>(402) 564-7151</b>   |
| City<br><b>COLUMBUS</b>  | State<br><b>NE</b> | Zip Code<br><b>68601</b> | Email Address<br><b>mwemhoff@colcath.org</b> |   |
| Type of Ownership:<br><input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery <input type="checkbox"/> For-profit Nursing Facilities  |                    |                          |  |   |
| Charitable Organizations: Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):<br><input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery |                    |                          |  |   |
| Charitable and For-Profit Organizations, please answer the following:      If No, give percentage of exempt use:   |                    |                          |  |   |
| Are the motor vehicles used exclusively as indicated? (see instructions) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   _____%  |                    |                          |  |   |
| For-profit Nursing/Assisting Living Facilities, please select the applicable box:      What percentage of occupied beds have been provided to medicaid beneficiaries over the most recent three-year period? _____%  |                    |                          |  |   |
| <input type="checkbox"/> Nursing Facility <input type="checkbox"/> Skilled Nursing Facility <input type="checkbox"/> Assisted-Living Facility  |                    |                          |  |   |

| Name           | Title of Officers, Directors, or Partners | Address, City, State, Zip Code           |
|----------------|---|--|
| DENNIS GRENNAN | TRUSTEE                                   | 1877 W CALLE COLOMBO, COLUMBUS, NE 68601 |
| DON HEIMES     | TRUSTEE                                   | 308 MORTON, COLUMBUS, NE 68601           |

**Description of the Motor Vehicles**  
• Attach an additional sheet, if necessary.

| Motor Vehicle Make       | Model Year | Body Type     | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|--------------------------|------------|---------------|-------------------|--|
| 2000 T & K TRAILER       | 2000       | TRAILER       | T7141200          |  |
| FORD LGT CONVTLN F, F150 | 1996       | CHASSIS & CAB | 1FDKF37H8TEA98038 | 11/5/2018  |
| GMC SIERRA C2500         | 1996       | PICKUP        | 1GTGC24R9TZ532907 | 10/31/2018   |

Give a detailed description of the use of the motor vehicle:  
**Trailer and vehicles are used for maintenance operations for the St. Bonaventure Catholic Cemetery and Church.**

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here**      *[Signature]*      Trustee      1/22/26  
 Authorized Signature      Title      Date

**For County Treasurer Recommendation**

Approval      Comments: \_\_\_\_\_

Denial      \_\_\_\_\_

Signature of County Treasurer      \_\_\_\_\_      Date

**For County Board of Equalization Use Only**

Approved      If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

Denied      \_\_\_\_\_

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member      \_\_\_\_\_      Date

File with Your  
County Treasurer

# Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

FORM  
457

• Read instructions on reverse side.

|  |             |                                |   |
|--|-------------|--------------------------------|---|
| Name of Organization<br>Columbus Community Hospital, Inc |             | Tax Year<br>2026               | Value of Motor Vehicles                   |
| Name of Owner of Property                                |             | County Name<br>Platte          | State Where Incorporated<br>Nebraska      |
| Street or Other Mailing Address<br>4600 38th Street      |             | Contact Name<br>Jennifer Wieck | Phone Number<br>402-562-4646              |
| City<br>Columbus   | State<br>NE | Zip Code<br>68601              | Email Address<br>jdwieck@columbushosp.org |

Type of Ownership

- Agricultural and Horticultural Society  
 Educational Organization  
 Religious Organization  
 Charitable Organization  
 Cemetery Organization

| Name            | Title of Officers, Directors, or Partners | Address, City, State, Zip Code       |
|-----------------|---|--------------------------------------|
| Chad Van Cleave | VP-Finance                                | 4600 38th Street, Columbus, NE 68601 |
|                 |   |                                      |

### Description of the Motor Vehicles

• Attach an additional sheet, if necessary.

| Motor Vehicle Make | Model Year | Body Type | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|--------------------|------------|-----------|-------------------|--|
| GM/C - Terrain     | 2019       | Terrain   | 3GKALVEV5KL242497 | 09/09/2020   |
|                    |            |           |                   |  |
|                    |            |           |                   |  |

Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society  
 Educational  
 Religious  
 Charitable  
 Cemetery

Are the motor vehicles used exclusively as indicated? (see instructions)

- YES  
 NO

Give a detailed description of the use of the motor vehicle:

Used for Home Health home visits

If No, give percentage of exempt use:

\_\_\_\_\_ %

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign  
here

Authorized Signature

*Jennifer Wieck*

Title

*Controller*

Date

*1/14/26*

#### For County Treasurer Recommendation

Approval

Denial

Comments: \_\_\_\_\_

Signature of County Treasurer

Date

#### For County Board of Equalization Use Only

Approved

Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member

Date

# Application for Exemption from Motor Vehicle Taxes by Qualifying Organizations

• Read instructions on reverse side.

|   |                                      |                                       |
|---|--------------------------------------|---------------------------------------|
| Name of Organization<br><b>St. Anthony Church</b>         | Tax Year<br><b>2026</b>              | Value of Motor Vehicles               |
| Name of Owner of Property                                 | County Name<br><b>Platte</b>         | State Where Incorporated<br><b>NE</b> |
| Street or Other Mailing Address<br><b>562 17th Avenue</b> | Contact Name<br><b>Kathy Steiner</b> | Phone Number<br><b>(402) 564-3313</b> |
| City<br><b>Columbus</b>                                   | State<br><b>NE</b>                   | Zip Code<br><b>68601</b>              |
| Email Address   |                                      |                                       |

Type of Ownership:

Agricultural and Horticultural Society    Educational    Religious    Charitable    Cemetery    For-profit Nursing Facilities

**Charitable Organizations:** Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society    Educational    Religious    Charitable    Cemetery

**Charitable and For-Profit Organizations, please answer the following:**      If No, give percentage of exempt use:

Are the motor vehicles used exclusively as indicated? (see instructions)    YES    NO      \_\_\_\_\_%

**For-profit Nursing/Assisting Living Facilities, please select the applicable box:**      What percentage of occupied beds have been provided to  
 Nursing Facility    Skilled Nursing Facility    Assisted-Living Facility      medicaid beneficiaries over the most recent three-year period? \_\_\_\_\_%

| Name               | Title of Officers, Directors, or Partners | Address, City, State, Zip Code       |
|--------------------|---|--------------------------------------|
| Michael G McGovern | President                                 | 2222 N 111th Street, Omaha, NE 68164 |
| Scott Hastings     | Vice-President                            | 2222 N 111th Street, Omaha, NE 68164 |
| Patrick C Harrison | Secretary/Treasurer                       | 562 17th Ave, Columbus, NE 68601     |

### Description of the Motor Vehicles

• Attach an additional sheet, if necessary.

| Motor Vehicle Make | Model Year | Body Type | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|--------------------|------------|-----------|-------------------|--|
| Carry on Trailer   | 2001       | 2 Whl     | 4YMUK08131M002453 | 1/22/2009  |
|                    |            |           |                   |  |
|                    |            |           |                   |  |
|                    |            |           |                   |  |

Give a detailed description of the use of the motor vehicle:

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here** ▶

*Rev. Patrick Harrison*  
Authorized Signature

Pastor  
Title

1/13/2026  
Date

### For County Treasurer Recommendation

- Approval
- Denial

Comments: \_\_\_\_\_

Signature of County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

### For County Board of Equalization Use Only

- Approved
- Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member \_\_\_\_\_ Date \_\_\_\_\_

File with Your County Treasurer

# Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

FORM 457

• Read instructions on reverse side.

|   |                    |                                     |   |
|---|--------------------|-------------------------------------|---|
| Name of Organization<br><b>Columbus Family YMCA</b>             |                    | Tax Year<br><b>2026</b>             | Value of Motor Vehicles<br><b>80,000</b>      |
| Name of Owner of Property<br><b>Columbus Community Hospital</b> |                    | County Name<br><b>Platte</b>        | State Where Incorporated<br><b>NE</b>         |
| Street or Other Mailing Address<br><b>3912 38th St.</b>         |                    | Contact Name<br><b>Corey Briggs</b> | Phone Number<br><b>402-564-9477</b>           |
| City<br><b>Columbus</b>   | State<br><b>NE</b> | Zip Code<br><b>68601</b>            | Email Address<br><b>cbriggs@columbusy.org</b> |

Type of Ownership

Agricultural and Horticultural Society     Educational Organization     Religious Organization     Charitable Organization     Cemetery Organization

| Name              | Title of Officers, Directors, or Partners | Address, City, State, Zip Code       |
|-------------------|---|--------------------------------------|
| Kurt Shevlin      | CVO                                       | 3258 37th Rd. Silver Creek, NE 68663 |
| Eric Hall         | Asst. CVO                                 | 2876 41st Ave., Columbus, NE 68601   |
| Brian Christensen | Treasurer                                 | 2309 Mahood Dr., Columbus, NE 68601  |

### Description of the Motor Vehicles

• Attach an additional sheet, if necessary.

| Motor Vehicle Make | Model Year | Body Type | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|--------------------|------------|-----------|-------------------|--|
| Chevy Silverado    | 1985       | Pickup    | 1GCDC14H4FJ144961 |  |
| Blue Bird          | 1998       | Mini bus  | 1GBKP32R2W3306551 |  |
| Blue Bird          | 2017       | Bus       | 1BAKGCPH7HF330562 |  |

Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society     Educational     Religious     Charitable     Cemetery

Are the motor vehicles used exclusively as indicated? (see instructions)

YES     NO

Give a detailed description of the use of the motor vehicle:

If No, give percentage of exempt use: \_\_\_\_\_ %

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here** Corey B. Briggs CEO 2/6/26  
Authorized Signature Title Date

### For County Treasurer Recommendation

Approval     Denial

Comments: \_\_\_\_\_

Signature of County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

### For County Board of Equalization Use Only

Approved     Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member \_\_\_\_\_ Date \_\_\_\_\_

Please retain a copy for your records.



KARI URKOSKI  
**PLATTE COUNTY ASSESSOR**  
2610 14<sup>th</sup> STREET- COLUMBUS NE 68601  
PHONE (402) 563-4902 - FAX (402) 562-6965

February 18, 2026

Platte County Board of Equalization  
Kim Kwapnioski  
2610 14 ST  
Columbus, NE 68601

Dear Chairperson, Kwapnioski:

I would like your approval of tax corrections #15030 through tax correction #15030 on Real Estate and/or Personal Property.

Sincerely,

Kari Urkoski  
Platte County Assessor

Personal & Real Estate Tax Corrections

| <u>Number</u> | <u>Year</u> | <u>Type</u> | <u>Name</u>    | <u>Reason</u>              | <u>Add/Deduct</u> | <u>Amount</u> |
|---------------|-------------|-------------|----------------|----------------------------|-------------------|---------------|
| 15030         | 2024        | Real        | Rodald Widhatm | Per Terc Decision #24R0369 | Deduct            | \$ 1,078.08   |

# Tax List Correction

PLATTE County, Nebraska

Property ID: 710113729 - RE (SUN-SET-02-0006-00120) Date: 02-18-2026 No: 15030

Name and Address: **WIDHALM/RONALD R & JILL M**  
**LOT 12 BLK 6 SUNSET 2ND COLUMBUS**

Tax Year: **2024**

School: **71-0001 0 0**

District: **1TCM-L**

4307 15 ST

Stmnt No: **6415**

COLUMBUS, NE 68601

\* Tax Credit of 505.92 consists of 164.76 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 341.16 in School Credit, and 0.00 in Unused School.  
 \* Tax Credit of 423.06 consists of 81.90 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 341.16 in School Credit, and 0.00 in Unused School.

|                   | Actual Valuation | Tax Rate   | Consolidated Tax | Tax Credit * | Homestead Value | Homestead Credit | Penalty Tax | 1st Half | 2nd Half | Total Tax |
|-------------------|------------------|------------|------------------|--------------|-----------------|------------------|-------------|----------|----------|-----------|
| Original Amount   | 137,485          | 1.67885000 | 2,308.18         | 505.92       | 0               | 0.00             | 0.00        | 901.13   | 901.13   | 1,802.26  |
| Corrected Amount  | 68,335           | 1.67885000 | 1,147.24         | 423.06       | 0               | 0.00             | 0.00        | 362.09   | 362.09   | 724.18    |
| Additional Amount |                  |            |                  |              |                 |                  |             |          |          |           |
| Deducted Amount   | 69,150           |            | 1,160.94         | 82.86        |                 |                  |             | 539.04   | 539.04   | 1,078.08  |

Reason for Correction: PER TERC DECISION #24R0369

I hereby direct the County Treasurer of PLATTE County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.  
 Approved by action of the County Board

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

*Kevin S. Wukoski*  
 County Assessor - County Clerk

Chairman



710113729\*

By \_\_\_\_\_

Deputy

File with Your County Assessor on or Before December 31

# Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

|   |   |   |
|---|---|---|
| Name of Organization<br><b>PLATTE VALLEY ARCHERS, INC</b>                       | County Name<br><b>PLATTE</b>                | Tax Year<br><b>2025</b>                 |
| Name of Business if Different than Organization                                 | State Where Incorporated<br><b>NEBRASKA</b> |   |
| Name of Owner of Property<br><b>PLATTE VALLEY ARCHERS, INC</b>                  | Value of Real Property<br><b>\$ 53,440</b>  | Value of Personal Property<br><b>\$</b> |
| Street or Other Mailing Address of Applicant<br><b>1261 26<sup>th</sup> AVE</b> | Contact Name<br><b>JEFF ADZELMAN</b>        | Parcel ID Number<br><b>710150020</b>    |
| City<br><b>COLUMBUS</b>   | State<br><b>NE</b>                          | Zip Code<br><b>68601</b>                |
|   | Email Address<br><b>jtadelm@gmail.com</b>   | Phone Number<br><b>402 942 5724</b>     |

Type of Ownership

Agricultural and Horticultural Society     Educational Organization     Religious Organization     Charitable Organization     Cemetery Organization

| Name                 | Title of Officers, Directors, or Partners | Address, City, State, Zip Code                     |
|----------------------|---|--|
| <b>JEFF ADZELMAN</b> | <b>PRESIDENT</b>                          | <b>11 DRIFTWOOD DRIVE COLUMBUS, NE 68601</b>       |
| <b>MIKE CERNY</b>    | <b>VICE PRESIDENT</b>                     | <b>3673 35<sup>th</sup> AVE COLUMBUS, NE 68601</b> |
| <b>TIM BURGG</b>     | <b>TREASURER</b>                          | <b>17236 265 AVE COLUMBUS, NE 68601</b>            |

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

**PT OF THE N44' OF LOT 5 & N44' OF W22' OF LOT 6 BLOCK 84 COLUMBUS (NO OTHER DEPRECIABLE TANGIBLE PERSONAL PROPERTY)**

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society     Educational     Religious     Charitable     Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:

**PARTICIPATE IN ACTIVITIES AND OTHER PROGRAMS OF PUBLIC INTEREST WHICH RELATE TO THE EDUCATION, TRAINING AND SAFETY ISSUES RELATED TO ARCHERY. PROMOTE THE EDUCATION OF ARCHERY, INCLUDING THE TRAINING OF YOUNG PEOPLE AS TO THE PROPER USE OF ARCHERY EQUIPMENT AND TO INSURE AS TO ALL SAFETY ISSUES THEREBY.**

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above?  YES     NO


Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES     NO

Is a portion of the property used for the sale of alcoholic beverages?  YES     NO

If Yes, state the number of hours per week \_\_\_\_\_

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES     NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

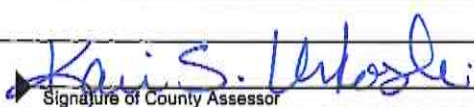
**sign here**  **JEFF ADZELMAN** **PRESIDENT** **23 DEC 2025**  
Authorized Signature Title Date

Retain a copy for your records.

**For County Assessor's Recommendation**

Approval     Approval of a Portion     Denied

COMMENTS: \_\_\_\_\_

 **Kris S. Helms**  
Signature of County Assessor

**RECEIVED**  
**DEC 23 2025**  
**2-13-26**  
**PLATTE COUNTY ASSESSOR**

**For County Board of Equalization Use Only**

Approved     Approval of a Portion     Denied

If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.

\_\_\_\_\_

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member \_\_\_\_\_ Date \_\_\_\_\_

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

## Instructions

**Who May File.** An organization that owns real or depreciable tangible personal property, except licensed motor vehicles, and is seeking a property tax exemption, must file an Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations, Form 451, if:

1. The property is owned by and used exclusively for agricultural and horticultural societies; or
2. The property is:
  - a. Owned by educational, religious, charitable, or cemetery organizations, or any organization for the exclusive benefit of any educational, religious, charitable, or cemetery organization;
  - b. Used exclusively for educational, religious, charitable, or cemetery purposes;
  - c. Not owned or used for financial gain or profit to either the owner or user;
  - d. Not used for the sale of alcoholic beverages for more than 20 hours per week; **AND**
  - e. Not owned or used by an organization which discriminates in membership or employment based on race, color, or national origin.

An organization must file a Form 451 if new property is acquired, or if the property is converted to exempt use. **Applications not completed in full, including the estimated value of the real property, and if applicable the personal property, will result in the denial of the requested exemption.**

**When and Where to File.** The Form 451 must be filed on or before the December 31 immediately preceding the year for which the exemption is sought, with the county assessor of the county where the property is subject to tax.

**Late Filings/Waivers.** If an organization fails to file a Form 451 on or before December 31, it may file a Form 451 on or before June 30 with the county assessor. The organization or society must also file a written request with the county board of equalization for a waiver, so that the county assessor may consider the application for exemption. The county board of equalization may grant the waiver upon finding that good cause exists for the failure to make application on or before December 31.

If the waiver is granted, the county assessor will examine the application and recommend to the county board of equalization whether the real property or tangible personal property should be taxable or exempt. The county assessor must assess a penalty against the organization in the amount of 10% of the tax that would have been assessed had the waiver been denied or \$100, whichever is less, for each calendar month or fraction thereof for which the filing of the exemption application missed the December 31 deadline. The penalty may not be waived.

**Property Acquired or Converted to Exempt Use.** If property is acquired or converted to exempt use after January 1, the organization may file an application for exemption on or before July 1 of the year the property was acquired or converted. If an organization, between July 1 and levy date (October 15), purchases property that has been granted a tax exemption, and the property continues to be qualified for exemption, the purchasing organization must file an application for exemption on or before November 15.

Taxable property acquired or converted after July 1 is not eligible for exemption that year. If an application is filed, it will be considered an application for exemption for the next year.

**Intervening Years.** After an exemption has been approved, a new application must be filed for every year evenly divisible by four. For the intervening years (those years not evenly divisible by four), the Statement of Reaffirmation of Tax Exemption, Form 451A, must be filed on or before the December 31 immediately preceding the year for which the exemption is sought, except for real property of cemeteries.

**Cemetery Organizations.** Any real property exemption granted to a cemetery organization will remain in effect without reapplication, unless disqualified by change of ownership or use. On or before August 1, the county assessor must annually review the ownership and use of all cemetery real property and report this review to the county board of equalization.

**Appeal Procedures.** In the event of disapproval of this application by the county board of equalization, an appeal may be filed with the Tax Equalization and Review Commission within 30 days of the final decision.

**Specific Instructions.** Property tax exemptions are strictly construed, and it is the responsibility of the applicant to prove the property qualifies for an exemption. Failure to provide a detailed use of the property in the space provided may result in the denial of the application.

If the property is used for more than one type of use, mark the appropriate blocks and give the approximate percentage of use under the classification. Describe in detail the use of the property for which an exemption is sought. Explain any circumstances when the property may be used for taxable purposes. If additional space is needed, use a separate sheet of paper and attach a copy to each copy of this form.

The completed Form 451 must be retained by the county clerk after the county board of equalization action, with a legible copy forwarded electronically to the Department within seven days of the board's decision. The county assessor may make copies for the county's records.

File with Your County Assessor on or Before December 31

# Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

|   |   |  |
|---|---|--|
| Name of Organization<br><b>Iglesia de Dios Monte Horeb INC</b>                            | County Name<br><b>Platte</b>                | Tax Year<br><b>2025</b>                            |
| Name of Business if Different than Organization<br><b>Iglesia de Dios Monte Horeb INC</b> | State Where Incorporated<br><b>Nebraska</b> |  |
| Name of Owner of Property<br><b>1260 25th Ave</b>   | Value of Real Property<br><b>\$ 117,565</b> | Value of Personal Property<br><b>\$ 0</b>          |
| Street or Other Mailing Address of Applicant<br><b>Columbus</b>                           | Contact Name<br><b>Wilfredo Orozco</b>      | Parcel ID Number<br><b>0710002352</b>              |
| City<br><b>Columbus</b>   | State<br><b>NE</b>                          | Phone Number<br><b>402-615-4599</b>                |
|   | Zip Code<br><b>68601</b>                    | Email Address<br><b>abisai.clemente8@gmail.com</b> |

Type of Ownership

Agricultural and Horticultural Society     Educational Organization     Religious Organization     Charitable Organization     Cemetery Organization

| Name                   | Title of Officers, Directors, or Partners | Address, City, State, Zip Code         |
|------------------------|---|--|
| <b>Wilfredo Orozco</b> | <b>Pastor/President</b>                   | <b>1921 28th St Columbus, NE 68601</b> |
| <b>Vilma Orozco</b>    | <b>Secretary</b>                          | <b>1921 28th St Columbus, NE 68601</b> |
| <b>Sonia Rodriguez</b> | <b>Treasurer</b>                          | <b>705 Cofax St Schuyler, NE 68661</b> |

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

**The North 1/3 of the East 15 feet of lot 7, and the North 1/3 of lot 8, except the south 1/2 foot of the East 40 feet of the North 44 feet of lot 8, Block 84, Original city of Columbus Platte county of Nebraska.**

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society     Educational     Religious     Charitable     Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:

**House of worship**

**RECEIVED**  
**DEC 03 2025**

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above?  YES  NO

Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO

Is a portion of the property used for the sale of alcoholic beverages?  YES  NO

If Yes, state the number of hours per week \_\_\_\_\_

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

PLATTE COUNTY ASSESSOR

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here** **Wilfredo Orozco** **Pastor/President** **12-3-25**  
Authorized Signature Title Date

Retain a copy for your records.

**For County Assessor's Recommendation**

Approval    COMMENTS: \_\_\_\_\_

Approval of a Portion

Denied

**Kari S. Ukorski** **2-17-26**  
Signature of County Assessor Date

**For County Board of Equalization Use Only**

Approved    If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.

Approval of a Portion

Denied

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member \_\_\_\_\_ Date \_\_\_\_\_

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

## Instructions

**Who May File.** An organization that owns real or depreciable tangible personal property, except licensed motor vehicles, and is seeking a property tax exemption, must file an Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations, Form 451, if:

1. The property is owned by and used exclusively for agricultural and horticultural societies; or
2. The property is:
  - a. Owned by educational, religious, charitable, or cemetery organizations, or any organization for the exclusive benefit of any educational, religious, charitable, or cemetery organization;
  - b. Used exclusively for educational, religious, charitable, or cemetery purposes;
  - c. Not owned or used for financial gain or profit to either the owner or user;
  - d. Not used for the sale of alcoholic beverages for more than 20 hours per week; **AND**
  - e. Not owned or used by an organization which discriminates in membership or employment based on race, color, or national origin.

An organization must file a Form 451 if new property is acquired, or if the property is converted to exempt use. **Applications not completed in full, including the estimated value of the real property, and if applicable the personal property, will result in the denial of the requested exemption.**

**When and Where to File.** The Form 451 must be filed on or before the December 31 immediately preceding the year for which the exemption is sought, with the county assessor of the county where the property is subject to tax.

**Late Filings/Waivers.** If an organization fails to file a Form 451 on or before December 31, it may file a Form 451 on or before June 30 with the county assessor. The organization or society must also file a written request with the county board of equalization for a waiver, so that the county assessor may consider the application for exemption. The county board of equalization may grant the waiver upon finding that good cause exists for the failure to make application on or before December 31.

If the waiver is granted, the county assessor will examine the application and recommend to the county board of equalization whether the real property or tangible personal property should be taxable or exempt. The county assessor must assess a penalty against the organization in the amount of 10% of the tax that would have been assessed had the waiver been denied or \$100, whichever is less, for each calendar month or fraction thereof for which the filing of the exemption application missed the December 31 deadline. The penalty may not be waived.

**Property Acquired or Converted to Exempt Use.** If property is acquired or converted to exempt use after January 1, the organization may file an application for exemption on or before July 1 of the year the property was acquired or converted. If an organization, between July 1 and levy date (October 15), purchases property that has been granted a tax exemption, and the property continues to be qualified for exemption, the purchasing organization must file an application for exemption on or before November 15.

Taxable property acquired or converted after July 1 is not eligible for exemption that year. If an application is filed, it will be considered an application for exemption for the next year.

**Intervening Years.** After an exemption has been approved, a new application must be filed for every year evenly divisible by four. For the intervening years (those years not evenly divisible by four), the Statement of Reaffirmation of Tax Exemption, Form 451A, must be filed on or before the December 31 immediately preceding the year for which the exemption is sought, except for real property of cemeteries.

**Cemetery Organizations.** Any real property exemption granted to a cemetery organization will remain in effect without reapplication, unless disqualified by change of ownership or use. On or before August 1, the county assessor must annually review the ownership and use of all cemetery real property and report this review to the county board of equalization.

**Appeal Procedures.** In the event of disapproval of this application by the county board of equalization, an appeal may be filed with the Tax Equalization and Review Commission within 30 days of the final decision.

**Specific Instructions.** Property tax exemptions are strictly construed, and it is the responsibility of the applicant to prove the property qualifies for an exemption. Failure to provide a detailed use of the property in the space provided may result in the denial of the application.

If the property is used for more than one type of use, mark the appropriate blocks and give the approximate percentage of use under the classification. Describe in detail the use of the property for which an exemption is sought. Explain any circumstances when the property may be used for taxable purposes. If additional space is needed, use a separate sheet of paper and attach a copy to each copy of this form.

The completed Form 451 must be retained by the county clerk after the county board of equalization action, with a legible copy forwarded electronically to the Department within seven days of the board's decision. The county assessor may make copies for the county's records.

# Exemption Application

**for Tax Exemption on Real and Personal Property by Qualifying Organizations**  
Read instructions on reverse side.

**Failure to properly complete or timely file this application will result in a denial of the exemption.**

|  |                    |  |   |                                       |                                     |
|--|--------------------|--|---|---------------------------------------|-------------------------------------|
| Name of Organization<br><b>The Vault Initiative</b>                    |                    |  | County Name<br><b>Platte</b>                  |                                       | Tax Year<br><b>2026</b>             |
| Name of Business if Different than Organization                        |                    |  | State Where Incorporated<br><b>Nebraska</b>   |                                       |                                     |
| Name of Owner of Property<br><b>The Vault Initiative</b>               |                    | Value of Real Property<br><b>\$ 16,285</b> | Value of Personal Property<br><b>\$</b>       | Parcel ID Number<br><b>0710154521</b> |                                     |
| Street or Other Mailing Address of Applicant<br><b>2127 S 35th Ave</b> |                    |  | Contact Name<br><b>Jamie Olmer</b>            |                                       | Phone Number<br><b>402-910-2533</b> |
| City<br><b>Omaha</b>   | State<br><b>NE</b> | Zip Code<br><b>68105</b>                   | Email Address<br><b>jamie.olmer@gmail.com</b> |                                       |                                     |

Type of Organization (Please attach documentation of organization's formation and purpose):

Agricultural and Horticultural Society   
  Educational Organization   
  Religious Organization   
  Charitable Organization   
  Cemetery Organization

| Name         | Title of Officers, Directors, or Partners | Phone Number | Email Contacts             |
|--------------|---|--------------|----------------------------|
| Jamie Olmer  | President                                 | 402-910-2533 | jamie.olmer@gmail.com      |
| Clara Wiese  | Treasurer                                 | 620-492-3725 | Claragwinger@gmail.com     |
| Marci Voytko | Secretary                                 | 303-503-3888 | Marci.voytko2004@gmail.com |

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:  
**All of Lot 17 and the East 13 Feet of Lot 18, Block 5, Village of Creston, Platte County, Nebraska**

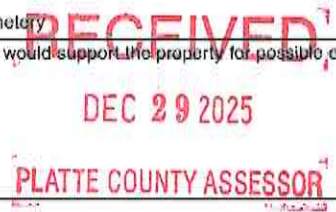
For more information on permissive exemptions, please scan the QR code.

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society   
  Educational   
  Religious   
  Charitable   
  Cemetery

Give a detailed description of the primary use of the property and all other uses of the property: Please attach ALL documents that would support the property for possible exemption. The burden of proof lies with the organization applying for exemption. Please attach additional pages if needed.

Please see attached exhibits.



All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above?  YES  NO  
 Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO  
 Is a portion of the property used for the sale of alcoholic beverages?  YES  NO  
 If Yes, state the number of hours per week \_\_\_\_\_  
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here** \_\_\_\_\_ **President, The Vault Initiative** **12/22/2025**  
 Authorized Signature Title Date

**Retain a copy for your records.**

**For County Assessor's Recommendation**

Approval    COMMENTS: \_\_\_\_\_  
 Approval of a Portion  
 Denied

\_\_\_\_\_ **2-13-26**  
 Signature of County Assessor Date

**For County Board of Equalization Use Only**

Approved    If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.  
 Approval of a Portion  
 Denied

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

\_\_\_\_\_  
 Signature of County Board Member Date

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

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If the property is used for more than one type of use, mark the appropriate blocks and give the approximate percentage of use under the classification. Describe in detail the use of the property for which an exemption is sought. Explain any circumstances when the property may be used for taxable purposes. If additional space is needed, use a separate sheet of paper and attach a copy to each copy of this form.

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## **Schedule of Exhibits**

- **Exhibit A** – Other Board Directors
- **Exhibit B** – Background
- **Exhibit C** – Uses of Property
- **Exhibit D** – Form 1023 Supplemental Responses (written by Katie R. Wunderlich, Baird Holm LLP)
- **Exhibit E** – National Register of Historic Places Registration
- **Exhibit F** – Articles of Incorporation
- **Exhibit G** – Bylaws
- **Exhibit H** – Conflict of Interest
- **Exhibit I** – Consents
- **Exhibit J** – EIN
- **Exhibit K** – IRS 501(c)(3) Exempt Status



**Exhibit A – Other Board Directors**

| <b>Name</b>    | <b>Title</b> | <b>Phone Number</b> | <b>Email</b>          |
|----------------|--------------|---------------------|-----------------------|
| Eric Broadbent | Director     | 402-270-9987        | CasperTFG87@yahoo.com |
| Vicki Osten    | Director     | 253-632-5678        | Vosten@yahoo.com      |



## **Exhibit B – Background**

The property this application regards is a terra cotta/masonry bank built in 1920 in the Beaux Arts style. Historically known as “Citizens State Bank,” the building is now referred to as “The Vault.”



I (Jamie Olmer) purchased the building in 2012. The previous owners did not want it and were considering tearing it down. I got the building listed in the National Register of Historic Places in 2013 (Reference Number: 13000200), and finally started working on it in 2020. The roof, by that point, was so rotten that perhaps as much as a third of it was missing, and had been for years. There also wasn't a downspout where the roof drained, so the rear wall was extensively damaged and unstable. Due to the condition of the roof and previous renovations, there was extensive damage to what remained of the original interior.



Looking northeast. Note the window on the west/left side that had been turned into a door with a loading dock, and that all windows and doors were boarded up due to cracked/missing panes and rot.



The arched ceiling of the main entrance. At least half of the metal crossbars of the skeleton had rusted so badly, they were no longer embedded in the brick and therefore provided no structural support.



The roof, looking northwest.



The rear/north wall. The drainage from the roof was funneled to the top right corner, and with no downspout, water just ran down the wall for years.



The main room of the interior, looking southeast. All the plaster was crumbling or covered in black tar paper, the wood trim was mostly rotten, and the floor had 18" of concrete and filler poured over it.



Debris that had piled up over the years in the hallway to the rear door of the building.

Myself and other volunteers removed all the decaying wood, crumbling plaster, and muck that had accumulated. We also removed an estimated 80,000 pounds of concrete and filler that had been poured over the main floor when it was converted to a meat locker in the 1940s. We then set to work getting the building sealed up to prevent further deterioration. This included total replacement of the rear wall and roof, all new windows and doors, rebuilding the metal skeleton of the arched entrance and stuccoing it, and partial restoration of the terra cotta façade (re-pointing about half of it, repairing several damaged pieces, and getting replacement pieces made to turn the loading dock door back into a window).



Starting removal of the cement and filler that had been added over the original floor.



All the concrete that had been removed from the main room pictured above.

This brings us to 2025. Currently, the building is a gutted shell. As explained above, 99% of the work that has been done was to stop the damage that was occurring, remove everything that had been damaged, get the building sealed up, and remove previous conversions. About \$200,000 has already been spent to get the building to this point. There is still no plumbing, electricity, HVAC or any interior furnishings. The remaining 1% of the work that has been done was a bit of interior framing at the rear of the building which will become the bathrooms or kitchen for the main event space (explained below). The ceiling of this space is roughly half of the floor space for the mezzanine level.



The front/south of the building, with all new windows and doors, and stucco for the arched entrance and alcove ceilings.



The west side of the building. The one window (second from right) was restored back to a window, then all new windows and one new door were installed.



The new rear/north wall.



The interior of the main room, looking south at the main entrance.



Standing at the entrance, looking north.



At the north end of the building, this framing was added in anticipation of this space becoming the kitchen or restrooms for the main event space.



Standing at the southeast corner of the mezzanine, looking northwest. The foreground (cement floor) is original, while the particle board is extending the mezzanine over the added rooms below.



## **Exhibit C – Uses of Property**

The Vault Initiative is a 501(c)(3) exempt nonprofit organization formed in June 2025 in Nebraska.

**Our Purpose:** To preserve and rejuvenate a historic landmark while providing a flexible, community-inspired space that fosters engagement, education, and celebration. By integrating its historical significance with contemporary uses, we aim to ensure its continued relevance and sustainability for the future.

**Our Mission:** Preserving history, fostering community, and creating a space that serves the needs of today while honoring the legacy of the past.

**Our Vision:** To revitalize The Vault as a thriving community hub where history and modern use come together, ensuring its preservation and sustainable future for generations to come.

Of first and foremost importance to our Initiative is the preservation of this remarkable building, which is arguably the most prominent building in our small town, and has been placed on the National Register of Historic Places.

To preserve the building, we will be renovating it into a community-inspired space. In 2020, as work first began, I put out a survey to current and past residents of Creston for what they would like to see the building be used as. This survey resulted in the list of uses we are planning to implement in three phases. The first phase is to finish the main floor space (estimated to cost \$250,000). This space will have regular hours and be used as a free library, museum of the building's history and renovation, and event space for community events. Outside of these regular hours, the space will be available for private rentals.

The second phase will be to turn the mezzanine level, which is very difficult to make ADA accessible, into an Airbnb or long-term rental (estimated to cost \$20,000). The reason for this use is that, 1) we wanted to be able to utilize this space somehow and not leave it empty due to inaccessibility, and 2) community members past and present have pointed out that there are no places in town for overnight visitors to stay AND there are no homes currently available for rent. Since we are hoping to draw visitors to town for community events, we plan to try the Airbnb option first, and if it is found that there is not enough demand, we can then offer the space as a long-term rental. With this housing use, we can meet a community need while also generating some income to pay for utilities, maintain the entire building, fund phase three of the renovation, and provide funding for the remaining restoration work for the terra cotta and brick exterior (estimated to cost \$75,000) and other miscellaneous maintenance and upkeep expenses. Due to the steep costs of

historic preservation, renovation, and maintenance, any potential revenue generated from this use will likely never be a true “profit” for the organization.

The third phase will be to turn the basement into a useable space. The community has voted for this to be turned into a gym, which is a high possibility if insurance and the fire marshal allow it. However, this use is not official yet. We will turn our attention to phase three once we get the other two complete and have the funds to do so.

In summary, there will be several uses for this building. We consider all of them to align with and serve our charitable mission as all of the uses are to ultimately support the historic preservation of the building, community needs/uses, and sustainability for the future. Any money generated will stay within the nonprofit organization to first fund the renovation of the building into usable community spaces (estimated to cost a total of \$270,000 for phases 1 and 2), then to maintain and continue preservation of the building (known estimated costs of \$75,000), and to further our charitable mission to the community through the various uses the community has voted for.

## Exhibit D

Form 1023: Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code  
EIN: 39-2641343

### Supplemental Responses

The purpose of The Vault Initiative, a Nebraska nonprofit corporation (the "Organization"), is to acquire, renovate, restore, and open to the public for community betterment purposes the Citizens State Bank Building ("The Vault"), located at 214 Pine Street in Creston, Nebraska.

The Vault was built in 1920 and used as a bank for approximately 10 years. It was operated as a meat locker from 1946 to 1964, and may have had other uses throughout the years; at other times in its history, The Vault has been empty or used for storage. The Vault is listed on the National Register of Historic Places (the "NRHP"), as a property with local significance that has "made a contribution to the major pattern of American history" (Criterion A), and as a property that "embodies the distinctive characteristics of a type, period, or method of construction" or that "possess(es) high artistic value"



(Criterion C). See Exhibit "F" for registration information of The Vault with the NRHP (ID 13000200), including a detailed explanation of The Vault's historical and architectural significance. The Vault may be the only building like it in the entire state of Nebraska, meaning a masonry building with at least two full sides of polychrome terra cotta. Please see photos provided and NRHP registration for additional information.



The purpose of the Organization is "to preserve and rejuvenate a historic landmark while providing a flexible, community-inspired space that fosters engagement, education, and celebration. By integrating (The Vault's) historical significance with contemporary uses, we aim to ensure (The Vault's) continued relevance and sustainability for the future." Consistent with the foregoing, the Organization's main activities will be (i) historic preservation of The Vault; and, (ii) operation of public spaces within The Vault, including as a free library and community center, which activities will further charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

The Organization's activities will be conducted by its Directors, officers, and volunteers. The Organization does not intend to use paid staff. The Organization's funding will first go towards renovating the building so that it can be used for the community betterment purposes described herein. The Organization's historic preservation activities will promote an appreciation of local history through its "acquisition, restoration, and preservation" of The Vault, a public building that has "special historical or architectural significance," and the opening of The Vault to the general public (see Rev. Rul. 75-470). Like the organization described in Rev. Rul. 75-470, the Organization's activities will be funded in part from admission fees to The Vault and from contributions from the public. The Organization will thus further charitable and educational purposes, comparable to a museum (see also Treas. Reg. § 1.501(c)(3)-1(d)(3) (Example 4)).

The Organization's historic preservation activities will also promote social welfare by combatting community deterioration within the meaning of Treas. Reg. § 1.501(c)(3)-1(d)(2), due to the recognition of The Vault on the NRHP (see Rev. Rul. 85-49). The Organization hopes that

restoration of The Vault, as the centerpiece of downtown Creston, will inspire more revitalization of Creston's main street, to combat community deterioration on a broader community level.

Once renovated and open to the public, the Organization will use the main floor of The Vault, approximately 43% of the interior, as a free library and event space. The free library will be open to the general public on a non-discriminatory basis, and will (i) offer books donated by the public for public consumption and (ii) display educational items of historical significance to the building, including copies of the original elevation drawings of The Vault; historical memorabilia related to The Vault contributed by the public; information about The Vault's architecture, history, and renovation process; and, historical items recovered during the renovation of The Vault, for public information and viewing, similar to a museum. Such activities will further charitable and educational purposes within the meaning of Section 501(c)(3) of the Code (see Rev. Rul. 66-179).

The Organization will use the same area as an event space, which may be used for community events, fundraisers, and private event rentals. Community groups will be able to use the space on a non-discriminatory basis for events open to the public, such as seasonal events (Santa Claus, pumpkin-carving, etc.), kids' activities, seniors' activities (Bingo, etc.), entertainment activities (puzzle events, movie nights, etc.), fundraising events for the Organization, and other community-centric events (such as, events related to Creston's upcoming sesquicentennial). The Organization may charge community groups for the use of the space, but will ensure that such charges are not excessive and no more than necessary for the Organization to cover its costs in providing the space (see, e.g., PLR 201131029; PLR 9726021). The use of The Vault as a community space will foster community betterment and collaboration by facilitating "comings together" at a centrally located and prominent space in downtown Creston. Such activities will promote social welfare by combatting community deterioration in furtherance of charitable purposes, and public-facing educational events will further educational purposes, within the meaning of Section 501(c)(3) of the Code.

The predominant and preferred uses of the main floor of the building will be community events open to the public, plus the museum and free library, Monday through Friday and some weekends (approximately 75% of the time). The rest of the time, the main floor will be unused or may potentially be used for private events. The Organization may engage in incidental private rentals of the main event space, as a *de minimis* activity compared to the charitable uses of such space, which the Organization recognizes will be an unrelated trade or business activity, but which activity may help fill gaps in the Organization's fundraising.

The Organization plans to use the mezzanine level of The Vault, which is about 14% of the interior space, as an Airbnb or long-term rental (incidental to the main charitable uses of the building). Income from such activity will be excluded from the Organization's unrelated business taxable income under Section 512(b)(3) of the Code as rents from real property.

In the future, the Organization plans to renovate the basement, which is about 43% of the interior space, but the Organization has not currently determined a use for that space. The Organization may incorporate such space into the main community event space described above, or find an alternate use consistent with its overall charitable purposes of historic preservation and community betterment.

Once the renovation of the building is complete, the community center, library, and museum spaces will only require funding for building maintenance, utilities, and operations. Any excess funding received will be used for community events and/or continued historic preservation work with respect to The Vault.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name Citizens State Bank  
Other names/site number PT03-003  
Name of related multiple property listing N/A  
(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & Number 204 Pine Street  
City or town Creston State Nebraska County Platte  
Not for publication  Vicinity

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D

*Michael J. Saul* SHPO/Director 03-02-2013  
Signature of certifying official/Title: Date  
Nebraska State Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
Signature of Commenting Official Date  
\_\_\_\_\_  
Title State of Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

- I, hereby, certify that this property is:
- entered in the National Register.
  - determined eligible for the National Register.
  - determined not eligible for the National Register.
  - removed from the National Register.
  - other, (explain): \_\_\_\_\_

*Greg Galt* 4/24/2013  
Signature of Keeper Date of Action

Citizens State Bank  
Name of Property

Platte County, Nebraska  
County and State

**5. Classification**

**Ownership of Property** (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

**Category of Property** (Check only one box)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property** (Do not include previously listed resources in the count.)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            | 0               | Buildings  |
|              |                 | Sites      |
|              |                 | Structures |
|              |                 | Objects    |
| 1            | 0               | Total      |

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.)

COMMERCE/TRADE/financial institution  
AGRICULTURE/processing  
COMMERCE/TRADE/warehouse

**Current Functions** (Enter categories from instructions.)

VACANT/NOT IN USE

**7. Description**

**Architectural Classification** (Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Beaux Arts

**Materials** (enter categories from instructions.)

Principal exterior materials of the property: Terra cotta, Brick

Citizens State Bank

Platte County, Nebraska

Name of Property

County and State

**Description**

**Summary Paragraph** (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The one-story Citizens State Bank building is located in Creston, Nebraska, on the north side of Pine Street between 2<sup>nd</sup> and 3<sup>rd</sup> Streets. Located in Platte County, Creston is approximately twenty miles north of Columbus, Nebraska, and ninety miles northwest of Omaha, Nebraska's largest city. The Citizens State Bank is part of several buildings that make up the original business district, or "Main Street," of Creston. Immediately to the east of the bank, and sharing a common wall, is the Lion's Club, a light brown brick one-story building built in the early 1900s. The remainder of the north side of the block between 2<sup>nd</sup> and 3<sup>rd</sup> Streets consists primarily of one-story brick buildings. With the exception of various storefront modifications, the block remains as a largely intact commercial block from the early 1900s. The south side of the block contains structures built during the late 1970s into the mid-1990s, and one period commercial building that has been extensively altered.

The most architecturally notable building on this block, and arguably within the village of Creston, is the Citizens State Bank. The 26' by 80' brick and clay tile Beaux Arts-style building is clad in terra cotta with several decorative pieces, such as lion's heads and colorful swags. The exterior of the bank looks relatively the same as it did historically, with the exception of a window on the west side that has been converted to a door. The interior retains its historic floor plan, but the majority of its finishings have been removed.

**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

**EXTERIOR*****Front (South Façade)***

The primary (south) façade of this one-story bank is faced with glazed architectural terra cotta. The centrally placed main entrance is recessed and flanked on each side by one column and three pilasters. Within the grouping of the column and pilasters, an original ten-light window remains on both sides of the entrance. The entry door is no longer intact; the opening has been boarded up to fill the void. Although the door is no longer extant, a large, arched transom of leaded glass remains atop this entry. Original leaded sidelights, consisting of twelve lights each, remain intact on either side of the door opening. A large arch, supported by the columns and pilasters, extends over the entrance creating a Palladian effect. Plain medallions flank either side of the arch, and a multi-colored leaf and scroll adorn the keystone. The underside of the arch contains recessed blue-green panels: eight rectangular and one square, the latter of which held a light fixture. Original hexagonal mosaic tiles remain on the entry floor within the recess. The primary tile field is white with a black outline and red geometric border. "C.S.B." is spelled out in black tiles in the center of the white field.

The eastern and western sides of this façade each contain a small window with a flat pediment lintel. These windows appear to rest on the base of the building. Above each window is a yellow lion's head surrounded by a blue-green garland, in line with the bright keystone of the entry arch. Originally, a large clock was located underneath the lion's head on the western side. It was removed at an unknown time, likely sometime between the closing of the bank and the remodeling of the building into a meat locker in the late 1940s. Moving up the façade, the words "Citizens State Bank" are visible below the accentuated cornice with decorative brackets and dentils. Each bracket consists of stylized flowers and leaves. A parapet containing a centrally placed horizontal panel with low-relief overlapping blue, green and gold circles is flanked by colorful swags and caps the building.

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Side (West Façade)

The west façade is also clad in white glazed architectural terra cotta, and the accentuated cornice adorned by decorative brackets and dentils from the main façade is continued. This façade is divided into three bays, with the middle bay projecting slightly and containing the more decorative elements: the multi-colored terra cotta. The majority of the windows are contained within this bay. Each window is covered with plywood, but an intact original double-hung, one-over-one window with operable transom is present in most openings. The middle three windows are arranged as a unit and are slightly recessed. The southernmost window of this bay was converted to a door in the early 1960s. The horizontal band of overlapping circles from the main façade is repeated on either side of the middle window, with the exception that the circles are now in a vertical band. A colorful horizontal panel with low-relief floral carving rests above each window. Swags and wreaths encircling a stylized branch mark the ends of the bay. A centrally-placed golden eagle resting on a green bundle of sticks adorns the parapet. As on the main façade, "Citizens State Bank" is carved under the accentuated cornice.

The converted door of the middle bay, which is the current useable entry, is composed of plywood. A small wooden deck with two stairs allows access to this door. The deck is not original to the building, but was constructed when this doorway was created, for use as a loading dock for the bags of feed stored in the building at the time.

The original entrance of this façade, which provided direct access to the community room, is located in the northern bay. The original door no longer remains, and the opening is filled with plywood; however, its decorative pediment remains. In balance to this doorway, the southern bay of the façade contains a double-hung one-over-one wooden window with an operable transom. A small cornice with dentils tops the window. Each end of these outer bays is decorated with alternating large and small quoins, which further distinguishes them from the central bay.

Rear (North Façade)

The rear of the building is not faced in terra cotta, with the exception of the western corner, which contains just a small portion wrapped around from the west façade. The stretcher-bond, common brown brick façade has virtually no decoration, with the exception of three evenly spaced windows. Window openings are arched with a lintel of three courses of rowlock brick. Each window has been partially in-filled on the bottom two-thirds by red brick laid in a quarter-bond pattern. When in-filled, each window received a new poured concrete sill. Original concrete sills (from the original, larger window openings) and historic window frames remain on two of the three windows; the portion of the building containing the third window opening (western side of the façade) is badly deteriorated. The brick infill and sill of this window have been removed, and a cut-to-fit piece of corrugated metal now fills the opening. No glass remains in any of the window openings of this facade.

INTERIOR

The interior layout is mainly true to its original bank configuration. The lobby remains just inside the main entrance, with the ladies' restroom to the east of the lobby and the gentlemen's restroom to the west, although both now empty of fixtures. Spaces occupied by the community room and daytime vault are located at the back of the building, along with a set of original wooden stairs that lead to the basement. Between the community room and daytime vault are another set of wooden stairs leading up to the banker's office on the mezzanine level. The office consists of two spaces, one on each the northern and southern halves of the mezzanine. Upon ascending the stairs, one enters the southern space. This room has a large opening that looks down onto the main bank floor and an intact skylight that adds natural light to this level of the building. This room also contains the northern-most window of the west façade. The northern space, which contains the three partially in-filled windows of the northern façade, is only accessible via a large opening in the northern wall of the southern room.

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The basement contains a large area of open space and two rooms that originally had doors, one of which is believed to have held the more secure vault, though the vault door has been removed. The basement walls are brick, and the floor is poured concrete.

Unfortunately, the teller counters, ceiling, and light fixtures were removed sometime before the building's rehabilitation into a meat locker in the late 1940s. The interior of the building does, however, retain the original mahogany window trim and white marble hexagonal floor tile, although some of the tile has been covered with concrete that may or may not be possible to remove. Some of the original lathe and plaster remain on the walls, although its condition is poor. Period light switches and electrical outlets remain.

FUTURE PLANS

The Citizens State Bank is under new ownership, and the current owner plans to rehabilitate the structure. Rehabilitation plans are primarily focused on the retention and restoration of the terra cotta exterior.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A** Owned by a religious institution or used for religious purposes.
- B** Removed from its original location.
- C** A birthplace or a grave.
- D** A cemetery.  
A reconstructed building, object, or structure.
- E** A commemorative property.
- F** A commemorative property.
- G** Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Commerce

Architecture

**Period of Significance**

1920-1931

**Significant Dates**

1920

**Significant Person**

(Complete if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Frederick W. Clarke: Architect

Frank Bellows: Builder

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Citizens State Bank building is eligible for listing in the National Register of Historic Places at the local level under Criterion A for its association with Commerce and banking in Nebraska. The prosperity of the Citizens State Bank, as witnessed by the construction of the beautiful 1920 building, and its sudden failure in 1931, displays the continually changing atmosphere of banking in the early twentieth century. The bank is also eligible

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under Criterion C as an excellent example of the Beaux Arts style and the utilization of glazed architectural terra cotta. Truly, a piece of art, the Citizens State Bank is the most architecturally prominent building in Creston.

The period of significance begins with the construction of the Citizens State Bank in 1920 and ends with the closing of the bank in 1931.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

Background

Settlers began arriving in Platte County's Creston Township in the early 1880s. They established churches, schools, and cemeteries as the little community grew. Creston was officially named on August 28, 1886, with incorporation in 1890. The first census was conducted that same year with a count of 200 residents. The first train reached Creston late in 1886. Also in 1886, a drugstore opened, followed by hotels, grain elevators and a mill, meat markets, saloons, general stores, harness shops, a newspaper, a hospital, and even a swimming pool.<sup>1</sup> The first bank opened in 1887. A second, known as the Creston State Bank, opened in 1898. It was sold to new owners in 1901, and became the Citizens State Bank, the subject of this nomination. In 1931, the Citizens State Bank, along with many other banks across the country, closed due to financial unrest caused by the 1929 stock market crash.<sup>2</sup>

Criterion A: Commerce

The Banking System from 1889 to 1940

Nebraska passed its first general regulatory banking law in 1889. This created the "dual system," whereby state and national banks operate side by side under state and federal regulation, which is used today. This law was expanded in 1895 to include more regulation, minimum reserves, and regular bank examinations. According to the Historic Context Report, *The Age of Main Street Banking: The Dual System in Nebraska (1889-1920)*, the 1890s "was a mixed period for Nebraska banking."<sup>3</sup> Financial panics, droughts, and low agricultural prices caused distress and failure to many state and national banks. However, by the late 1890s, a new optimism, enhanced by a revision in the national banking laws, resulted in the creation and reorganization of banks across the nation. The number of state banks almost doubled between 1909 and 1920.<sup>4</sup> Following the financial panic of 1907, reforms of the national monetary system were introduced and progress was made in state deposit guaranty. However, after World War I, agricultural prosperity and expansion would decline, leading to an agricultural depression in the 1920s. State banks where assets were tied up in real estate and crop mortgages were particularly hard hit during this period.<sup>5</sup> According to the Historic Context Report, *The Nebraska Banking System is Tried: Agriculture and Economic Distress (1920-1940)*, the 1920s and 1930s were "the two most difficult decades in Nebraska banking history."<sup>6</sup> The country had enjoyed the economic prosperity brought by World War I's agricultural demands. Farmers purchased additional land to meet the agricultural needs and reaped the high crop prices. However, when demand fell in the early 1920s, farmers were left with high mortgages. To try to pay the mortgage, they had to sell crops at reduced values. Without loan payments being made, many banks were forced to close. The situation only worsened when the stock market crashed in 1929, causing hundreds of banks to close nation-wide. The population's confidence in banks was lost until President

<sup>1</sup> Opened in 1919, Creston's swimming pool is believed to be the oldest operating outdoor pool in the state.

<sup>2</sup> Creston Centennial History, 1-88.

<sup>3</sup> Historic Context Report 15.05.03: pg 1-2.

<sup>4</sup> Ibid.

<sup>5</sup> Ibid. pg. 3.

<sup>6</sup> Historic Context Report 15.05.04: pg 1.

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Franklin D. Roosevelt led the creation of the FDIC in 1933, which served as a guarantee to depositors that their money would be safe in banks.<sup>7</sup>

### Banking in Creston

The Creston State Bank was established in November of 1898<sup>8</sup> by brothers C.F. and H.P. Buhmann.<sup>9</sup> While not the first bank in Creston, it was opened during a prime time in American banking, as discussed above. New reforms and restored faith in the economy allowed for such an economic venture. In 1901, just a few years later, the bank was sold to P.E. McKillip, O. E. Engler, and E. T. Graham. The new owners quickly renamed it "Citizens State Bank".<sup>10</sup> As an indication of the bank's success, in March of that year the owners purchased lot 15 in block 5 to build a new building, not yet the subject of this nomination. The bank changed hands again in November 1903, with Samuel T. Fleming, E. T. Graham, E. R. Gurney and other parties taking ownership. This new arrangement proved successful with deposits reaching \$550,000 by 1918, increasing by \$520,000 since 1903.<sup>11</sup> The Citizens State Bank was clearly thriving during this time.

As evidence of their commitment to the community, in June of 1916, the Citizens State Bank installed a two-sided "Town Clock" on the main facade of their building. According to the *Creston Centennial History*, the clock was installed "in appreciation to all patrons and people in town. The bank felt the clock would be a benefit to all, and an improvement to the town."<sup>12</sup> From then on, they were known as "the bank with the clock." In 1920, this clock would be transferred to the new building, which is the subject of this nomination.

### Citizens State Bank: "The Most Modern and Up-to-Date Bank..."

In 1920, Citizens State Bank began building their second new building on lots 17 and 18 in block 5. The bank's growth was so great that plans for the new building were discussed before World War I, but due to the war, were postponed.<sup>13</sup> According to a news article in *The Columbus Telegram*, "The new building...is one of the most modern and up-to-date in the state."<sup>14</sup> To design the nearly \$50,000 building, they hired Frederick W. Clarke of Omaha, with Frank Bellows from Walthill, Nebraska, serving as the contractor/builder.<sup>15</sup> In the afternoon and evening of Friday, February 11, 1921, a grand opening was held to welcome the community to the new building. The announcement in *The Creston Statesman* on Friday, February 4, 1921 states:

"Among its special features are a community room in the rear of the bank, especially designed for the use of the general public, and a ladies' rest room in the front of the building, arranged for their comfort and use.... Owners of the building are believers in reciprocity, and feel that because they have prospered it is only right that they should do their part in the progress of the community by building a banking home which would be a credit to the village, and a real convenience to their patrons and the public generally...."<sup>16</sup>

According to the *Creston Centennial History*, the reason the ladies' restroom was stressed was "because this was the only business in town at that time that had separate rest rooms for the ladies and gentlemen."<sup>17</sup>

<sup>7</sup> Nebraska Trailblazer, No. 13: Banking in Nebraska.

<sup>8</sup> *The Columbus Telegram*, February 4, 1921.

<sup>9</sup> *Omaha Daily Bee*, November 26, 1898, p. 3.

<sup>10</sup> Creston Centennial History, 45.

<sup>11</sup> *Ibid.*, 46.

<sup>12</sup> *Ibid.*, 57.

<sup>13</sup> *The Creston Statesman*, February 18, 1921, p.1.

<sup>14</sup> *The Columbus Telegram*, February 4, 1921.

<sup>15</sup> *The Creston Statesman*, February 18, 1921, p. 1.

<sup>16</sup> *The Columbus Telegram*, February 4, 1921.

<sup>17</sup> Creston Centennial History, 81.

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On the day of the grand opening, guests were treated to gifts, refreshments, and entertainment. A *Creston Statesman* February 18, 1921 article states:

"Those who called received a souvenir – to the men a cigar and a clever pocket pencil designed to represent a large caliber rifle shell, to the ladies a small mirror and to the children a wooden whistle. In the basement hot sandwiches and coffee were served. And up stairs (sic.) a large Victrola entertained visitors.... Not satisfied with the liberal entertainment during the afternoon, the officers invited the entire community to round out the day at the K.P. (Knights of Pythias) Hall for a big dance."<sup>18</sup>

The bank's efforts did not go unnoticed. As elaborated in the same newspaper article written after the grand opening:

"The eagerness with which this institution tried to show the community a good time is only synonymous with the desire they have of serving the public in square and fair banking business and transactions. The interest they have in our town and surrounding territory is exemplified in the erection of their new home which is a monument of lasting and the pride of us all."<sup>19</sup>

Built during Creston's peak population of 381, the bank did very well in its new home, and even seemed to be growing, merging with Creston's Farmers State Bank in November 1923.<sup>20</sup> Although the bank continued to do well when other banks were buckling under the agricultural depression of the early 1920s, prosperity would not last. The bank closed just ten years after the opening of its new building. The Citizens State Bank, the only bank in Creston at the time, was not able to endure the 1929 stock market crash and Great Depression. On June 1, 1931, the bank announced its closing, with deposits totaling \$185,000.<sup>21</sup>

#### Criterion C: Architecture

The Beaux Arts style, named after the French school of architecture, the *Ecole des Beaux-Arts*, emerged in the United States in the late 19<sup>th</sup> century. Buildings of this style have extensive exterior decorative details and lavish interiors to deliver a symbolic expression of wealth and civic pride. Formal symmetry, Italian Renaissance form, and classical Greek and Roman decorative elements are all utilized in the Beaux Arts style to create an impressive architectural declaration.<sup>22</sup> Typically, buildings of the Beaux Arts style were architect-designed and built as a mark of prosperity.<sup>23</sup> The Citizens State Bank is an excellent example. Features representing the Beaux Arts style include the symmetrical façade, arched entrance flanked by columns, the decorative cornice, and several colorful decorative swags and garlands. Truly, a beautiful, ornate building, the chosen style signifies a prominent time in the history of the bank.

Along with the opulent style, the use of glazed architectural terra cotta on two prominent façades of the Citizens State Bank creates a noteworthy building. Promoted as a water-proof, fire-proof, and economical building material, glazed architectural terra cotta was significant in the development of the Chicago School and the Beaux Arts styles in the United States. By using molds, terra cotta pieces allowed for faster and cheaper ornamental detailing than carved stone. Additionally, a variety of colors could be used on a single piece. Thus, with terra-cotta one could have the rich ornamental details of carved stonework, with considerable savings.

<sup>18</sup> *The Creston Statesman*, February 18, 1921, p. 1

<sup>19</sup> *ibid.*

<sup>20</sup> *Omaha World Herald*, November 30, 1923, p. 20

<sup>21</sup> *Omaha World Herald*, June 2, 1931, p. 10

<sup>22</sup> "Beaux Arts Style 1885-1930," Pennsylvania Historical & Museum Commission, online.

<sup>23</sup> *A Field Guide to American Houses*, 380.

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Glazed architectural terra cotta was popular from the late 19<sup>th</sup> century to the 1930s. A shift in architectural tastes and rising production costs led to its decline.<sup>24</sup> The terra cotta used on the Citizens State Bank was produced by the American Terra Cotta and Ceramic Company out of Crystal Lake, Illinois.

The Beaux Arts style and an extensive use of glazed architectural terra cotta is not common in much of small-town Nebraska. According to a search of the Nebraska State Historic Preservation Office (NeSHPO) records, only a handful of Beaux Arts style buildings are recorded in the State, the majority of which are county courthouses. NeSHPO records indicate that only three other small towns have Beaux Arts style banks (Callaway, Comstock, and North Bend). The North Bend bank is also clad in glazed architectural terra cotta, and while an attractive building, it is not as elaborately adorned as the Citizens State Bank in Creston. Creston's bank is somewhat of an oddity for small towns across Nebraska; it is a very grand structure for such a small town.

#### The Architect:

The bank was designed by Frederick W. Clarke. He, at times in partnership with his brother Edwin, designed several buildings in Nebraska, particularly in Omaha. Clarke was largely known for his work with Omaha Public Schools. Two of the schools he designed in Omaha are listed as Omaha Landmarks and are on the National Register of Historic Places: Vinton School (1908, Tudor Revival) and Rosewater School (1910, Second Renaissance Revival). In addition to Vinton and Rosewater, he also designed Rose Hill School (1916, Collegiate Gothic), Clifton Hill School (1917, Late Gothic Revival), Technical High School (1921, Neo Classical Revival), and Sherman School (1926, Eclectic). As witnessed by these school commissions, Clarke's designs utilized a multitude of styles. His use of the Beaux Arts style for the Citizens State Bank highlighted his talent as an architect as well as created a lasting impression upon the small town of Creston.

#### Additional Historic Information:

According to Platte County deed records, Citizens State Bank continued to own the building until 1940. At this time, due to a tax foreclosure, it was sold by public auction to the Village of Creston for \$102.50. After the bank closed in 1931, the building was used as a grocery store, meat locker plant, and possibly a furniture store.<sup>25</sup> In 1946, Emil Motyeka and his wife bought the building. Emil then deeded the building to his son Emil T. and wife, Meta H. Motyeka, in 1950. According to local stories, the Motyekas used the building as a meat locker plant. In 1964, Farmers Co-operative Oil Company bought the building, and it continued to be owned by a co-op until 2005. The co-ops generally used the building for feed storage.

At the time of Creston's Centennial in 1990, the Co-op owned the building and used it as a feed-storage shed. Norman Osten, who worked at the Co-op at the time, along with his family and friends, painted and "spruced up" the entrance and a section of the interior, just a few yards inside the entrance, to recreate an old bank scene for a Centennial celebration exhibit. This is the last time improvements were made to the building, which has remained empty since the Co-op closed in 2005.

<sup>24</sup> "Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta," Technical Preservation Services, online.

<sup>25</sup> *Norfolk Daily News*; August 16, 1989.

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## 9. Major Bibliographic References

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**Bibliography** (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

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"Two Creston Banks Merged Yesterday." *Omaha World Herald*. November 30, 1923; p. 20.

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**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey #  
 recorded by Historic American Engineering Record #  
 recorded by Historic American Landscape Survey #

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other (Name of repository)

Historic Resources Survey Number (if assigned): PT03-003

**10. Geographical Data**

Acreage of property Less than one USGS Quadrangle Creston Quadrangle

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

|    |          |                  |           |                  |
|----|----------|------------------|-----------|------------------|
| 1. | Latitude | <u>41.706804</u> | Longitude | <u>97.363721</u> |
| 2. | Latitude | _____            | Longitude | _____            |
| 3. | Latitude | _____            | Longitude | _____            |
| 4. | Latitude | _____            | Longitude | _____            |

**Verbal Boundary Description** (Describe the boundaries of the property.)

204 Pine Street. Lot 17 and the east 8 feet of Lot 18, Block 5 of the original village plat of Creston, Platte County, Nebraska.

**Boundary Justification** (Explain why the boundaries were selected.)

The selected boundaries are those that were historically associated with the Citizens State Bank.

**11. Form Prepared By**

name/title Audrey Mohr  
organization Nebraska State Historical Society date December 2012  
street & number 1500 R Street, PO Box 82554 telephone 402-471-4775  
city or town Lincoln state NE zip code 68501  
email audrey.mohr@nebraska.gov

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

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**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property Citizens State Bank

City or Vicinity Creston County Platte State Nebraska

Photographer Patrick Haynes, NSHS Date Photographed 9-28-2012

Description of Photograph(s) and number, include description of view indicating direction of camera.

Photo 1 of 13 (NE\_PlatteCounty\_CitizensStateBank\_001)  
Citizens State Bank, main (south) and side (west) facades. Camera facing northeast.

Photo 2 of 13 (NE\_PlatteCounty\_CitizensStateBank\_002)  
Mosaic tile on exterior entry. Camera facing north.

Photo 3 of 13 (NE\_PlatteCounty\_CitizensStateBank\_003)  
Detail of terra cotta decoration and cornice of main (south) facade. Camera facing northwest.

Photo 4 of 13 (NE\_PlatteCounty\_CitizensStateBank\_004)  
Side (west) facade. Camera facing northeast.

Photo 5 of 13 (NE\_PlatteCounty\_CitizensStateBank\_005)  
Detail of terra cotta decoration on west facade. Camera facing east.

Photo 6 of 13 (NE\_PlatteCounty\_CitizensStateBank\_006)  
Rear (north) facade. Camera facing southwest.

Photo 7 of 13 (NE\_PlatteCounty\_CitizensStateBank\_007)  
From the mezzanine level looking down to the main bank floor and lobby. Camera facing south.

Photo 8 of 13 (NE\_PlatteCounty\_CitizensStateBank\_008)  
From the lobby area looking up to mezzanine level. Camera facing northeast.

Photo 9 of 13 (NE\_PlatteCounty\_CitizensStateBank\_009)  
Southwest corner interior. Camera facing southwest.

Photo 10 of 13 (NE\_PlatteCounty\_CitizensStateBank\_010)  
Hall to community room, stairs on right side of image. Camera facing north.

Photo 11 of 13 (NE\_PlatteCounty\_CitizensStateBank\_011)  
Northern space on mezzanine level. Camera facing north.

Photo 12 of 13 (NE\_PlatteCounty\_CitizensStateBank\_012)  
Office on mezzanine level. Camera facing west.

Citizens State Bank  
**Name of Property**

Platte County, Nebraska  
**County and State**

Photo 13 of 13 (NE\_PlatteCounty\_CitizensStateBank\_013)  
Skylight in mezzanine. Camera facing east.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).  
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

Section number Additional Documentation

Page 1

List of Figures

Figure 1: Map showing Creston's relation to Columbus and Omaha. The red point marks Creston. Map from Google.

Figure 2: Map of Creston. The red rectangle marks Citizens State Bank. Map from Google.

Figure 3: Exterior photo key, aerial view.

Figure 4: Citizens State Bank c. 1920. Photo from the American Terra Cotta Company Records (N5), Northwest Architectural Archives, University of Minnesota Libraries, Minneapolis, MN.

Figure 5: Plan drawings for Citizens State Bank. Image from the American Terra Cotta Company Records (N5), Northwest Architectural Archives, University of Minnesota Libraries, Minneapolis, MN.

Figure 6: Detail of plan drawing for Citizens State Bank. Image from the American Terra Cotta Company Records (N5), Northwest Architectural Archives, University of Minnesota Libraries, Minneapolis, MN.

Figure 7: Detail of plan drawing for Citizens State Bank. Image from the American Terra Cotta Company Records (N5), Northwest Architectural Archives, University of Minnesota Libraries, Minneapolis, MN.

Figure 8:  
Citizens State Bank plan and photo key, first floor.

Figure 9:  
Citizens State Bank plan and photo key, second floor.

Figure 10:  
Citizens State Bank plan, basement.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

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Page 2



Figure 2: Map showing Creston's relation to Columbus and Omaha. The red point marks Creston. Map from Google.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

Section number Additional Documentation

Page 3

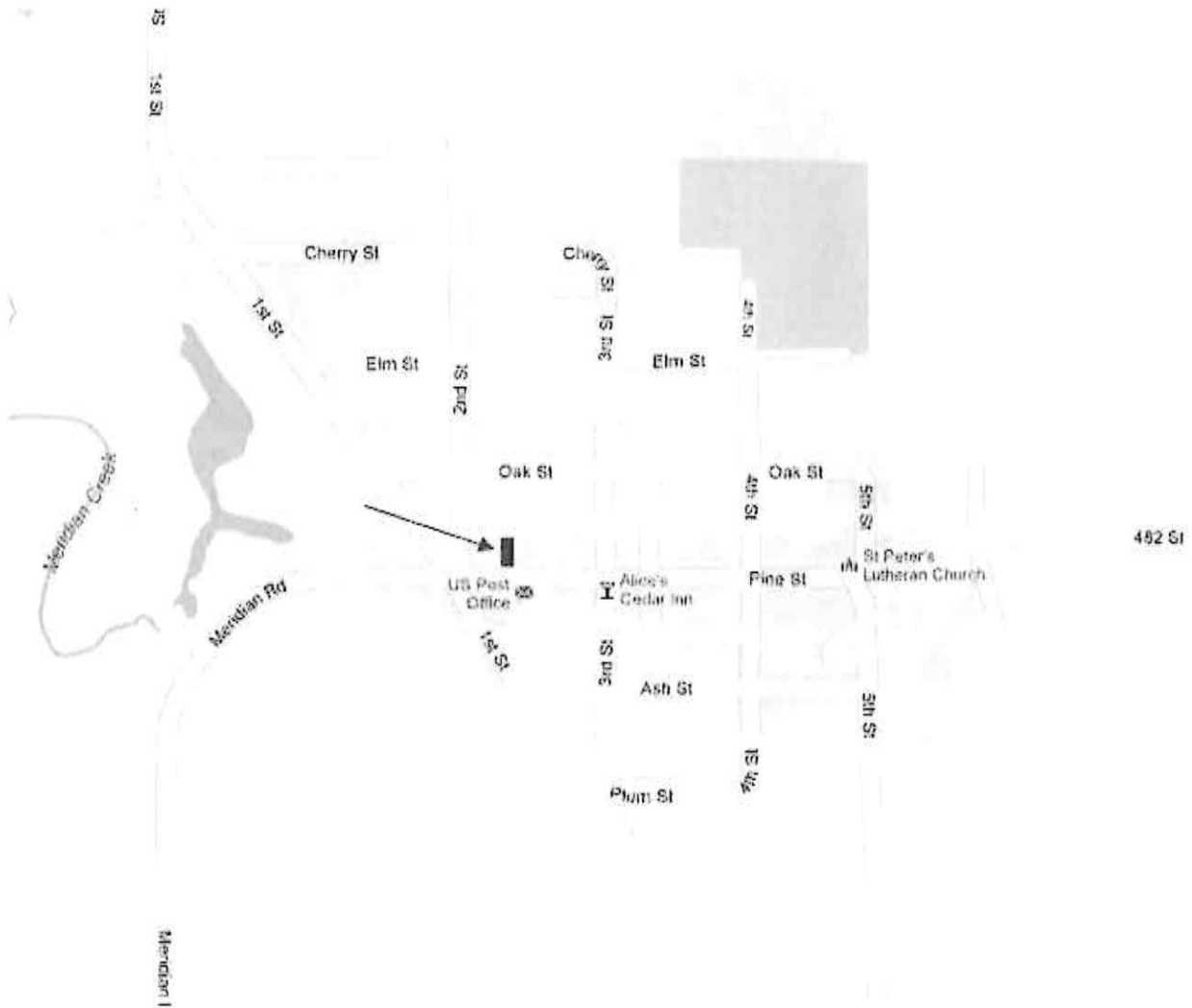


Figure 2: Map of Creston. The red rectangle marks Citizens State Bank. Map from Google.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

Section number Additional Documentation

Page 4

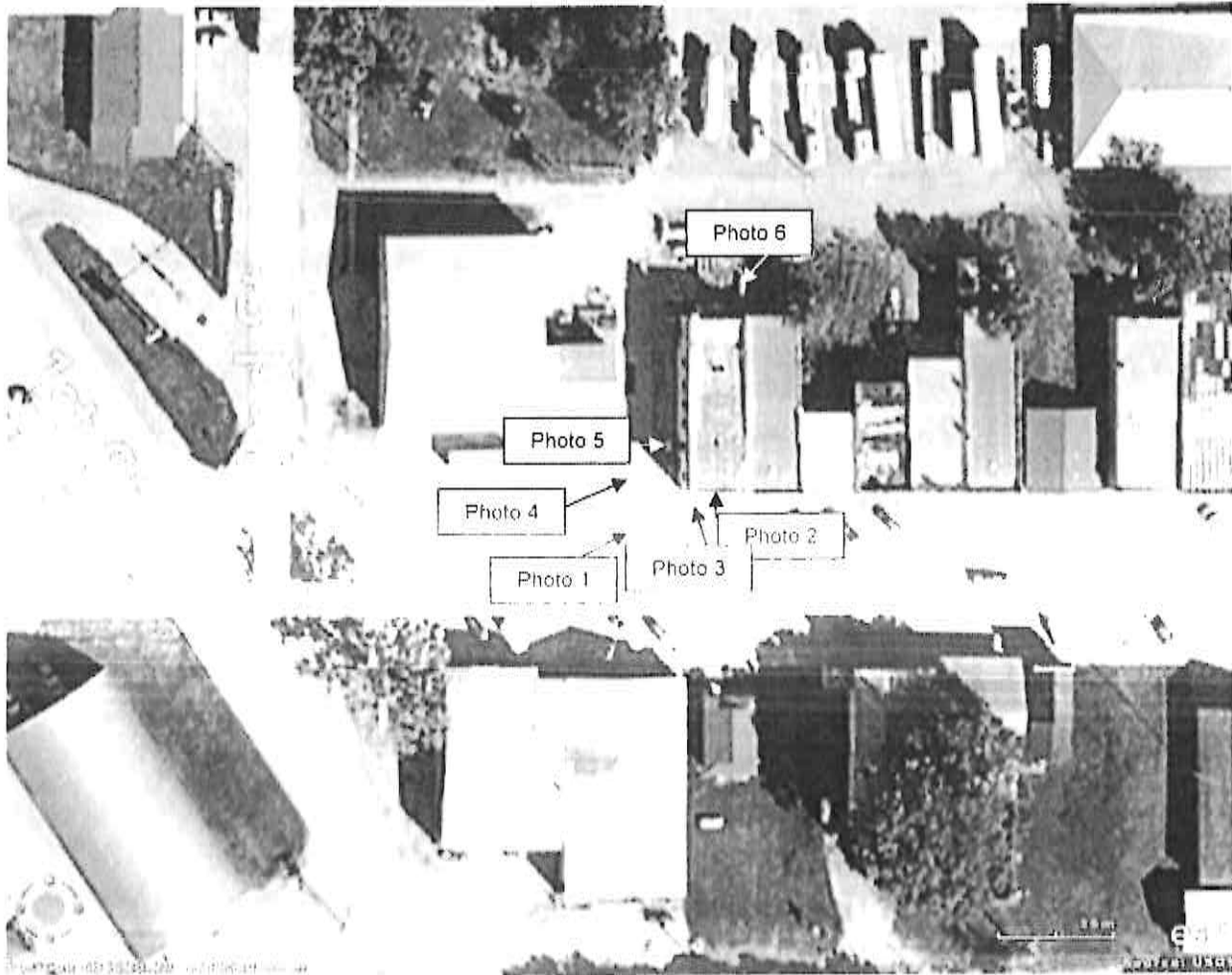


Figure 3: Exterior photo key, aerial view.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

Section number Additional Documentation

Page 5

Figure 4: *The image provided is under copyright protection and has been purged from the nomination.*

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

Section number Additional Documentation

Page 6

Figure 5: *The image provided is under copyright protection and has been purged from the nomination.*

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

Section number Additional Documentation

Page 7

Figure 6: *The image provided is under copyright protection and has been purged from the nomination.*

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number Additional Documentation

|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

Page 8

Figure 7: *The image provided is under copyright protection and has been purged from the nomination.*

United States Department of the Interior  
National Park Service

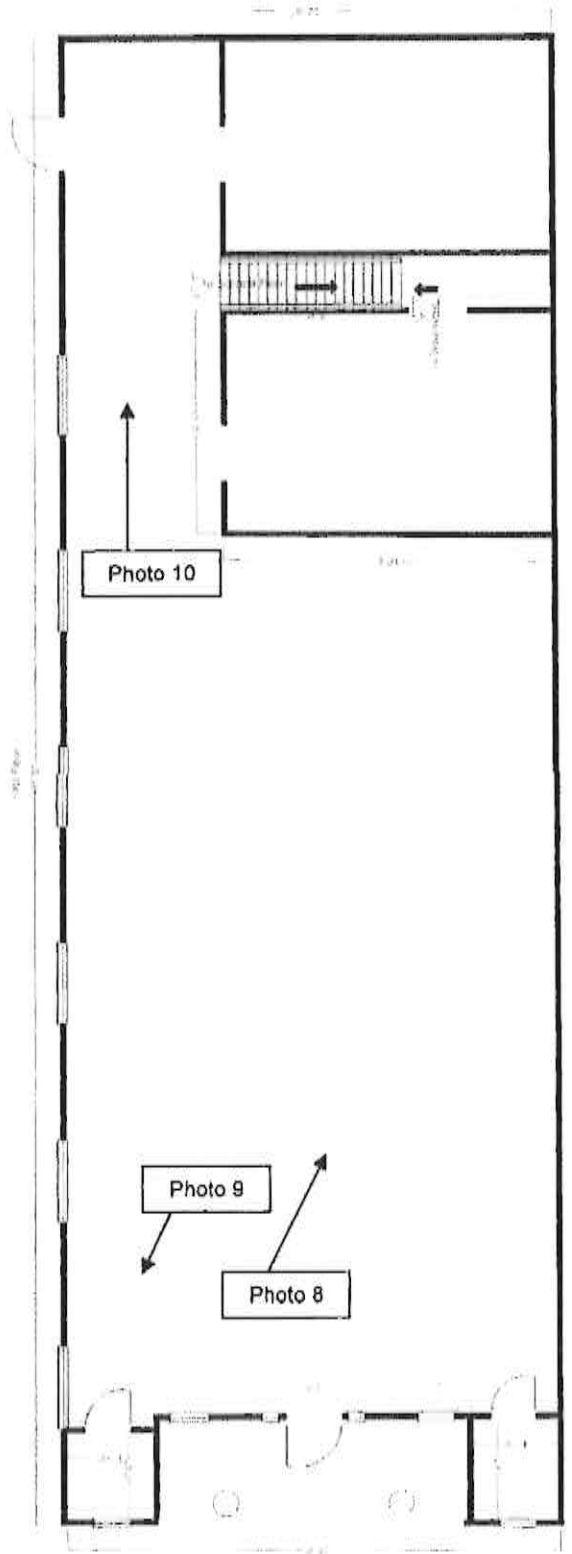
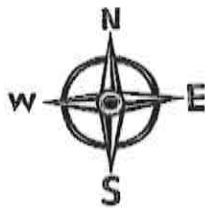
|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

National Register of Historic Places  
Continuation Sheet

Section number Additional Documentation Page 9

Figure 8:  
Citizens State Bank  
Plan and Photo Key  
First Floor

Not Drawn to Scale



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

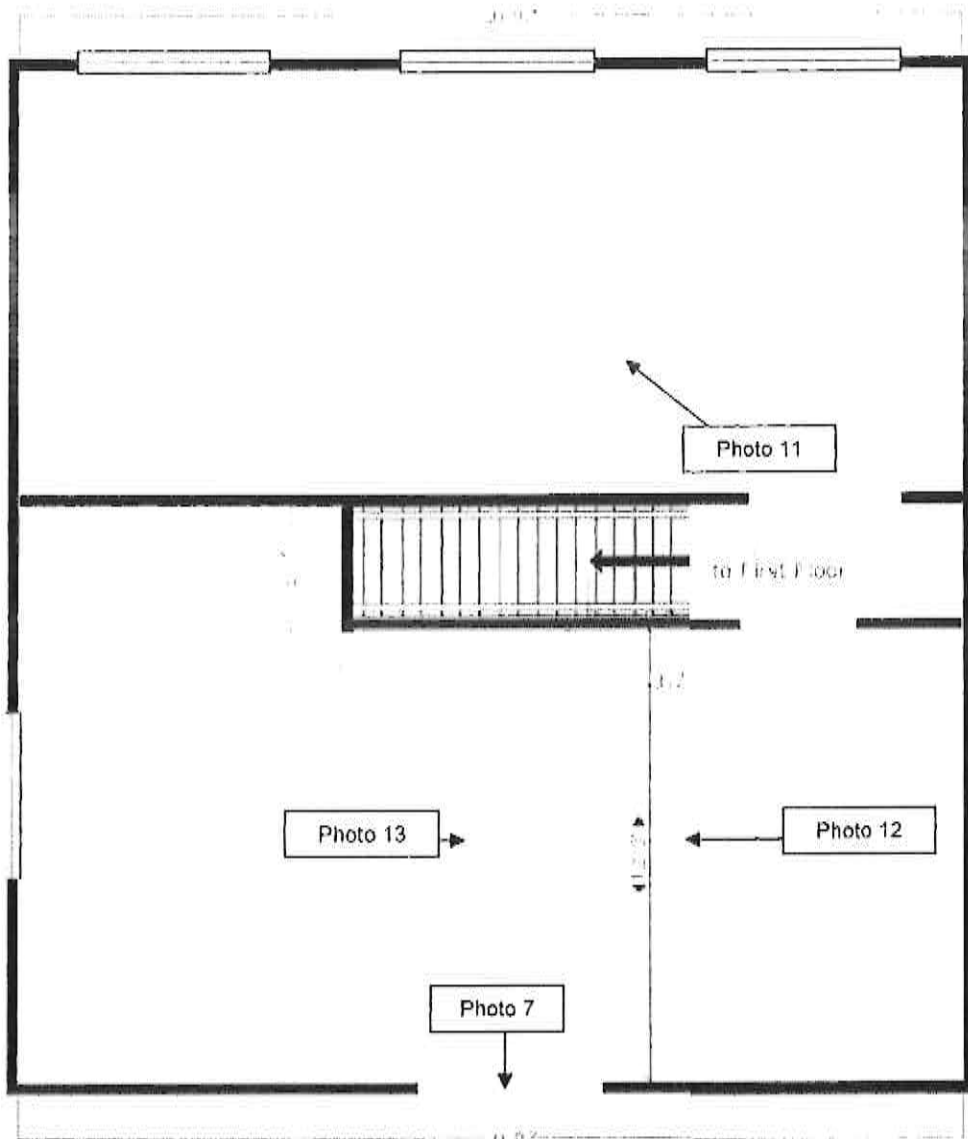
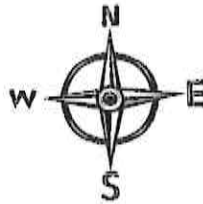
|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

Section number Additional Documentation

Page 10

Figure 9:  
Citizens State Bank  
Plan and Photo Key  
Second Floor

Not Drawn to Scale



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

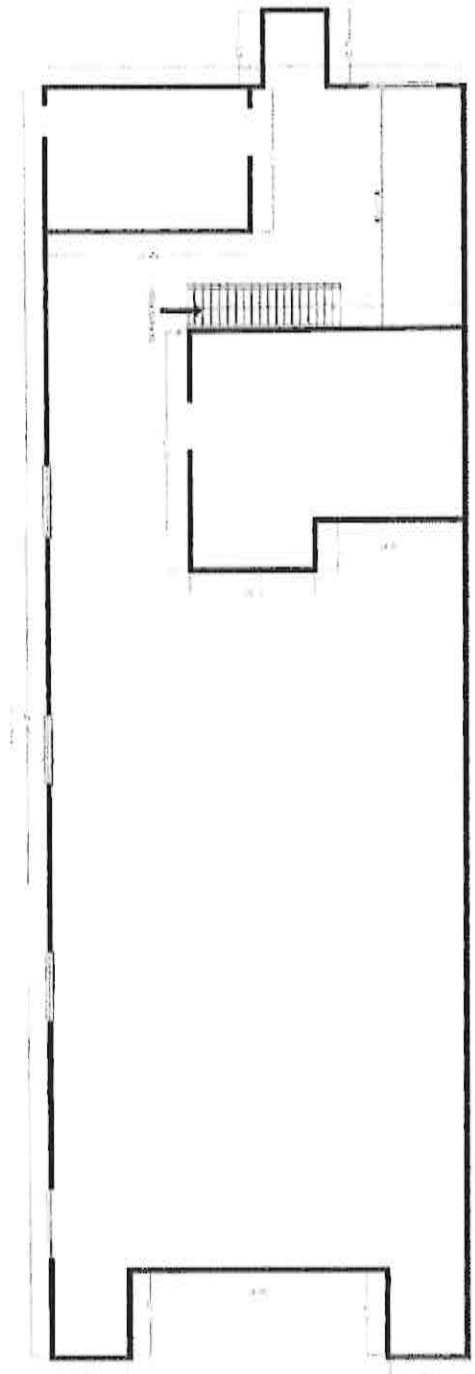
|  |
|--|
| Citizens State Bank                      |
| Name of Property                         |
| Platte County, Nebraska                  |
| County and State                         |
| Name of multiple listing (if applicable) |

Section number Additional Documentation

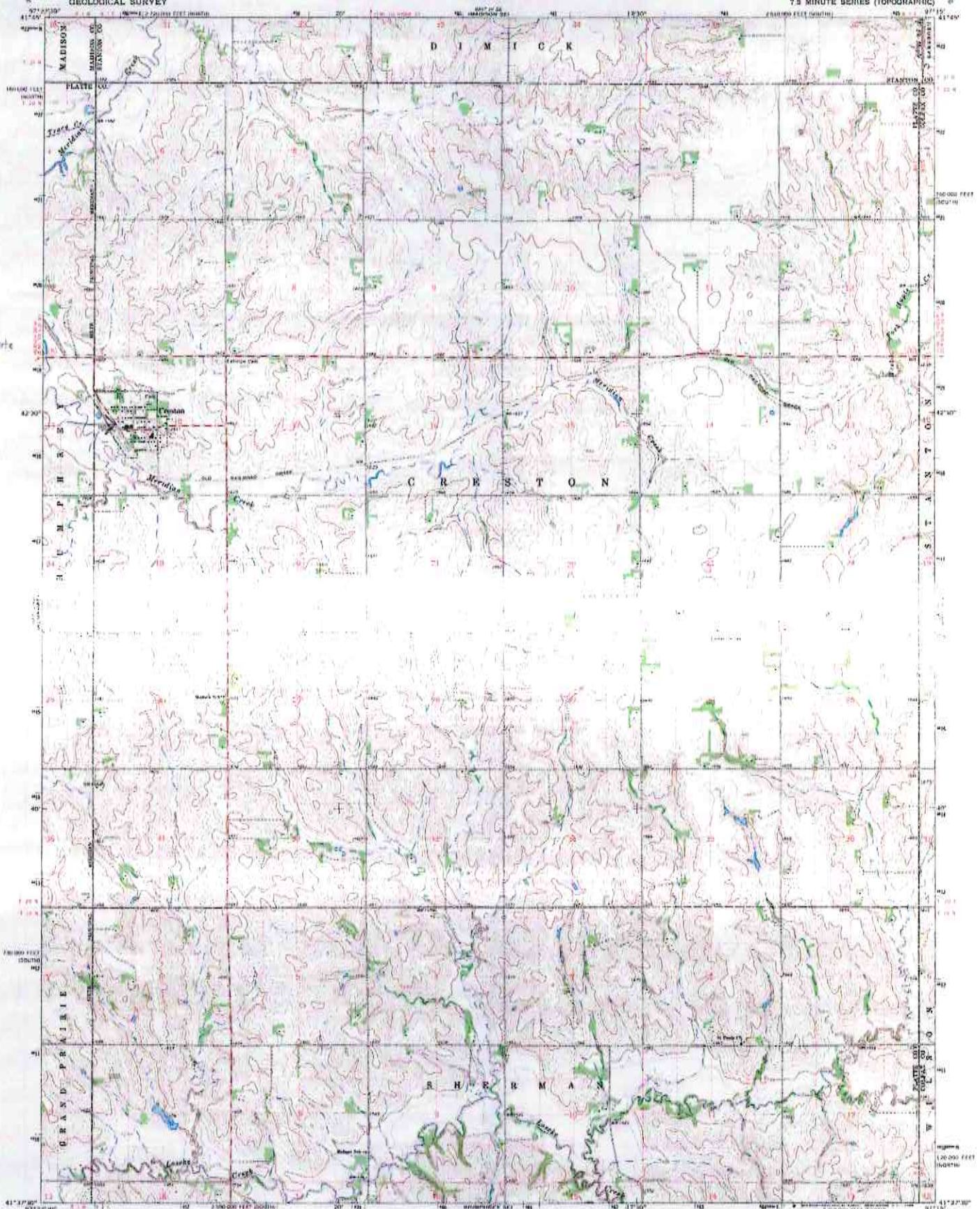
Page 11

Figure 10:  
Citizens State Bank  
Plan  
Basement

Not Drawn to Scale



izena State  
Bank  
13-003  
754 804  
.36 37.21



Mapped, edited, and published by the Geological Survey as part of the Department of the Interior program for the development of the Missouri River Basin. Control by USGS and USCGS.

Topography by photogrammetric methods from aerial photographs taken 1965. Field checked 1966.

Polymer projection. 1927 North American datum. 10,000-foot grid based on Nebraska coordinate system, south and north zones.

1:50,000 meter Universal Transverse Mercator grid ticks, zone 14, sheets 18-80A.

Fine red dashed lines indicate selected fence and rail lines where generally visible on aerial photographs. This information is unclassified.



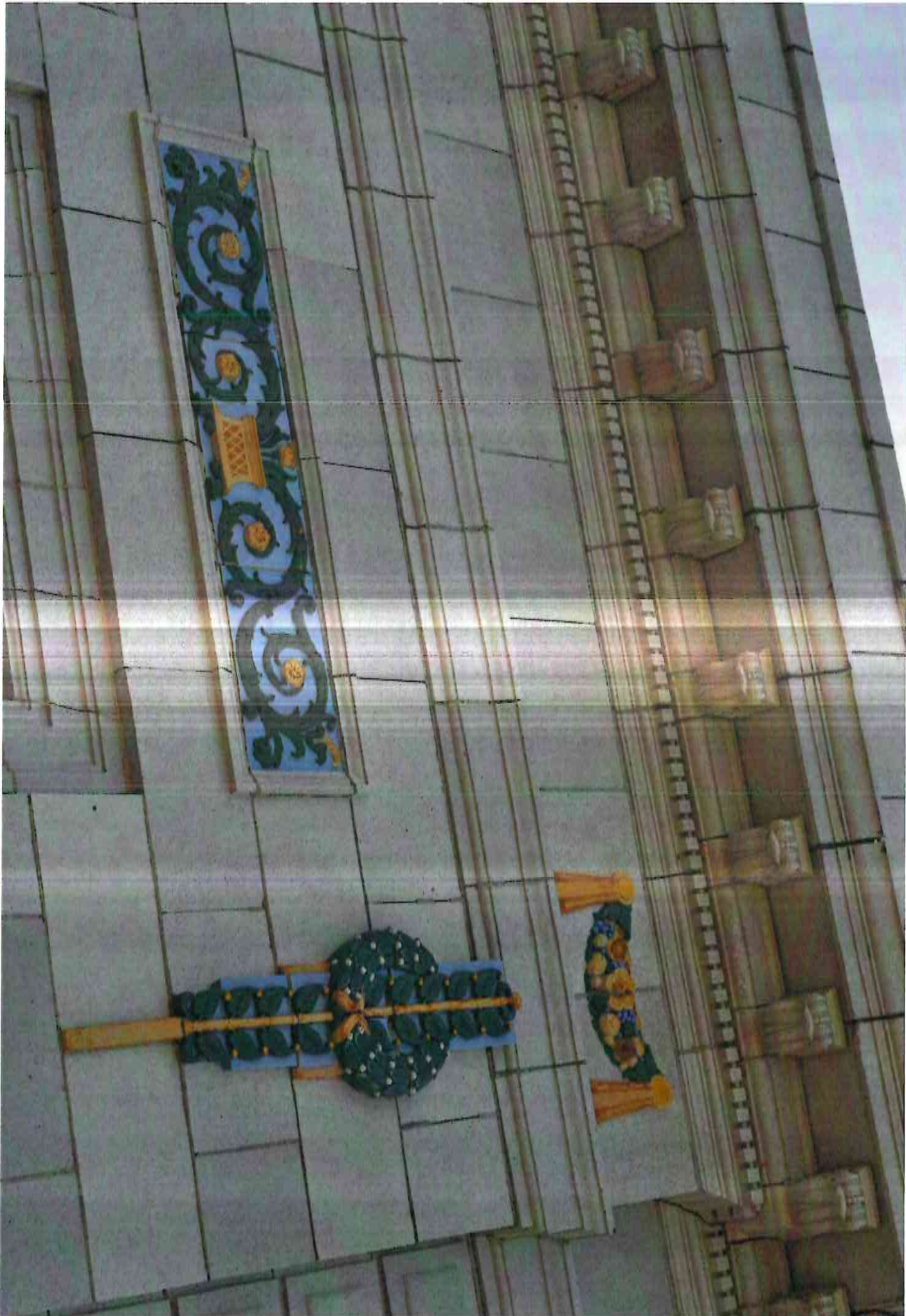
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20542. A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST.

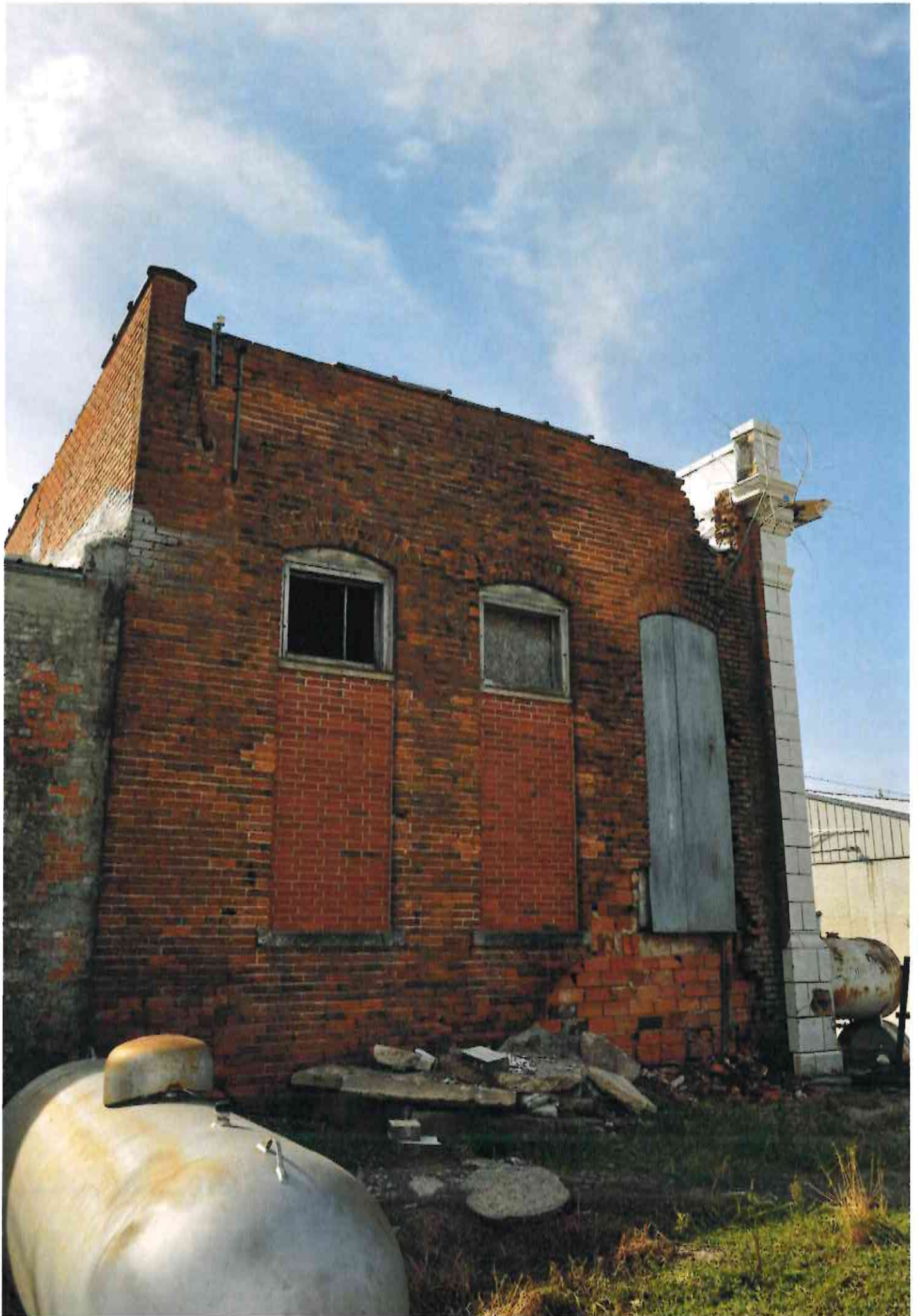
CRESTON, NEBR.  
1441375-497147.5  
1966  
MS 1567 IN NE-SERIES VHS

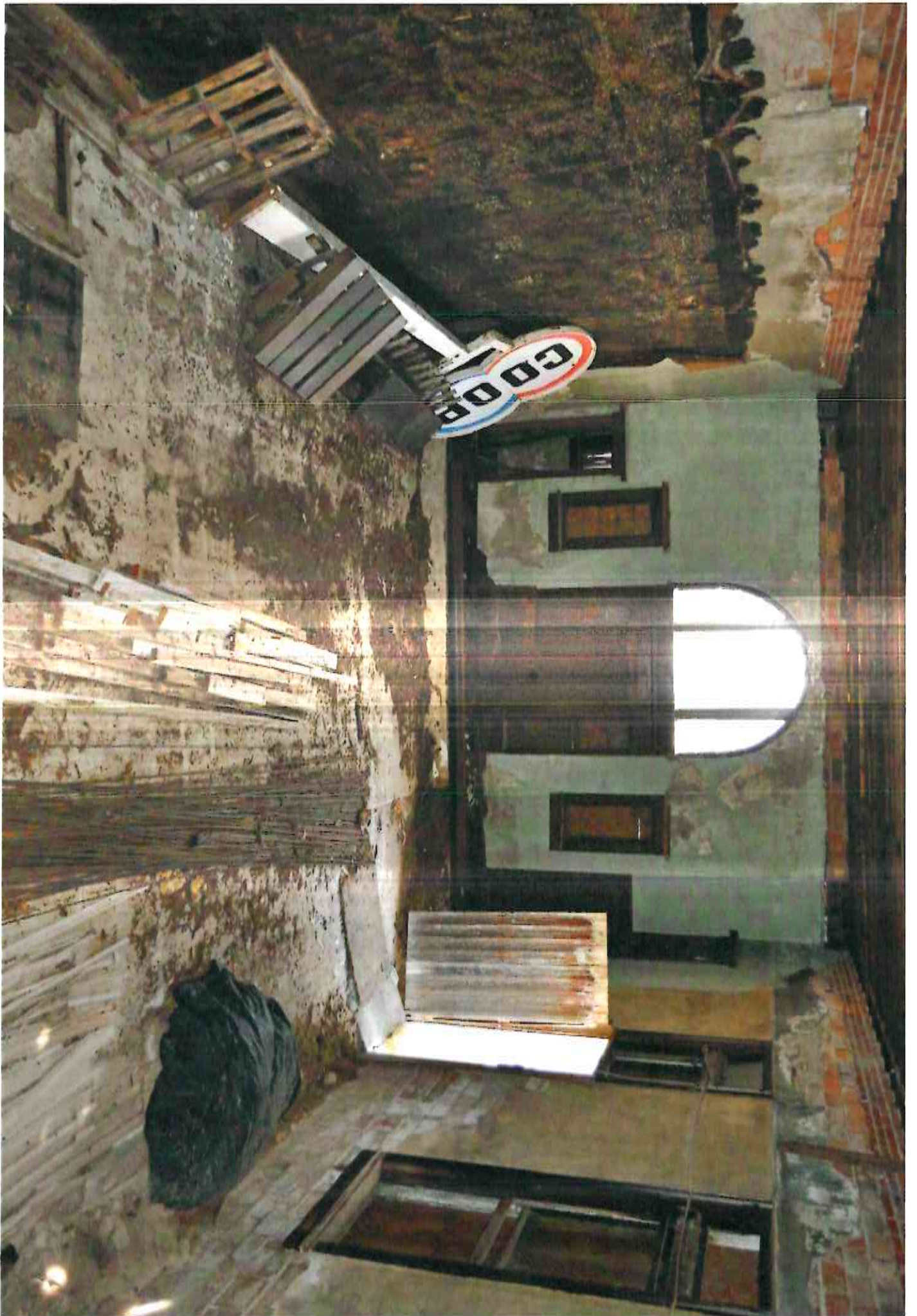














15/12/25  
16/12/25  
22/12/25  
29/12/25

PIE SHIRTER  
11/11/18

PIG  
~~STARTER~~  
12/11/18

HOLD  
DO/1  
40

HOLD  
DO/1  
40









VICE



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Citizens State Bank

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Platte

DATE RECEIVED: 3/08/13      DATE OF PENDING LIST: 4/03/13  
DATE OF 16TH DAY: 4/18/13      DATE OF 45TH DAY: 4/24/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000200

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: Y    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    4/24/2013 DATE

ABSTRACT/SUMMARY COMMENTS:

*Excellent example of Beaux Arts design executed in Terra Cotta  
important Commercial Anchor for a small agricultural town, but  
waylaid by the Depression*

RECOM./CRITERIA Accept A+C

REVIEWER J. Gubben      DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_      DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/~~N~~ see attached SLR Y/~~N~~

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



March 4, 2013

J. Paul Loether  
National Register—National Historic Landmarks Programs  
National Park Service  
1201 "I" Street NW, 8th Floor  
Washington, DC 20005

RE: Citizens State Bank  
Creston, Platte County, Nebraska

Dear Mr. Loether:

Please find enclosed the National Register of Historic Places nomination form for the above resource. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in black ink that reads "L. Robert Puschendorf". The signature is written in a cursive style and is positioned above the printed name and title.

L. Robert Puschendorf  
Deputy State Historic Preservation Officer

Enclosure

1500 R Street  
PO Box 82554  
Lincoln, NE 68501-2554  
p: (800) 833-6747  
(402) 471-3270  
f: (402) 471-3100  
[www.nebraskahistory.org](http://www.nebraskahistory.org)



Joeckel, Jeffery &lt;Jeff\_joeckel@nps.gov&gt;

---

**RE: Recent National Register Listings**

1 message

---

**Mohr, Audrey** <audrey.mohr@nebraska.gov>  
**To: "Joeckel, Jeffery"** <jeff\_joeckel@nps.gov>

Tue, May 21, 2013 at 9:42 AM

Hi Jeff,

I suggested just removing the continuation sheets so it would be less work on your part, but if you're willing to go in and remove specific images, that would be great! Here is what needs to be removed:

Nottingham Apartments: Figure 4

Ottawa Block: Figures 10-12

Lincoln Highway – Grand Island Seedling Mile: Figure 3

Citizens State Bank: Figures 4-7

All of the images for Omaha Park & Boulevard System and Bethphage Mission are owned by the property owners, and we have full permission to use them online.

Thank you for doing this, and I promise that I'll have the images removed before I send them to you next time!

Audrey

---

**From:** Joeckel, Jeffery [mailto:[jeff\\_joeckel@nps.gov](mailto:jeff_joeckel@nps.gov)]  
**Sent:** Tuesday, May 21, 2013 8:04 AM  
**To:** Mohr, Audrey  
**Subject:** Re: Recent National Register Listings

Thank you for letting us know. The most recent listings we have from Nebraska are:

NEBRASKA, DOUGLAS COUNTY,

[Nottingham Apartments, The,](#)

3304 Burt St.,

Omaha, 13000195,

LISTED, 4/23/13

NEBRASKA, DOUGLAS COUNTY,

[Omaha Park and Boulevard System,](#)

20 city parks, 4 golf courses & 19 connecting blvds. Including RiverView, Hanscom & Fontenelle Parks., & Blvds.,

Omaha, 13000196,

LISTED, 4/23/13

NEBRASKA, DOUGLAS COUNTY,

[Ottawa Block, The,](#)

2401 Farnam St.,

Omaha, 13000197,

LISTED, 4/22/13

NEBRASKA, HALL COUNTY,

[Lincoln Highway--Grand Island Seedling Mile,](#)

Seedling Mile Rd.,

Grand Island, 13000198,

LISTED, 4/24/13

(Lincoln Highway in Nebraska MPS)

NEBRASKA, KEARNEY COUNTY,

Bethphage Mission,

1044 23rd Rd.,

Axtell vicinity, 13000199,

LISTED, 4/24/13

NEBRASKA, PLATTE COUNTY,

[Citizens State Bank,](#)

204 Pine St.,

Creston, 13000200,

LISTED, 4/24/13

Do you need the embedded images from the continuation sheets for all of these removed? (For example on the Nottingham Apts, pages pdf pages 18 and 19 (figures 3 and 4) are of an old newspaper advertisement and a 1925 photo?

Please let me know, if you need all of these types of images removed from all of these files. I can remove them, then send copies to you and Jim to ensure that everyone knows what is for public accessibility.

Thank you,

Jeff Joeckel

Archivist, National Register of Historic Places

[jeff\\_joeckel@nps.gov](mailto:jeff_joeckel@nps.gov)

202-354-2225

Website: [www.nps.gov/history/nr](http://www.nps.gov/history/nr)

Facebook: [www.facebook.com/NationalRegisterNPS](http://www.facebook.com/NationalRegisterNPS)

Flickr: [www.flickr.com/photos/nationalregister/](http://www.flickr.com/photos/nationalregister/)

On Tue, May 21, 2013 at 8:13 AM, Gabbert, James <[james\\_gabbert@nps.gov](mailto:james_gabbert@nps.gov)> wrote:

Audrey:

I am copying this to Jeff Joeckel, our archivist, scanning dude, and all-around-good egg. He can take care of the problem and will contact you if he has questions about what needs to be removed.

On Mon, May 20, 2013 at 11:05 AM, Mohr, Audrey <[audrey.mohr@nebraska.gov](mailto:audrey.mohr@nebraska.gov)> wrote:

Hi Jim,

I just realized that the nominations that were just listed are now available on the NPS website (even though my computer is not letting me download them). We had a few photos that we are removing from the nominations when we put them on our website because we only received "academic" permission to use the photos, not internet permission. Could you please remove the continuation sheets from what you have posted so that the permission is not violated? We will not include these photos in future submissions, but will rather simply reference them in the bibliography.

Thanks,

Audrey

Audrey Mohr

National Register & CLG Coordinator

Nebraska State Historic Preservation Office

Nebraska State Historical Society

1500 R Street

PO Box 82554

Lincoln, NE 68501-2554

p: (402) 471-4775

f: (402) 471-3100

[audrey.mohr@nebraska.gov](mailto:audrey.mohr@nebraska.gov)



Your Nebraska source for the histories we share

[www.nebraskahistory.org](http://www.nebraskahistory.org)



Join us for the first **Nebraska Preservation Conference on June 14!**

—  
Jim Gabbert

Historian

National Register of Historic Places/National Historic Landmarks

(202) 354-2275

 **IRS** DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
PHILADELPHIA PA 19255-0023

Date of this notice: 06-17-2025

Employer Identification Number:  
39-2641343

002700.679781.502357.27703 1 MB 0.622 532



Form: SS-4

Number of this notice: CP 575 E

For assistance you may call us at  
1-800-829-4933

  
VAULT INITIATIVE  
2127 S 35TH AVE  
OMAHA NE 68105

IF YOU WRITE, ATTACH THE  
STUB OF THIS NOTICE.

002700

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 39-2641343. This EIN will identify your entity, accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please visit, [www.irs.gov/einnotrequested](http://www.irs.gov/einnotrequested).

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

When you submitted your application for an EIN, you checked the box indicating you are a non-profit organization. Assigning an EIN does not grant tax-exempt status to non-profit organizations. Publication 557, Tax-Exempt Status for Your Organization, has details on the application process, as well as information on returns you may need to file. To apply for recognition of tax-exempt status, organizations must complete an application on one of the following forms: Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1023-EZ, Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1024, Application for Recognition Under Section 501(a); or Form 1024-A, Application for Recognition of Exemption Under 501(c)(4) of the Internal Revenue Code.

Nearly all organizations claiming tax-exempt status must file a Form 990-series annual information return (Form 990, 990-EZ, or 990-PF) or notice (Form 990-N) beginning with the year they legally form, even if they have not yet applied for or received recognition of tax-exempt status.

Unless a filing exception applies to you (search [www.irs.gov](http://www.irs.gov) for Annual Exempt Organization Return: Who Must File). We start calculating this three-year period from the tax year we assigned the EIN to you. If that first tax year isn't a full twelve months, you're still responsible for submitting a return for that year. If you didn't legally form in the same tax year which you obtained your EIN, contact us at the phone number or address listed at the top of this letter.

For the most current information on your filing requirements and other important information, visit [www.irs.gov/charities](http://www.irs.gov/charities).

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.
- \* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is VAUL. You will need to provide this information, along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at [www.irs.gov/forms-pubs](http://www.irs.gov/forms-pubs) or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. If you do not need to write us, do not complete, and return this stub.

Thank you for your cooperation.

**Exhibit F****ARTICLES OF INCORPORATION  
OF  
THE VAULT INITIATIVE**

The undersigned, acting as the incorporator of a nonprofit corporation under the Nebraska Nonprofit Corporation Act (the "Act"), adopts the following Articles of Incorporation for such corporation:

**ARTICLE I**

The name of the corporation shall be The Vault Initiative (the "Corporation").

**ARTICLE II**

This Corporation is a public benefit corporation.

**ARTICLE III**

The Corporation shall not have members.

**ARTICLE IV**

The purposes for which this Corporation is formed are to operate exclusively for charitable, educational, religious or scientific purposes, and any other purpose described in Section 501(c)(3) of the Internal Revenue Code of 1986, and any corresponding provisions of future United States Revenue Laws ("Code"), including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Code.

Subject to the express limitation that the Corporation shall neither have nor exercise any power, nor shall it engage directly or indirectly in any activity, that would invalidate its status (a) as a corporation which is exempt from federal income taxation as an organization described in Section 501(c)(3) of the Code, or (b) as a corporation, contributions to which are deductible under Section 170(c)(2) of the Code, the Corporation shall have and possess all powers and rights conferred upon corporations by the Act and any enlargement of such powers conferred by subsequent legislative acts; and, in addition thereto, the Corporation shall have and exercise all powers and rights not otherwise denied nonprofit corporations by the laws of Nebraska, as are necessary, suitable, proper, convenient, or expedient to the attainment of the purposes of the Corporation.

No substantial part of the activities of the Corporation shall be to carry on propaganda or otherwise attempting to influence legislation (except as is otherwise provided by Section 501(h) of the Code), and the Corporation shall not participate in or intervene in (including the publishing and distributing of statements) any political campaign on behalf of any candidate for public office; nor shall the Corporation engage in any activities that are unlawful under applicable federal, state or local laws.

No part of the net earnings or principal of the Corporation shall inure to the benefit of or be distributed to any director, trustee, officer of the Corporation; or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation in

connection with one or more of its purposes) and no trustee, officer of the Corporation, or any affiliated organizations, or any private individual shall be entitled to share in the distribution of any of the Corporation's assets on dissolution of the Corporation.

#### **ARTICLE V**

Upon the dissolution of the Corporation, its assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

#### **ARTICLE VI**

The address of the Corporation's initial registered office is 2127 S. 35<sup>th</sup> Ave., Omaha, Nebraska, 68105, and the name of the initial registered agent at such address shall be Jamie Olmer.

#### **ARTICLE VII**

The name and street address of the sole incorporator is Jamie Olmer, 2127 S. 35<sup>th</sup> Ave., Omaha, Nebraska 68105.

#### **ARTICLE VIII**

To the extent permitted by law, except as otherwise provided herein, the Corporation shall indemnify any individual who is or was a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that they are or were a Director, officer, employee or agent of the Corporation, or are or were serving at the request of the Corporation as a director, officer, trustee, employee or agent of another corporation, partnership, joint venture or other enterprise or as a trustee, officer, employee or agent of an employee benefit plan, against expenses, including attorney fees, judgments, fines and amounts paid in settlement actually and reasonably incurred by them in connection with such action, suit or proceeding if: (i) the individual conducted themselves in good faith; (ii) the individual reasonably believed (a) in the case of conduct in such person's official capacity, that such person's conduct was in the Corporation's best interests, and (b) in all other cases, that such person's conduct was at least not opposed to the Corporation's best interests; and, (iii) with respect to any criminal action or proceeding, the individual had no reasonable cause to believe their conduct was unlawful.

Notwithstanding the foregoing, as stipulated by the Act, the Corporation shall not indemnify any individual (i) in connection with any proceeding by or in the right of the Corporation in which the individual was adjudged liable to the Corporation, or (ii) in connection with any other proceeding charging improper personal benefit to the individual, whether or not acting in an official capacity with respect to the Corporation, in which the individual was adjudged liable on the basis that personal benefit was improperly received.

To the extent permitted by law, the Corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee or agent of the Corporation against any liability asserted against them and incurred in such capacity or arising out of their status as such, whether or not the Corporation would have the power to indemnify them against such liability.

The indemnity provided for by this Article shall not be deemed to be exclusive of any other rights to which those indemnified may be otherwise entitled, nor shall the provisions of this Article be deemed to prohibit the Corporation from extending its indemnification to cover other persons or activities to the extent permitted by law or pursuant to any provision in the Bylaws.

DATED: June 2, 2025.

Signed by:  
*Jamie Olmer*  
E469AD9572C5482  
\_\_\_\_\_  
Jamie Olmer, Sole Incorporator



**Exhibit G**

**BYLAWS  
OF  
THE VAULT INITIATIVE**

**(the "Corporation")**

**ARTICLE I  
GOVERNING LAW**

The Corporation is governed by the Nebraska Nonprofit Corporation Act (the "Act"). A mandatory provision of the Act shall control over any conflicting provision contained in the Articles of Incorporation of the Corporation, as amended from time to time (the "Articles"), or these Bylaws. The Articles shall control over any conflicting provision contained in these Bylaws.

**ARTICLE II  
OFFICES**

The registered office of the Corporation shall be as set forth in the Articles, or as otherwise updated by the Board of Directors (sometimes referred to herein as the "Board") from time to time. The Corporation may establish other offices as determined by the Board.

**ARTICLE III  
DIRECTORS**

Section 1. General Powers. The business and affairs of the Corporation shall be managed by its Board of Directors.

Section 2. Number. The number of Directors on the Board shall be not less than three (3) and not more than nine (9), with such specific number as determined by the Board from time to time. Directors shall be divided into three (3) classes: Class I, Class II, and Class III. The number of Directors in each Class shall be as nearly equal as may be to serve staggered three- (3) year terms, with each Class consisting of at least one (1) Director. As the term of each Class expires, the successor(s) to the elected Directors in such Class shall be elected to serve three- (3) year terms.

Section 3. Election and Term of Office. To become a Director, a person shall be nominated by a Director and elected by the Board. Except as necessary to provide for staggered terms with respect to the initial Directors, Directors shall hold office for a term of three (3) years, and each shall serve for such term and until the election and qualification of a successor, or until such Director's death, resignation, or removal. Directors may be elected to serve any number of consecutive terms.

Section 4. Regular Meetings. A regular annual meeting of the Board of Directors shall be held in June of each year upon written notice for the purpose of electing Directors and appointing officers.

Section 5. Special Meetings. Special meetings of the Board of Directors may be called by the President or twenty percent (20%) of the Directors then in office. The person or persons authorized to call such special meetings may fix any time and place for such special meetings.

Section 6. Notice. Except as otherwise expressly required by law or the Articles or these Bylaws, notice of any special meeting shall be given at least two (2) days prior to such meeting by written notice delivered personally, sent by first-class mail, or sent via e-mail to each Director at the Director's address or e-mail address, as applicable, as shown in the records of the Corporation. As stipulated by the Act, if mailed, such notice shall be deemed delivered upon the earlier to occur of: (i) receipt by the applicable Director or (ii) five (5) days after deposit in the United States mail so addressed, with first-class postage thereon prepaid. If notice is given by e-mail, such notice shall be deemed given upon receipt of confirmation of transmission by the sender. Neither the business to be transacted at, nor the purpose of, any meeting of the Board need be specified in the notice of such meeting, unless specifically required by law or the Articles or these Bylaws.

Section 7. Waiver of Notice. Any Director may waive notice of any meeting. A waiver must be in writing, signed by the Director entitled to notice, and be filed with the corporate records; provided, however, the attendance of a Director at a meeting shall also constitute waiver of notice of such meeting, unless the Director, upon arriving at the meeting or prior to the vote on a matter for which proper notice was not provided, objects to lack of notice, and does not thereafter vote for or assent to the objected action.

Section 8. Quorum. Except as otherwise expressly provided by law or the Articles or these Bylaws, a majority of Directors in office immediately before a meeting of the Board of Directors begins shall constitute a quorum for the transaction of business at such meeting, but if less than a quorum is present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.

Section 9. Meetings by Remote Communication. Directors may participate in any meeting of the Board of Directors or conduct the meeting through the use of any means of communication by which all Directors participating may simultaneously hear each other during the meeting, such as by teleconference or videoconference. A Director participating in a meeting by this means is deemed to be present in person at the meeting. As stipulated by the Act, Directors may not take action by email.

Section 10. Manner of Acting. Except when a greater vote is expressly required by law or the Articles or these Bylaws, the act of the majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section 11. Resignation. A Director may resign at any time by delivering written notice to the Board, the President or the Secretary. A resignation is effective when the notice is effective, unless the notice specifies a later effective date. If a resignation is made effective at a later date, the Board may fill the pending vacancy before the effective date, if the Board provides that the successor does not take office until the effective date.

Section 12. Removal. As stipulated by the Act, a Director may be removed without cause by the vote of two-thirds (2/3) of the Directors then in office. As stipulated by the Act, each Director must be given at least seven (7) days' written notice that the matter of removal will be voted upon at a Directors' meeting, unless notice is waived.

Section 13. Vacancies. Any vacancy occurring in the Board of Directors, including a vacancy resulting from an increase in the number of Directors, may be filled by the Board; provided, however, if the Directors remaining in office constitute less than a quorum, they may fill the vacancy by the affirmative vote of a majority of the remaining Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office and shall serve until such Director's successor is elected and qualified.

Section 14. Expenses. By resolution of the Board, the Directors may be paid their expenses, if any, of attendance at each meeting of the Board of Directors. No such payment shall preclude any Director from serving the Corporation in any other capacity and receiving compensation therefor.

Section 15. Action Without a Meeting. Whenever the vote of the Board at a meeting thereof is required to be taken in connection with any corporate action, the meeting may be dispensed with and the corporate action may be carried forward if each Director consents in a signed writing to such action and if all such signed consents are filed with the corporate records.

#### **ARTICLE IV OFFICERS**

Section 1. Number. The officers of the Corporation shall be a President, Secretary, and Treasurer, each of whom shall be appointed by the Board, and such other officers as may be appointed by the Board, which may include one or more Vice Presidents as deemed necessary by the Board to act in the absence of the President. The Board may delegate to any officer the power to appoint subordinate officers and to prescribe their respective authorities, duties, and terms of office.

Section 2. Appointment and Term of Office. The officers of the Corporation to be appointed by the Board shall be appointed annually at the annual meeting of the Board. If the appointment of officers shall not be completed at such meeting, such appointment shall be completed as soon thereafter as conveniently may be. Each officer shall hold office until their successor shall have been duly appointed and qualified or until their earlier death, resignation, or removal.

Section 3. Resignation. An officer may resign at any time by delivering notice to the Corporation. An officer's resignation does not affect the Corporation's contract rights, if any, with the officer.

Section 4. Removal. As stipulated by the Act, the Board of Directors may remove from office any officer of the Corporation with or without cause. An officer's removal does not affect the Corporation's contract rights, if any, with the officer.

Section 5. Vacancies. Any vacancies occurring in any office may be filled for the unexpired portion of the term by the Board. An officer appointed to fill a vacancy shall serve until the next annual meeting and until such officer's successor is appointed and qualified.

Section 6. Salaries. The appointment of an officer does not itself create contract rights. The salaries of the officers, if any, of the Corporation shall be fixed from time to time by the Board. The Board may delegate to any officer the authority to fix the salary or other compensation of subordinate officers. No officer or subordinate officer shall be prevented from receiving such salary by reason of the fact that they also are a Director of the Corporation.

Section 7. President. The President shall be the chief executive officer of the Corporation and, subject to the direction and under the supervision of the Board of Directors, shall have general charge of the business affairs and property of the Corporation and control of its officers. The President shall have such other duties and responsibilities and may exercise such other powers as are usually incident to the office or as from time to time may be assigned to them by the Articles, these Bylaws, or the Board of Directors.

Section 8. Vice President. The Vice President, if appointed, shall preside at meetings of the Board of Directors in the President's absence. The Vice President shall do and perform such other duties and responsibilities as are usually incident to the President's office when the President is unable to perform such duties or as may from time to time be assigned by the Board of Directors or as may be provided in the Articles or these Bylaws.

Section 9. Secretary. It shall be the duty of the Secretary to keep an accurate record of accounts and proceedings of all Directors' meetings; give all notices required by law, the Board of Directors, the Articles, or these Bylaws; authenticate records of the Corporation; and, assist in keeping the books of account of the Corporation and its correspondence. The Secretary shall have such other duties and responsibilities and may exercise such other powers as are usually incident to the office or as from time to time may be assigned to them by the Articles, these Bylaws, the Board, or the President.

Section 10. Treasurer. The Treasurer shall have custody of the Corporation's funds; keep full and accurate accounts of all receipts and disbursements of the Corporation, an inventory of assets, and a record of the liabilities of the Corporation; deposit all money and other securities in such depositories as may be designated by the Board of Directors; disburse the funds of the Corporation as ordered by the President or the Board, taking proper vouchers for disbursements; and, prepare all statements and reports required by law, the President, or the Board of Directors. The Treasurer shall have such other duties and responsibilities and may exercise such other powers as are usually incident to the office or as from time to time may be assigned to them by the Articles, these Bylaws, the Board, or the President.

## **ARTICLE V COMMITTEES**

The Board of Directors shall have full power to constitute such Committees as it deems necessary or desirable to advise or assist it in the transaction of the business of the Corporation and to appoint members of the Board to serve on such Committees. As stipulated by the Act, each Committee shall include two or more Directors who serve at the pleasure of the Board of Directors. Each such Committee shall have only that authority and responsibility which is expressly delegated to it by the Board at the time the Committee is organized or from time to time thereafter.

As stipulated by the Act, the creation of a Committee and the appointment of its members must be approved by a majority of all Directors then in office. Under no circumstances may a Committee exercise the Board's authority to: (i) approve the dissolution, merger, or sale, pledge, or transfer of all or substantially all of the Corporation's assets; (ii) elect, appoint, or remove Directors or fill vacancies on the Board or on any of its Committees; or, (iii) adopt, amend, or repeal the Articles or these Bylaws.

**ARTICLE VI  
FISCAL YEAR**

The fiscal year of the Corporation shall end on December 31 of each year hereafter.

**ARTICLE VII  
AGENTS AND REPRESENTATIVES**

The Board of Directors may appoint such agents and representatives of the Corporation with such powers and to perform such acts or duties on behalf of the Corporation as the Board may see fit, so far as may be consistent with the Articles and these Bylaws, to the extent authorized or permitted by law.

**ARTICLE VIII  
CONTRACTS**

The Board of Directors, except as in the Articles or these Bylaws otherwise provided, may authorize any officer or agent to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to a specific instance, and unless so authorized by the Board, no officer, agent, or employee shall have any power or authority to bind the Corporation by any contract or engagement, or to pledge its credit, or render it liable pecuniarily for any purpose or to any amount.

**ARTICLE IX  
VOTING STOCK OWNED BY THE CORPORATION**

Unless otherwise ordered by the Board of Directors, the President shall have full power and authority on behalf of the Corporation to vote either in person or by proxy at any meeting of stockholders of any corporation in which this Corporation may hold stock, and at any such meeting may possess and exercise all of the rights and powers incident to the ownership of such stock which, as the owner thereof, this Corporation could have possessed and exercised. The Board of Directors may confer like powers upon any other person and may revoke any such powers as granted at its pleasure.

**ARTICLE X  
PROHIBITION AGAINST SHARING IN CORPORATE EARNINGS**

No Director, officer, or member of a Committee, or employee of or any other person connected with the Corporation, or any other private individual, shall receive any of the net earnings or pecuniary profit from the operations of the Corporation, and no such person or persons shall be entitled to share in the distribution of any corporate assets upon dissolution of the Corporation, provided, that this shall not prevent the payment to any such person of such reasonable compensation for services rendered to or for the Corporation in effecting any of its purposes as shall be fixed by the Board of Directors.

**ARTICLE XI  
INVESTMENTS**

The Corporation shall manage and invest its assets in compliance with the Nebraska Uniform Prudent Management of Institutional Funds Act, Neb. Rev. Stat. §§ 58-610 *et seq.* ("NUPMIFA"). The Corporation shall have the right to retain all or any part of any securities or

property acquired by it in whatever manner and to invest and reinvest any funds held by it, according to the judgment of the Board of Directors, without being restricted to a particular class of investments, provided, however, that no action shall be taken by or on behalf of the Corporation if (i) such action is a prohibited transaction or would result in the denial of tax exemption under Sections 503 or 504 of the Internal Revenue Code of 1986, as amended (the "Code"), and its regulations as they now exist or as they may hereafter be amended, or (ii) such action would violate NUPMIFA.

## **ARTICLE XII INDEMNIFICATION OF DIRECTORS AND OFFICERS**

To the extent permitted by law, except as otherwise provided herein, the Corporation shall indemnify any individual who is or was a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that they are or were a Director, officer, employee or agent of the Corporation, or are or were serving at the request of the Corporation as a director, officer, trustee, employee or agent of another corporation, partnership, joint venture or other enterprise or as a trustee, officer, employee or agent of an employee benefit plan, against expenses, including attorney fees, judgments, fines and amounts paid in settlement actually and reasonably incurred by them in connection with such action, suit or proceeding if: (i) the individual conducted themselves in good faith; (ii) the individual reasonably believed (a) in the case of conduct in such person's official capacity, that such person's conduct was in the Corporation's best interests, and (b) in all other cases, that such person's conduct was at least not opposed to the Corporation's best interests; and, (iii) with respect to any criminal action or proceeding, the individual had no reasonable cause to believe their conduct was unlawful.

Notwithstanding the foregoing, as stipulated by the Act, the Corporation shall not indemnify any individual (i) in connection with any proceeding by or in the right of the Corporation in which the individual was adjudged liable to the Corporation, or (ii) in connection with any other proceeding charging improper personal benefit to the individual, whether or not acting in an official capacity with respect to the Corporation, in which the individual was adjudged liable on the basis that personal benefit was improperly received.

To the extent permitted by law, the Corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee or agent of the Corporation against any liability asserted against them and incurred in such capacity or arising out of their status as such, whether or not the Corporation would have the power to indemnify them against such liability.

The indemnity provided for by this Article shall not be deemed to be exclusive of any other rights to which those indemnified may be otherwise entitled, nor shall the provisions of this Article be deemed to prohibit the Corporation from extending its indemnification to cover other persons or activities to the extent permitted by law or pursuant to any provision in the Articles.

## **ARTICLE XIII ELECTRONIC COMMUNICATION**

To the maximum extent permissible under applicable law, all communications, approvals, signatures, and other acts involving the Board of Directors or officers of the Corporation may be accomplished by electronic means governed by applicable provisions of the Uniform Electronic Transactions Act as adopted in the State of Nebraska.

**ARTICLE XIV  
SIGNIFICANT CORPORATE ACTIONS**

Section 1. Merger. As stipulated by the Act, any merger involving the Corporation must be approved by a majority of the Directors then in office. Each Director must be given at least seven (7) days' written notice that the matter will be voted upon at a Directors' meeting, unless notice is waived. The notice must also state that the purpose, or one of the purposes of the meeting, is to consider the proposed merger.

Section 2. Sale of Assets. As stipulated by the Act, the sale, lease, exchange or other disposition of all or substantially all of the assets of the Corporation other than in the usual and regular course of its activities must be approved by a majority of the Directors then in office. Each Director must be given at least seven (7) days' written notice that the matter will be voted upon at a Directors' meeting, unless notice is waived. The notice must also state that the purpose, or one of the purposes of the meeting, is to consider the sale, lease, exchange, or other disposition of all or substantially all of the assets of the Corporation and be accompanied by a copy or summary of a description of the transaction.

Section 3. Dissolution. As stipulated by the Act, the dissolution of the Corporation must be approved by a majority of the Directors then in office. Each Director must be given at least seven (7) days' written notice that the matter will be voted upon at a Directors' meeting, unless notice is waived. The notice must also state that the purpose, or one of the purposes of the meeting, is to consider dissolution of the Corporation.

**ARTICLE XV  
AMENDMENT OF ARTICLES AND BYLAWS**

Section 1. Articles of Incorporation. As stipulated by the Act, the Articles may be amended by a majority of the Directors then in office. Each Director must be given at least seven (7) days' written notice that the matter will be voted upon at a Directors' meeting, unless notice is waived. The notice must also state that the purpose, or one of the purposes of the meeting, is to consider a proposed amendment to the Articles and contain or be accompanied by a copy or summary of the amendment or state the general nature of the amendment.

Section 2. Bylaws. As stipulated by the Act, the Bylaws may be amended by a majority of Directors then in office. Each Director must be given at least seven (7) days' written notice that the matter will be voted upon at a Directors' meeting, unless notice is waived. The notice must also state that the purpose, or one of the purposes of the meeting, is to consider a proposed amendment to the Bylaws and be accompanied by a copy or summary of the amendment or state the general nature of the amendment.

\* \* \* \* \*

The undersigned hereby certifies that the above and foregoing Bylaws were adopted by the Board of Directors of the Corporation on June 1, 2025, by unanimous written consent.

By:   
Marci Voytko, Secretary



## Exhibit H

### **CONFLICT OF INTEREST POLICY**

#### **THE VAULT INITIATIVE**

##### **Article I** **Purpose**

The purpose of the Conflict of Interest Policy (the "Policy") is to protect the interest of The Vault Initiative, a Nebraska nonprofit corporation (the "Organization"), when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director of the Organization or might result in a possible excess benefit transaction. This Policy is intended to supplement but not replace any applicable state and federal laws governing conflict of interest applicable to nonprofit and charitable organizations.

##### **Article II** **Definitions**

**1. Interested Person.** Any director, principal officer, or member of a committee with governing board delegated powers, who has a direct or indirect financial interest, as defined below, is an interested person.

**2. Financial Interest.** A person has a financial interest if the person has, directly or indirectly, through business, investment, or family:

- a. An ownership or investment interest in any entity with which the Organization has a transaction or arrangement;
- b. A compensation arrangement with the Organization or with any entity or individual with which the Organization has a transaction or arrangement, or
- c. A potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Organization is negotiating a transaction or arrangement.

Compensation includes direct and indirect remuneration as well as gifts or favors that are not insubstantial. A financial interest is not necessarily a conflict of interest. Under Article III, Section 2 of this Policy, a person who has a financial interest may have a conflict of interest only if the appropriate governing board or committee decides that a conflict of interest exists.

##### **Article III** **Procedures**

**1. Duty to Disclose.** In connection with any actual or possible conflict of interest, an interested person must disclose the existence of the financial interest and be given the opportunity to disclose all material facts to the directors and members of committees with governing board delegated powers considering the proposed transaction or arrangement.

**2. Determining Whether a Conflict of Interest Exists.** After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he/she shall leave the governing board or committee meeting while the determination of a conflict of interest

is discussed and voted upon. The remaining board or committee members shall decide if a conflict of interest exists.

### **3. Procedures for Addressing the Conflict of Interest.**

a. An interested person may make a presentation at the governing board or committee meeting, but after the presentation, he/she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement involving the possible conflict of interest.

b. The chairperson of the governing board or committee shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

c. After exercising due diligence, the governing board or committee shall determine whether the Organization can obtain with reasonable efforts a more advantageous transaction or arrangement from a person or entity that would not give rise to a conflict of interest.

d. If a more advantageous transaction or arrangement is not reasonably possible under circumstances not producing a conflict of interest, the governing board or committee shall determine by a majority vote of the disinterested directors whether the transaction or arrangement is in the Organization's best interest, for its own benefit, and whether it is fair and reasonable. In conformity with the above determination it shall make its decision as to whether to enter into the transaction or arrangement.

### **4. Violations of the Conflicts of Interest Policy.**

a. If the governing board or committee has reasonable cause to believe a member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member an opportunity to explain the alleged failure to disclose.

b. If, after hearing the member's response and after making further investigation as warranted by the circumstances, the governing board or committee determines the member has failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

## **Article IV** **Records of Proceedings**

The minutes of the governing board and all committees with board delegated powers shall contain:

a. The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the governing board's or committee's decision as to whether a conflict of interest in fact existed.

b. The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the

proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.

#### **Article V** **Compensation**

a. A voting member of the governing board who receives compensation, directly or indirectly, from the Organization for services is precluded from voting on matters pertaining to that member's compensation.

b. A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Organization for services is precluded from voting on matters pertaining to that member's compensation.

c. No voting member of the governing board or any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Organization, either individually or collectively, is prohibited from providing information to any committee regarding compensation.

#### **Article VI** **Annual Statements**

Each director, principal officer and member of a committee with governing board delegated powers shall annually sign a statement which affirms such person:

a. Has received a copy of the Conflict of Interest Policy;

b. Has read and understands the Policy;

c. Has agreed to comply with the Policy, and

d. Understands the Organization is charitable and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its tax-exempt purposes.

#### **Article VII** **Periodic Reviews**

To ensure the Organization operates in a manner consistent with charitable purposes and does not engage in activities that could jeopardize its tax-exempt status, periodic reviews shall be conducted. The periodic reviews shall, at a minimum, include the following subjects:

a. Whether compensation arrangements and benefits are reasonable, based on competent survey information, and the result of arm's length bargaining.

b. Whether partnerships, joint ventures, and arrangements with management organizations conform to the Organization's written policies, are properly recorded, reflect reasonable investment or payments for goods and services, further charitable purposes and do not result in inurement, impermissible private benefit or in an excess benefit transaction.

**Article VIII**  
**Use of Outside Experts**

When conducting the periodic reviews as provided for in Article VII, the Organization may, but need not, use outside advisors. If outside experts are used, their use shall not relieve the governing board of its responsibility for ensuring periodic reviews are conducted.

\* \* \* \* \*

The undersigned hereby certifies that the above and foregoing Conflict of Interest Policy was adopted by the Board of Directors of the Organization on June 1, 2025, by unanimous written consent.

Signed by:  
  
By: \_\_\_\_\_  
Marci Voytko, Secretary

**Exhibit I**

**CONSENT IN LIEU OF ORGANIZATIONAL MEETING  
OF THE SOLE INCORPORATOR  
OF THE VAULT INITIATIVE**

The undersigned, being the sole incorporator of The Vault Initiative, a Nebraska nonprofit corporation hereinafter referred to as the "Corporation", hereby consents, pursuant to the Nebraska Nonprofit Corporation Act, to the adoption hereof and does hereby adopt the following resolutions and declares the same to be in full force and effect as if adopted at the organizational meeting of the sole incorporator of the Corporation:

RESOLVED, that the Articles of Incorporation attached hereto are hereby approved and adopted in all respects as the Articles of Incorporation of the Corporation.

FURTHER RESOLVED, that the following-named persons be, and they hereby are, elected as the Directors of the Corporation, to hold office until the next succeeding annual meeting or until their successors shall have been elected and qualified:

Jamie Olmer  
Clara Wiese  
Marci Voytko  
Vicki L. Osten  
Eric Broadbent

FURTHER RESOLVED, that any one or more Directors may take such actions and sign such documents on behalf of the Corporation that are reasonably necessary to accomplish the organization of the Corporation.

DATED effective as of the 1st day of June, 2025.

Signed by:  
*Jamie Olmer*  
\_\_\_\_\_  
E4099AC9572C3487  
Jamie Olmer, Sole Incorporator

**CONSENT IN LIEU OF ORGANIZATIONAL MEETING  
OF THE BOARD OF DIRECTORS  
OF THE VAULT INITIATIVE**

The undersigned Directors of The Vault Initiative, a Nebraska nonprofit corporation (the "Corporation"), hereby consent, pursuant to Section 21-1981 of the Nebraska Nonprofit Corporation Act (the "Act"), to the adoption hereof and do hereby adopt the following resolutions and declare them to be in full force and effect as if adopted at the organizational meeting of the Directors of the Corporation.

RESOLVED, that the Bylaws attached hereto as Exhibit A and incorporated herein by reference be and hereby are in all respects approved and adopted as the Bylaws of the Corporation.

FURTHER RESOLVED, that in accordance with Article III, Section 2 of the Bylaws, the Board hereby establishes the current number of Directors of the Corporation as five (5).

FURTHER RESOLVED, that in accordance with Article III, Section 2 of the Bylaws, the following named persons be, and hereby are, elected as Class I, Class II, and Class III Directors of the Corporation, to hold office until the annual meeting of the Board of Directors at which the initial term of their respective Class expires, or until they are otherwise removed or their successors elected and qualified:

|  |                                  |
|--|----------------------------------|
| <u>Class I</u> (term expires at 2026 annual meeting)   | Vicki L. Oston<br>Eric Broadbent |
| <u>Class II</u> (term expires at 2027 annual meeting)  | Marci Voytko<br>Clara Wiese      |
| <u>Class III</u> (term expires at 2028 annual meeting) | Jamie Olmer                      |

FURTHER RESOLVED, that the following persons be, and hereby are, elected to hold the offices set opposite their names, to hold office until the next succeeding annual meeting or until their successors are elected and qualified:

| <u>Name</u>  | <u>Office</u> |
|--------------|---------------|
| Jamie Olmer  | President     |
| Marci Voytko | Secretary     |
| Clara Wiese  | Treasurer     |

FURTHER RESOLVED, that the Board of Directors hereby adopts the Conflict of Interest Policy of the Corporation, a copy of which is attached hereto as Exhibit B and incorporated herein by reference.

FURTHER RESOLVED, that the officers of the Corporation hereby are authorized and directed to take such actions, execute such documents, and file such documents as are necessary and desirable to effect the intents and purposes of the foregoing resolutions.

FURTHER RESOLVED, that the acts and deeds of the incorporator of the Corporation are hereby approved and ratified in all respects and particulars.

Effective Date: June 1, 2025.

Signed by:  
*Jamie Olmer*  
E480AD9672C8482  
\_\_\_\_\_  
Jamie Olmer, Director

Signed by:  
*Clara Wiese*  
09889D20E364F7  
\_\_\_\_\_  
Clara Wiese, Director

Signed by:  
*Marci Voytko*  
F45643EFA1C6483  
\_\_\_\_\_  
Marci Voytko, Director

Signed by:  
*Vicki L. Osten*  
B428418D4A25467  
\_\_\_\_\_  
Vicki L. Osten, Director

Signed by:  
*Eric Broadbent*  
7D054287805E1CF  
\_\_\_\_\_  
Eric Broadbent, Director

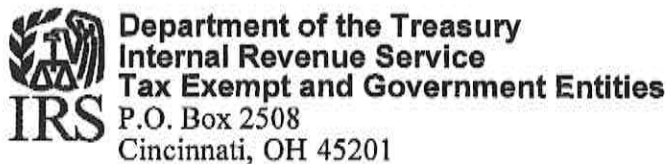
Attachments

- Exhibit A – Bylaws
- Exhibit B – Conflict of Interest Policy

6733254.1



**Exhibit K**



THE VAULT INITIATIVE  
2127 S 35TH AVE  
OMAHA, NE 68105

**Date:**  
07/23/2025  
**Employer ID number:**  
39-2641343  
**Person to contact:**  
Name: Falo Shabani  
ID number: 4288703  
Telephone: 877-829-5500  
**Accounting period ending:**  
December 31  
**Public charity status:**  
170(b)(1)(A)(vi)  
**Form 990 / 990-EZ / 990-N required:**  
Yes  
**Effective date of exemption:**  
June 6, 2025  
**Contribution deductibility:**  
Yes  
**Addendum applies:**  
No  
**DLN:**  
26053592005425

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

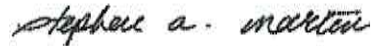
If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,



Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements

File with Your County Assessor on or Before December 31

# Exemption Application

For a Qualifying For-Profit Nursing Facility, Skilled Nursing Facility, or Assisted-Living Facility  
Annual Filing Required

**FORM  
451NF**

Name of Owner: **COLUMBUS HEALTH CARE INC** County Name: **PLATTE COUNTY** Tax Year: **2026**


Name of Business if Different than Owner: **BROOKESTONE ACRES**

Street or Other Mailing Address of Applicant: **20220 HARNEY ST** City: **ELKHORN** State: **NE** Zip Code: **68022**

Contact Name: **BRIAN STUHR** Email Address: **BSTUHR@VHSMail.COM** Phone Number: **402-895-3932** Parcel Number: **0710168472**

Legal Description of Real Property: **LOT 2 BLK A CAMBRIDGE COURT RETIREMENT VILLAGE 2ND ADDITION 4715 38TH STREET, COLUMBUS, NE**

What type of for-profit facility is the exemption being applied? (check all that apply)  
 Nursing Facility     Skilled Nursing Facility     Assisted-Living Facility

For more information on permissive exemptions, please scan the QR code. 

Does this facility accept Medicaid benefits?     Yes     No

If yes, complete the information below for the most recent three-year period from date the form is completed: The exemption percentage for each year in the most recent three-year period is equal to a facility's number of occupied Medicaid beds for a given year divide by the facility's total number of occupied bed for that year. The exemption percentage for each year is added together and divided by three to calculate the average percentage of occupied Medicaid beds over the most recent three year period. This number is the final exemption percentage that will be multiplied by the facility's property taxes to determine the facility's exemption amount. Please see specific instructions on reverse side for each column below.

| 1                            | 2  | 3   | 4  |
|------------------------------|--|---|--|
| The three most recent years: | Total number of occupied beds for year specified in Column (1) | Total number of occupied Medicaid Beds for Year | Percentage of occupied Medicaid Beds: Column (3) divided by Column (2) |
| Year 1: 202 <sup>5</sup>     | 20565  | 6595  | 32%  |
| Year 2: 202 <sup>4</sup>     | 26113  | 8542  | 33%  |
| Year 3: 202 <sup>3</sup>     | 21966  | 5587  | 25%  |

| 5   | 5a  | 5b   |
|---|---|--|
| Calculate the three year average percentage of occupied Medicaid beds for exempt purposes | Sum of three year Percentages from Column (4) | Average Occupied Medicaid Beds Percentage Column (5a) divided by 3 |
|   | 90  | 30%  |

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here** ▶

*Brian Stuhr*  
Authorized Signature

**CFO**  
Title

*12-10-2025*  
Date

**Retain a copy for your records.**

**For County Assessor's Recommendation**

Approval for 30 %  
 Denied

COMMENTS: \_\_\_\_\_

*Kari S. Unkeshi*  
Signature of County Assessor

*2-17-26*  
Date

**For County Board of Equalization Use Only**

Approved for \_\_\_\_\_ %  
 Denied

If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.

\_\_\_\_\_  
Signature of County Board Member

\_\_\_\_\_  
Date

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**



## Instructions

**Who May File.** Any for-profit skilled nursing facilities as defined in Neb. Rev. Stat. §71-429, nursing facilities as defined in Neb. Rev. Stat. §71-424 or assisted-living facilities as defined in Neb. Rev. Stat. §71-5903 that provides housing for Medicaid beneficiaries, except that the exemption amount for such property shall be a percentage of the property taxes that would otherwise be due.

**When and Where to File.** The Form 451NF must be filed **annually** on or before December 31 immediately preceding the year for which the exemption is sought with the county assessor of the county where the property is located.

**Occupied Medicaid Bed Defined.** An occupied Medicaid bed is defined as a bed occupied by a Medicaid beneficiary.

### **Exemption Percentage Tax Year Bed Calculation Instructions.**

1. In this column, list the three most recent years from the date the form is being completed.
2. Determine the facility's number of occupied beds for each year regardless of how the bed is paid (Medicaid, Medicare, private pay, VA paid, etc.).
3. Total number of occupied Medicaid beds for each year. For skilled nursing facilities and nursing facilities, please reference and attach the last page of the DHHS State of Nebraska-Nursing Facility Assessments Report to provide the occupied Medicaid bed count for each year in the most recent three year period from the date the form is completed. For assisted-living facilities, please provide supporting documentation of number of occupied Medicaid beds.

### **Please do not include any Medicaid recipient personal information as documentation for this application.**

4. Percentage of occupied Medicaid beds. Calculate by taking total number of occupied Medicaid beds for each year divided, Column (3), divided by the total number of occupied beds for the year, Column (2), for each row which equals the percentage of occupied medicaid beds for the each year.
  - 5a. Calculate the three-year average by summing the three year percentages from Column (4).
  - 5b. Calculate the average occupied Medicaid beds percentage by taking the sum of Column (5a) and dividing the sum by 3 to equal the three-year average percentage of occupied Medicaid beds to determine the final exemption percentage.

**Late Filings/Waivers.** If an organization fails to file a Form 451NF on or before December 31, it may file a Form 451NF on or before June 30 with the county assessor. The organization or society must also file a written request for a waiver of the deadline with the application. The county board of equalization may grant the waiver upon finding that good cause exists for the failure to make application on or before December 31. The penalty may not be waived.

**Property Acquired or Converted to Exempt Use.** If property is acquired or converted to exempt use after January 1, the organization may file an application for exemption on or before July 1 of the year the property was acquired or converted. If an organization, between July 1 and levy date (October 20), purchases property that has been granted a tax exemption, and the property continues to be qualified for exemption, the purchasing organization must file an application for exemption on or before November 15.

Taxable property acquired or converted after July 1 is not eligible for exemption that year. If an application is filed, it will be considered an application for exemption for the next year.

**Appeal Procedures.** In the event of disapproval of this application by the county board of equalization, an appeal may be filed with the Tax Equalization and Review Commission within 30 days of the final decision.

**Specific Instructions.** Property tax exemptions are strictly construed, and it is the responsibility of the applicant to prove the property qualifies for an exemption. The burden of proof lies with the organization to provide documentation that would support the exemption being approved.

The completed **451NF** must be retained by the county clerk after the county board of equalization action with a legible copy forwarded electronically to the Department withing seven days of the county board of equalization's decision to [pat.tech@nebraska.gov](mailto:pat.tech@nebraska.gov). The county assessor may make copies for the county's records.



QUALITY ASSURANCE ASSESSMENT FORM

STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE  
 COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY October 30, 2025

July 1 - September 30 2025

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

|                                  |   |
|----------------------------------|---|
| * Facility Name                  | VSL Columbus, LLC dba Brookestone Acres |
| * Medicaid Provider Number       | 10026678600                             |
| * Facility Contact Name          | Aaron Dunlap                            |
| * Facility Contact Phone Number  | 402-895-3932                            |
| * Facility Contact Email Address | adunlap@vhsmail.com                     |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

**NF/SNF Resident Days Subject to Quality Assurance Assessment:**  
 Medicare days are exempt. Report Medicare days on Line 7 below.

- 1 Nebraska Medicaid Days (including bedhold and Hospice)
- 2 Private Days (including bedhold and Hospice)
- 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)
- 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3)
- 5 Quality Assurance Assessment per Resident Day

Resident Days in Licensed NF Beds (Licensed beds include Medicaid-certified beds AND licensed beds not certified for Medicaid)

|         |
|---------|
| * 1,982 |
| * 3,690 |
| * 11    |
| 5,683   |
| \$9.00  |

6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5)  
 Mail or deliver a signed copy of this completed form with a check for this amount to the address below by October 30, 2025. This completed form is your invoice.

|                        |                    |
|------------------------|--------------------|
| <b>PAY THIS AMOUNT</b> | <b>\$51,147.00</b> |
|------------------------|--------------------|

**NF/SNF Resident Days Not Subject to Quality Assurance Assessment:**

- 7 Medicare Days (including Managed Care - Medicare)
- 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7)

|         |
|---------|
| * 1,280 |
| 6,963   |

Make checks payable to:  
 Department of Health & Human Services

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.



Facility Representative Signature

Aaron Dunlap, CFA

Printed Name and Title

10/30/2025

Date

**MAILING ADDRESS:**

Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906



**QUALITY ASSURANCE ASSESSMENT FORM**

STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE  
 COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY July 31, 2025

April 1 - June 30

2025

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

|                                  |   |
|----------------------------------|---|
| * Facility Name                  | VSL Columbus, LLC dba Brookestone Acres |
| * Medicaid Provider Number       | 10026678600                             |
| * Facility Contact Name          | Aaron Dunlap                            |
| * Facility Contact Phone Number  | 402-895-3932                            |
| * Facility Contact Email Address | adunlap@vhsmail.com                     |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

NF/SNF Resident Days Subject to Quality Assurance Assessment:  
 Medicare days are exempt. Report Medicare days on Line 7 below.

|   |        |
|---|--------|
| * Nebraska Medicaid Days (including bedhold and Hospice)                            | 2,160  |
| * Private Days (including bedhold and Hospice)                                      | 3,421  |
| * Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)                | -      |
| 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3) | 5,581  |
| 5 Quality Assurance Assessment per Resident Day                                     | \$9.00 |

**6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5)**

Mail or deliver a signed copy of this completed form with a check for this amount to the address below by July 31, 2025. This completed form is your invoice.

**NF/SNF Resident Days Not Subject to Quality Assurance Assessment:**

|  |       |
|--|-------|
| * Medicare Days (including Managed Care - Medicare)      | 1,227 |
| 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7) | 6,808 |

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.

|                                     |                   |
|-------------------------------------|-------------------|
| * Facility Representative Signature | Aaron Dunlap, CFA |
| * Printed Name and Title            | 12/3/2025         |
| * Date                              |                   |

**MAILING ADDRESS:**

Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906



QUALITY ASSURANCE ASSESSMENT FORM

STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE  
 COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY April 30, 2025

January 1 - March 31 2025

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

|                                  |   |
|----------------------------------|---|
| * Facility Name                  | VSL Columbus, LLC dba Brookestone Acres |
| * Medicaid Provider Number       | 10026678600                             |
| * Facility Contact Name          | Aaron Dunlap                            |
| * Facility Contact Phone Number  | 402-895-3932                            |
| * Facility Contact Email Address | adunlap@vhsmail.com                     |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

NF/SNF Resident Days Subject to Quality Assurance Assessment:

Medicare days are exempt. Report Medicare days on Line 7 below.

- 1 Nebraska Medicaid Days (including bedhold and Hospice)
- 2 Private Days (including bedhold and Hospice)
- 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)
- 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3)
- 5 Quality Assurance Assessment per Resident Day

Resident Days in Licensed NF Beds (Licensed beds include Medicaid-certified beds AND licensed beds not certified for Medicaid)

|         |
|---------|
| * 2,453 |
| * 3,036 |
| * -     |
| 5,489   |
| \$9.00  |

6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5)

Mail or deliver a signed copy of this completed form with a check for this amount to the address below by April 30, 2025. This completed form is your invoice.

|                         |                    |
|-------------------------|--------------------|
| <b>PAY THIS AMOUNT!</b> | <b>\$49,401.00</b> |
|-------------------------|--------------------|

NF/SNF Resident Days Not Subject to Quality Assurance Assessment:

- 7 Medicare Days (including Managed Care - Medicare)
- 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7)

|         |
|---------|
| * 1,305 |
| 6,794   |

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.

Facility Representative Signature

Aaron Dunlap, CFA

Printed Name and Title

4/29/2025

Date

**MAILING ADDRESS:**

Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906



**Attachment A  
Form 451NF  
Reaffirmation of Tax Exemption for 2026  
Columbus Health Care Inc**

**LEGAL DESCRIPTION OF REAL PROPERTY**

Lot 2 Blk A Cambridge Court Retirement Village 2<sup>nd</sup> Addition

**ADDRESS OF REAL PROPERTY**

4715 38<sup>th</sup> Street, Columbus, NE 68601

**DEPRECIABLE TANGIBLE PERSONAL PROPERTY**

4715 38<sup>th</sup> Street, Columbus, NE 68601 is a nursing home facility commonly known as Brookestone Acres. A general description of the tangible personal property is all tangible personal property located at 4715 38<sup>th</sup> Street, Columbus, NE and used in conjunction with the operation of Brookestone Acres. This includes, without limitation, the property identified on the attached pages, and all beds, furniture (except furniture owned by the residents), fixtures, linens, bedding, kitchen equipment and utensils, cleaning equipment, food and drug inventories, window shades and drapes, screens, awnings, stoves, water heaters, refrigerators, freezers and lawn and garden equipment.



File with Your County Assessor on or Before December 31

# Exemption Application

For a Qualifying For-Profit Nursing Facility, Skilled Nursing Facility, or Assisted-Living Facility  
Annual Filing Required

FORM  
**451NF**

Name of Owner: **Emerald Columbus Realty LLC** County Name: **Platte County** Tax Year: **2026**

Name of Business if Different than Owner: **Emerald Columbus Realty LLC**

Street or Other Mailing Address of Applicant: **945 North Central Ave** City: **Woodmere** State: **NY** Zip Code: **11598**

Contact Name: **Chaim Sprung** Email Address: **csprung@emeraldhcm.com** Phone Number: **516-504-9797** Parcel Number: **0710078456**

Legal Description of Real Property: **All Bel Air 2nd Columbus. 2855 40 Ave Columbus NE 68601**

What type of for-profit facility is the exemption being applied? (check all that apply)  
 Nursing Facility  Skilled Nursing Facility  Assisted-Living Facility

For more information on permissive exemptions, please scan the QR code.



Does this facility accept Medicaid benefits?  Yes  No

If yes, complete the information below for the most recent three-year period from date the form is completed:  
The exemption percentage for each year in the most recent three-year period is equal to a facility's number of occupied Medicaid beds for a given year divide by the facility's total number of occupied bed for that year. The exemption percentage for each year is added together and divided by three to calculate the average percentage of occupied Medicaid beds over the most recent three year period. This number is the final exemption percentage that will be multiplied by the facility's property taxes to determine the facility's exemption amount. Please see specific instructions on reverse side for each column below.

| 1                            | 2  | 3   | 4  |
|------------------------------|--|---|--|
| The three most recent years: | Total number of occupied beds for year specified in Column (1) | Total number of occupied Medicaid Beds for Year | Percentage of occupied Medicaid Beds: Column (3) divided by Column (2) |
| Year 1: 202_                 | 27,900   | 14,148  | 51%  |
| Year 2: 202_                 | 28,115   | 17,777  | 63%  |
| Year 3: 202_                 | 27,018   | 15,133  | 56%  |

| 5   | 5a  | 5b   |
|---|---|--|
| Calculate the three year average percentage of occupied Medicaid beds for exempt purposes | Sum of three year Percentages from Column (4) | Average Occupied Medicaid Beds Percentage Column (5a) divided by 3 |
|   | 170%  | 57%  |

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here

*Joseph Miller*  
Authorized Signature

Accounts Payable  
Title

12/31/2025  
Date

Retain a copy for your records.

### For County Assessor's Recommendation

Approval for 57 %  
 Denied

COMMENTS: \_\_\_\_\_

*Kpi S. Urkashi*  
Signature of County Assessor

2-17-26  
Date

### For County Board of Equalization Use Only

Approved for \_\_\_\_\_ %  
 Denied

If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.

\_\_\_\_\_  
Signature of County Board Member

\_\_\_\_\_  
Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



## Instructions

**Who May File.** Any for-profit skilled nursing facilities as defined in Neb. Rev. Stat. §71-429, nursing facilities as defined in Neb. Rev. Stat. §71-424 or assisted-living facilities as defined in Neb. Rev. Stat. §71-5903 that provides housing for Medicaid beneficiaries, except that the exemption amount for such property shall be a percentage of the property taxes that would otherwise be due.

**When and Where to File.** The Form 451NF must be filed **annually** on or before December 31 immediately preceding the year for which the exemption is sought with the county assessor of the county where the property is located.

**Occupied Medicaid Bed Defined.** An occupied Medicaid bed is defined as a bed occupied by a Medicaid beneficiary.

### **Exemption Percentage Tax Year Bed Calculation Instructions.**

1. In this column, list the three most recent years from the date the form is being completed.
2. Determine the facility's number of occupied beds for each year regardless of how the bed is paid (Medicaid, Medicare, private pay, VA paid, etc.).
3. Total number of occupied Medicaid beds for each year. For skilled nursing facilities and nursing facilities, please reference and attach the last page of the DHHS State of Nebraska-Nursing Facility Assessments Report to provide the occupied Medicaid bed count for each year in the most recent three year period from the date the form is completed. For assisted-living facilities, please provide supporting documentation of number of occupied Medicaid beds.

### **Please do not include any Medicaid recipient personal information as documentation for this application.**

4. Percentage of occupied Medicaid beds. Calculate by taking total number of occupied Medicaid beds for each year divided, Column (3), divided by the total number of occupied beds for the year, Column (2), for each row which equals the percentage of occupied Medicaid beds for the each year.
  - 5a. Calculate the three-year average by summing the three year percentages from Column (4).
  - 5b. Calculate the average occupied Medicaid beds percentage by taking the sum of Column (5a) and dividing the sum by 3 to equal the three-year average percentage of occupied Medicaid beds to determine the final exemption percentage.

**Late Filings/Waivers.** If an organization fails to file a Form 451NF on or before December 31, it may file a Form 451NF on or before June 30 with the county assessor. The organization or society must also file a written request for a waiver of the deadline with the application. The county board of equalization may grant the waiver upon finding that good cause exists for the failure to make application on or before December 31. The penalty may not be waived.

**Property Acquired or Converted to Exempt Use.** If property is acquired or converted to exempt use after January 1, the organization may file an application for exemption on or before July 1 of the year the property was acquired or converted. If an organization, between July 1 and levy date (October 20), purchases property that has been granted a tax exemption, and the property continues to be qualified for exemption, the purchasing organization must file an application for exemption on or before November 15.

Taxable property acquired or converted after July 1 is not eligible for exemption that year. If an application is filed, it will be considered an application for exemption for the next year.

**Appeal Procedures.** In the event of disapproval of this application by the county board of equalization, an appeal may be filed with the Tax Equalization and Review Commission within 30 days of the final decision.

**Specific Instructions.** Property tax exemptions are strictly construed, and it is the responsibility of the applicant to prove the property qualifies for an exemption. The burden of proof lies with the organization to provide documentation that would support the exemption being approved.

The completed **451NF** must be retained by the county clerk after the county board of equalization action with a legible copy forwarded electronically to the Department within seven days of the county board of equalization's decision to [pat.tech@nebraska.gov](mailto:pat.tech@nebraska.gov). The county assessor may make copies for the county's records.



QUALITY ASSURANCE ASSESSMENT FORM  
 STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE  
 COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY JANUARY 30, 2023

October 1 - December 31      2022

FACILITY IDENTIFICATION AND CONTACT INFORMATION:

|                                |                              |
|--------------------------------|------------------------------|
| Facility Name                  | Emerald Care Center Columbus |
| Medicaid Provider Number       | 10026774702                  |
| Facility Contact Name          | Moshe Ratner                 |
| Facility Contact Phone Number  | 516-504-9797 x 1008          |
| Facility Contact Email Address | ap@emeraldcolombus.com       |

NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:

NFS/NF Resident Days Subject to Quality Assurance Assessment:  
 Medicare days are exempt. Report Medicare days on Line 7 below.

|   |        |
|---|--------|
| 1 Nebraska Medicaid Days (including bedhold and Hospice)                            | 2,980  |
| 2 Private Days (including bedhold and Hospice)                                      | 1,921  |
| 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)                | 21     |
| 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3) | 4,922  |
| 5 Quality Assurance Assessment per Resident Day                                     | \$3.50 |

6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5) Mail or deliver a signed copy of this completed form with a check for this amount to the address below by January 30, 2023. This completed form is your invoice.

|                        |                    |
|------------------------|--------------------|
| <b>PAY THIS AMOUNT</b> | <b>\$17,227.00</b> |
|------------------------|--------------------|

ACH Tracking / Id Number is Required for ACH Payments

NFS/NF Resident Days Not Subject to Quality Assurance Assessment:

|  |       |
|--|-------|
| 7 Medicare Days (including Managed Care - Medicare)      | 1,344 |
| 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7) | 6,266 |

CERTIFICATION:

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.

*Moshe Ratner*

Facility Representative Signature

Moshe Ratner

Printed Name and Title

1/11/2023

Date

**MAILING ADDRESS:**  
 Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906

Please mail to address exactly as shown above - include PO box







**QUALITY ASSURANCE ASSESSMENT FORM**  
 STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE  
 COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY JULY 30, 2023

April 1 - June 30 2023

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

Facility Name \_\_\_\_\_  
 Medicaid Provider Number \_\_\_\_\_  
 Facility Contact Name \_\_\_\_\_  
 Facility Contact Phone Number \_\_\_\_\_  
 Facility Contact Email Address \_\_\_\_\_

|   |                              |
|---|------------------------------|
| * | Emerald Care Center Columbus |
| * | 10026774702                  |
| * | Moshe Ratner                 |
| * | 516-504-9797 x 1008          |
| * | ac@emeraldcolumbus.com       |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

**NFS/NF Resident Days Subject to Quality Assurance Assessment:**  
 Medicare days are exempt. Report Medicare days on Line 7 below.

- 1 Nebraska Medicaid Days (including bedhold and Hospice) \_\_\_\_\_
- 2 Private Days (including bedhold and Hospice) \_\_\_\_\_
- 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid) \_\_\_\_\_
- 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3) \_\_\_\_\_
- 5 Quality Assurance Assessment per Resident Day \_\_\_\_\_

|   |  |        |
|---|--|--------|
| * | Resident Days in Licensed NF Beds (Licensed beds include Medicaid-certified beds AND licensed beds not certified for Medicaid) | 4,455  |
| * |  | 1,668  |
| * |  | 27     |
| * |  | 6,150  |
| * |  | \$3,50 |

6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5) Mail or deliver a signed copy of this completed form with a check for this amount to the address below by July 30, 2023. This completed form is your invoice.

|   |                        |                    |
|---|------------------------|--------------------|
| * | <b>PAY THIS AMOUNT</b> | <b>\$21,525.00</b> |
|---|------------------------|--------------------|

Make checks payable to:  
 Department of Health & Human Services

- 7 Medicare Days (Including Managed Care - Medicare) \_\_\_\_\_
- 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7) \_\_\_\_\_

|   |       |
|---|-------|
| * | 966   |
| * | 7,116 |

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.

*Moshe Ratner*

Facility Representative Signature

Moshe Ratner

Printed Name and Title

7/18/2023

Date

**MAILING ADDRESS:**

Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906

Please mail to address exactly as shown above - include PO box



**QUALITY ASSURANCE ASSESSMENT FORM**  
**STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE**  
**COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY OCTOBER 30, 2023**

**July 1 - September 30 2023**

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

|                                |                              |
|--------------------------------|------------------------------|
| Facility Name                  | Emerald Care Center Columbus |
| Medicaid Provider Number       | 10026774702                  |
| Facility Contact Name          | Moshe Ratner                 |
| Facility Contact Phone Number  | 516-504-9797 x 1008          |
| Facility Contact Email Address | ap@emeraldcolumbus.com       |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

**NF/SNF Resident Days Subject to Quality Assurance Assessment:**  
**Medicare days are exempt. Report Medicare days on Line 7 below.**

|   |        |
|---|--------|
| 1 Nebraska Medicaid Days (including bedhold and Hospice)                            | 4,168  |
| 2 Private Days (including bedhold and Hospice)                                      | 2,195  |
| 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)                | 17     |
| 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3) | 6,380  |
| 5 Quality Assurance Assessment per Resident Day                                     | \$3.50 |

6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5) Mail or deliver a signed copy of this completed form with a check for this amount to the address below by October 30, 2023. This completed form is your invoice.

|                        |                    |
|------------------------|--------------------|
| <b>PAY THIS AMOUNT</b> | <b>\$22,330.00</b> |
|------------------------|--------------------|

ACH Tracking / Id Number is Required for ACH Payments

|                                       |       |
|---------------------------------------|-------|
| * Make checks payable to:             |       |
| Department of Health & Human Services |       |
| 627                                   | 7,007 |

**NF/SNF Resident Days Not Subject to Quality Assurance Assessment:**

- 7 Medicare Days (including Managed Care - Medicare)
- 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7)

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department and will be made available for inspection when requested.

*Moshe Ratner*

Facility Representative Signature

Moshe Ratner

Printed Name and Title

10/23/2023

Date

**MAILING ADDRESS:**  
 Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906

Please mail to address exactly as shown above - include PO box



QUALITY ASSURANCE ASSESSMENT FORM  
 STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE  
 COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY JANUARY 30, 2024

October 1 - December 31                      2023

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

|                                |                              |
|--------------------------------|------------------------------|
| Facility Name                  | Emerald Care Center Columbus |
| Medicaid Provider Number       | 10026774702                  |
| Facility Contact Name          | Moshe Ratner                 |
| Facility Contact Phone Number  | 516-504-9797 x 1008          |
| Facility Contact Email Address | ap@emeraldcolumbus.com       |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

**NFS/NF Resident Days Subject to Quality Assurance Assessment:**  
 Medicare days are exempt. Report Medicare days on Line 7 below.

|   |        |
|---|--------|
| 1 Nebraska Medicaid Days (including bedhold and Hospice)                            | 4,298  |
| 2 Private Days (including bedhold and Hospice)                                      | 1,988  |
| 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)                | 7      |
| 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3) | 6,293  |
| 5 Quality Assurance Assessment per Resident Day                                     | \$3.50 |

**6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5) Mail or deliver a signed copy of this completed form with a check for this amount to the address below by January 30, 2024. This completed form is your invoice.**

|   |                    |
|---|--------------------|
| ACH Tracking / Id Number is Required for ACH Payments |                    |
| <b>PAY THIS AMOUNT</b>                                | <b>\$22,025.50</b> |

**NFS/NF Resident Days Not Subject to Quality Assurance Assessment:**

|  |       |
|--|-------|
| 7 Medicare Days (including Managed Care - Medicare)      | 1,000 |
| 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7) | 7,293 |

**CERTIFICATION:**  
 I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.

*Moshe Ratner*

\* \_\_\_\_\_  
 Facility Representative Signature

\* \_\_\_\_\_  
 Moshe Ratner  
 Printed Name and Title

\* \_\_\_\_\_  
 1/16/2024  
 Date

**MAILING ADDRESS:**  
 Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906

Please mail to address exactly as shown above - include PO box



**QUALITY ASSURANCE ASSESSMENT FORM**  
**STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE**  
**COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY APRIL 30, 2024**

January 1 - March 31      2024

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

Facility Name  
 Medicaid Provider Number  
 Facility Contact Name  
 Facility Contact Phone Number  
 Facility Contact Email Address

|   |                              |
|---|------------------------------|
| * | Emerald Care Center Columbus |
| * | 10026774702                  |
| * | Moshe Ratner                 |
| * | 516-504-9797 x 1008          |
| * | ap@emeraldcolumbus.com       |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

**NFS/NF Resident Days Subject to Quality Assurance Assessment:**  
 Medicare days are exempt. Report Medicare days on Line 7 below.

- 1 Nebraska Medicaid Days (Including bedhold and Hospice)
- 2 Private Days (Including bedhold and Hospice)
- 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)
- 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3)
- 5 Quality Assurance Assessment per Resident Day

Resident Days in Licensed NF Beds (Licensed beds include Medicaid-certified beds AND licensed beds not certified for Medicaid)

|   |        |
|---|--------|
| * | 4,649  |
| * | 1,247  |
| * | 108    |
|   | 6,004  |
|   | \$3.50 |

6 Total Quality Assurance Assessment Amount Due (Multiply Line 4 times Line 5) Mail or deliver a signed copy of this completed form with a check for this amount to the address below by April 30, 2024. This completed form is your invoice.  
 ACH Tracking / Id Number is Required for ACH Payments

|  |                        |                    |
|--|------------------------|--------------------|
|  | <b>PAY THIS AMOUNT</b> | <b>\$21,014.00</b> |
|--|------------------------|--------------------|

**NFS/NF Resident Days Not Subject to Quality Assurance Assessment:**

- 7 Medicare Days (Including Managed Care - Medicare)
- 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7)

Make checks payable to:  
 Department of Health & Human Services

|   |       |
|---|-------|
| * | 1,019 |
|   | 7,023 |

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department and will be made available for inspection when requested.

*Moshe Ratner*

\_\_\_\_\_  
 Facility Representative Signature  
 Moshe Ratner  
 Printed Name and Title  
 4/11/2024  
 Date

**MAILING ADDRESS:**  
 Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906

Please mail to address exactly as shown above - include PO box



**QUALITY ASSURANCE ASSESSMENT FORM**  
**STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE**  
**COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY JULY 30, 2024**

April 1 - June 30 2024

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

|                                |                              |
|--------------------------------|------------------------------|
| Facility Name                  | Emerald Care Center Columbus |
| Medicaid Provider Number       | 10026774702                  |
| Facility Contact Name          | Moshe Ratner                 |
| Facility Contact Phone Number  | 516-504-9797 x 1008          |
| Facility Contact Email Address | ap@emeraldccolumbus.com      |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

**NFS/NF Resident Days Subject to Quality Assurance Assessment:**  
**Medicare days are exempt. Report Medicare days on Line 7 below.**

|   |        |
|---|--------|
| 1 Nebraska Medicaid Days (including bedhold and Hospice)                            | 4,932  |
| 2 Private Days (including bedhold and Hospice)                                      | 930    |
| 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)                | 18     |
| 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3) | 5,880  |
| 5 Quality Assurance Assessment per Resident Day                                     | \$3.50 |

**6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5) Mail or deliver a signed copy of this completed form with a check for this amount to the address below by July 30, 2024. This completed form is your invoice.**

|   |                          |
|---|--------------------------|
| ACH Tracking / Id Number is Required for ACH Payments | * <b>PAY THIS AMOUNT</b> |
|   | <b>\$20,580.00</b>       |

**NFS/NF Resident Days Not Subject to Quality Assurance Assessment:**

|  |       |
|--|-------|
| 7 Medicare Days (Including Managed Care - Medicare)      | * 985 |
| 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7) | 6,865 |

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.

*Moshe Ratner*

Facility Representative Signature

Moshe Ratner

Printed Name and Title

7/15/2024

Date

**MAILING ADDRESS:**  
 Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906

*Please mail to address exactly as shown above - include PO box*



QUALITY ASSURANCE ASSESSMENT FORM  
 STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE  
 COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY OCTOBER 30, 2024

July 1 - September 30      2024

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

Facility Name  
 Medicaid Provider Number  
 Facility Contact Name  
 Facility Contact Phone Number  
 Facility Contact Email Address

|   |                              |
|---|------------------------------|
| * | Emerald Care Center Columbus |
| * | 10026774702                  |
| * | Eli Badalov                  |
| * | 516-504-9797                 |
| * | Elibadalov@emerladhcm.com    |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

**NFS/NF Resident Days Subject to Quality Assurance Assessment:**  
 Medicare days are exempt. Report Medicare days on Line 7 below.

- 1 Nebraska Medicaid Days (including bedhold and Hospice)
- 2 Private Days (including bedhold and Hospice)
- 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)
- 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3)
- 5 Quality Assurance Assessment per Resident Day

|   |        |
|---|--------|
| * | 3,898  |
| * | 1,147  |
| * | 571    |
| * | 5,616  |
| * | \$9.00 |

Resident Days in Licensed NF Beds (Licensed beds include Medicaid-certified beds AND licensed beds not certified for Medicaid)

6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5) Mail or deliver a signed copy of this completed form with a check for this amount to the address below by October 30, 2024. This completed form is your invoice.

ACH Tracking / Id Number is Required for ACH Payments

|                        |                    |
|------------------------|--------------------|
| <b>PAY THIS AMOUNT</b> | <b>\$50,544.00</b> |
|------------------------|--------------------|

**NFS/NF Resident Days Not Subject to Quality Assurance Assessment:**

- 7 Medicare Days (including Managed Care - Medicare)
- 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7)

|   |       |
|---|-------|
| * | 1,318 |
| * | 6,934 |

Make checks payable to:  
 Department of Health & Human Services

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.

*Eli Badalov*

Facility Representative Signature

Eli Badalov

Printed Name and Title

10/18/2024

Date

**MAILING ADDRESS:**

Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906

Please mail to address exactly as shown above - include PO box



QUALITY ASSURANCE ASSESSMENT FORM  
 STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE  
 COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY JANUARY 30, 2025

October 1 - December 31                      2024

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

Facility Name  
 Medicaid Provider Number  
 Facility Contact Name  
 Facility Contact Phone Number  
 Facility Contact Email Address

|                                |
|--------------------------------|
| * Emerald Care Center Columbus |
| * 10026774702                  |
| * Eli Badalov                  |
| * 516-504-9797                 |
| * EliBadalov@emerladhcm.com    |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

NF/SNF Resident Days Subject to Quality Assurance Assessment:  
 Medicare days are exempt. Report Medicare days on Line 7 below.

- 1 Nebraska Medicaid Days (including bedhold and Hospice)
- 2 Private Days (including bedhold and Hospice)
- 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)
- 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3)
- 5 Quality Assurance Assessment per Resident Day

|  |
|--|
| * Resident Days in Licensed NF Beds (Licensed beds include Medicaid-certified beds AND licensed beds not certified for Medicaid) |
| * 3,665  |
| * 1,356  |
| * 528  |
| * 5,549  |
| * \$9.00   |

6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5) Mail or deliver a signed copy of this completed form with a check for this amount to the address below by January 30, 2025. This completed form is your invoice.  
 ACH Tracking / Id Number is Required for ACH Payments

|                        |
|------------------------|
| <b>PAY THIS AMOUNT</b> |
| <b>\$49,941.00</b>     |

NF/SNF Resident Days Not Subject to Quality Assurance Assessment:  
 7 Medicare Days (including Managed Care - Medicare)  
 8 Total Resident Days in Licensed Beds (Add Lines 4 + 7)

|   |
|---|
| * Department of Health & Human Services |
| * 1,272                                 |
| * 6,821                                 |

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.

*Eli Badalov*

Facility Representative Signature

Eli Badalov

Printed Name and Title

1/22/2025

Date

**MAILING ADDRESS:**

Quality Assurance Assessment  
 Department of Health and Human Services  
 PO Box 94906  
 301 Centennial Mall South  
 Lincoln, Nebraska 68509-4906

Please mail to address exactly as shown above - include PO box











QUALITY ASSURANCE ASSESSMENT FORM  
STATE OF NEBRASKA - DHHS DIVISION OF MEDICAID AND LONG-TERM CARE  
COMPLETE REQUIRED FIELDS (\*) AND MAIL OR DELIVER SIGNED FORM WITH PAYMENT BY OCTOBER 30, 2025

July 1 - September 30          2025

**FACILITY IDENTIFICATION AND CONTACT INFORMATION:**

Facility Name  
Medicaid Provider Number  
Facility Contact Name  
Facility Contact Phone Number  
Facility Contact Email Address

|   |                              |
|---|------------------------------|
| * | Emerald Care Center Columbus |
| * | 10026774702                  |
| * | Eli Badalov                  |
| * | 516-504-9797                 |
| * | EliBadalov@emerladhcm.com    |

**NURSING FACILITY / SKILLED NURSING FACILITY RESIDENT DAYS:**

**NF/SNF Resident Days Subject to Quality Assurance Assessment:**  
Medicare days are exempt. Report Medicare days on Line 7 below.

- 1 Nebraska Medicaid Days (including bed/hold and Hospice)
- 2 Private Days (including bed/hold and Hospice)
- 3 Other Days (V.A., Other States' Medicaid, Managed Care - Medicaid)
- 4 Total Resident Days Subject to Quality Assurance Assessment (Add Lines 1 + 2 + 3)
- 5 Quality Assurance Assessment per Resident Day

|   |  |        |
|---|--|--------|
| * | Resident Days in Licensed NF Beds (Licensed beds include Medicaid-certified beds AND licensed beds not certified for Medicaid) | 3,651  |
| * |  | 1,762  |
| * |  | 488    |
|   |  | 5,901  |
|   |  | \$9.00 |

6 Total Quality Assurance Assessment Amount Due (multiply Line 4 times Line 5) Mail or deliver a signed copy of this completed form with a check for this amount to the address below by October 30, 2025. This completed form is your invoice.

|                        |                    |
|------------------------|--------------------|
| <b>PAY THIS AMOUNT</b> | <b>\$53,109.00</b> |
|------------------------|--------------------|

**NF/SNF Resident Days Not Subject to Quality Assurance Assessment:**  
7 Medicare Days (including Managed Care - Medicare)  
8 Total Resident Days in Licensed Beds (Add Lines 4 + 7)

|   |                                       |       |
|---|---------------------------------------|-------|
| * | Department of Health & Human Services | 1,787 |
|   |                                       | 7,688 |

**CERTIFICATION:**

I certify the information provided above is true and accurate, and is supported by the financial and/or other records of the facility. I understand this information will be used by the Department of Health and Human Services, Division of Medicaid and Long-Term Care. Supporting records will be retained for a period of not less than 5 years following the date the information was sent to the Department, and will be made available for inspection when requested.

*Eli Badalov*

Facility Representative Signature

Eli Badalov

Printed Name and Title

10/17/2025

Date

**MAILING ADDRESS:**

Quality Assurance Assessment  
Department of Health and Human Services  
PO Box 94906  
301 Centennial Mall South  
Lincoln, Nebraska 68509-4906

Please mail to address exactly as shown above - include PO box



File with Your County Assessor on or Before December 31

# Exemption Application

For a Qualifying For-Profit Nursing Facility, Skilled Nursing Facility, or Assisted-Living Facility

Annual Filing Required

**FORM  
451NF**

|  |                              |                         |
|--|------------------------------|-------------------------|
| Name of Owner<br><b>Edgewood Columbus (EVI Columbus)</b> | County Name<br><b>Platte</b> | Tax Year<br><b>2025</b> |
| Name of Business if Different than Owner                 |                              |                         |

|   |  |                                     |                                    |
|---|--|-------------------------------------|------------------------------------|
| Street or Other Mailing Address of Applicant<br><b>PO Box 13238</b> | City<br><b>Grand Forks</b>                           | State<br><b>ND</b>                  | Zip Code<br><b>58208</b>           |
| Contact Name<br><b>Kelly Doda</b>                                   | Email Address<br><b>kelly.doda@edgewoodvista.com</b> | Phone Number<br><b>701-757-5406</b> | Parcel Number<br><b>0710128558</b> |

Legal Description of Real Property  
**Lot 1 Klein Subdivision Columbus (3386 53 Ave)**

What type of for-profit facility is the exemption being applied? (check all that apply)

Nursing Facility   
  Skilled Nursing Facility   
  Assisted-Living Facility

For more information on permissive exemptions, please scan the QR code.



Does this facility accept Medicaid benefits?     Yes     No

If yes, complete the information below for the most recent three-year period from date the form is completed:  
 The exemption percentage for each year in the most recent three-year period is equal to a facility's number of occupied Medicaid beds for a given year divide by the facility's total number of occupied bed for that year. The exemption percentage for each year is added together and divided by three to calculate the average percentage of occupied Medicaid beds over the most recent three year period. This number is the final exemption percentage that will be multiplied by the facility's property taxes to determine the facility's exemption amount. Please see specific instructions on reverse side for each column below.

| 1                            | 2  | 3   | 4  |
|------------------------------|--|---|--|
| The three most recent years: | Total number of occupied beds for year specified in Column (1) | Total number of occupied Medicaid Beds for Year | Percentage of occupied Medicaid Beds: Column (3) divided by Column (2) |
| Year 1: 202 <sup>3</sup>     | 10.29  | .02   | .23%   |
| Year 2: 202 <sup>4</sup>     | 12.49  | .71   | 5.35%  |
| Year 3: 202 <sup>5</sup>     | 8.50   | 0   | 0  |

| 5   | 5a  | 5b   |
|---|---|--|
| Calculate the three year average percentage of occupied Medicaid beds for exempt purposes | Sum of three year Percentages from Column (4) | Average Occupied Medicaid Beds Percentage Column (5a) divided by 3 |
|   | 5.58  | 1.86   |

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

**sign here**

Authorized Signature

*[Handwritten Signature]*

Regional Controller

Title

12/31/25

Date

**Retain a copy for your records.**

**For County Assessor's Recommendation**

Approval for \_\_\_\_\_ %

Denied

COMMENTS: *Not enough information provided to make a determination*

*[Handwritten Signature]*  
Signature of County Assessor

*2-18-26*  
Date

**For County Board of Equalization Use Only**

Approved for \_\_\_\_\_ %

Denied

If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.

Signature of County Board Member

Date

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**



**Monthly Summary**

| Columbus                  |  | 2023         | 2023        | 2023        | 2023         | 2023         | 2023         | 2023         | 2023        | 2023        | 2023        | 2023         | 2023         | 2023         | 2023 | 2023 | 2023 |
|---------------------------|--|--------------|-------------|-------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|--------------|--------------|--------------|------|------|------|
| Occupancy                 |  | Annual       | Jan 2023    | Feb 2023    | Mar 2023     | Apr 2023     | May 2023     | Jun 2023     | Jul 2023    | Aug 2023    | Sep 2023    | Oct 2023     | Nov 2023     | Dec 2023     | 2024 | 2024 | 2024 |
|                           |  |              | 31          | 28          | 31           | 30           | 31           | 30           | 31          | 31          | 30          | 31           | 30           | 31           | 31   | 30   | 31   |
| MC Private Beds           |  | 10.29        | 8.06        | 8.89        | 11.97        | 11.83        | 10.71        | 10.27        | 9.85        | 8.29        | 8.87        | 10.32        | 11.83        | 12.74        |      |      |      |
| MC Medicaid               |  | 0.02         | -           | 0.29        | -            | -            | -            | -            | -           | 8.29        | 8.87        | 10.32        | 11.83        | 12.74        |      |      |      |
| <b>Total MC Occupancy</b> |  | <b>10.31</b> | <b>8.06</b> | <b>9.18</b> | <b>11.97</b> | <b>11.83</b> | <b>10.71</b> | <b>10.27</b> | <b>9.85</b> | <b>8.29</b> | <b>8.87</b> | <b>10.32</b> | <b>11.83</b> | <b>12.74</b> |      |      |      |
| MC Medicare               |  | 0.23%        | 0.00%       | 3.16%       | 0.00%        | 0.00%        | 0.00%        | 0.00%        | 0.00%       | 0.00%       | 0.00%       | 0.00%        | 0.00%        | 0.00%        |      |      |      |

**Monthly Summary**

| Columbus                  |  | 2024         | 2024         | 2024         | 2024         | 2024         | 2024         | 2024         | 2024         | 2024         | 2024         | 2024         | 2024         | 2024         | 2024 | 2024 | 2024 |
|---------------------------|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------|------|------|
| Occupancy                 |  | Annual       | Jan 2024     | Feb 2024     | Mar 2024     | Apr 2024     | May 2024     | Jun 2024     | Jul 2024     | Aug 2024     | Sep 2024     | Oct 2024     | Nov 2024     | Dec 2024     | 2025 | 2025 | 2025 |
|                           |  |              | 31           | 29           | 31           | 30           | 31           | 30           | 31           | 31           | 30           | 31           | 30           | 31           | 31   | 30   | 31   |
| MC Private Beds           |  | 12.49        | 14.81        | 13.76        | 11.03        | 11.27        | 12.13        | 11.30        | 10.68        | 13.00        | 12.97        | 13.00        | 13.40        | 12.52        |      |      |      |
| MC Medicaid               |  | 0.71         | -            | -            | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 0.47         | -            |      |      |      |
| <b>Total MC Occupancy</b> |  | <b>13.20</b> | <b>14.81</b> | <b>13.76</b> | <b>12.03</b> | <b>12.27</b> | <b>13.13</b> | <b>12.30</b> | <b>11.68</b> | <b>14.00</b> | <b>13.97</b> | <b>14.00</b> | <b>13.87</b> | <b>12.52</b> |      |      |      |
| MC Medicare               |  | 5.35%        | 0.00%        | 0.00%        | 8.31%        | 8.15%        | 7.62%        | 8.13%        | 8.56%        | 7.14%        | 7.16%        | 7.14%        | 3.39%        | 0.00%        |      |      |      |

**Columbus**

| Occupancy                 |  | 2025        | 2025         | 2025         | 2025         | 2025         | 2025         | 2025         | 2025         | 2025         | 2025        | 2025        | 2025        | 2025        | 2025 | 2025 | 2025 |
|---------------------------|--|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|------|------|------|
|                           |  | Annual      | Jan 2025     | Feb 2025     | Mar 2025     | Apr 2025     | May 2025     | Jun 2025     | Jul 2025     | Aug 2025     | Sep 2025    | Oct 2025    | Nov 2025    | Dec 2025    | 2026 | 2026 | 2026 |
|                           |  |             | 31           | 28           | 31           | 30           | 31           | 30           | 31           | 31           | 30          | 31          | 30          | 31          | 31   | 30   | 31   |
| MC Private Beds           |  | 8.50        | 10.42        | 11.07        | 12.55        | 10.07        | 10.00        | 10.80        | 10.26        | 10.10        | 6.73        | 3.39        | 2.57        | 4.09        |      |      |      |
| MC Medicaid               |  | -           | -            | -            | -            | -            | -            | -            | -            | -            | -           | -           | -           | -           |      |      |      |
| <b>Total MC Occupancy</b> |  | <b>8.50</b> | <b>10.42</b> | <b>11.07</b> | <b>12.55</b> | <b>10.07</b> | <b>10.00</b> | <b>10.80</b> | <b>10.26</b> | <b>10.10</b> | <b>6.73</b> | <b>3.39</b> | <b>2.57</b> | <b>4.09</b> |      |      |      |
| MC Medicare               |  | 0.00%       | 0.00%        | 0.00%        | 0.00%        | 0.00%        | 0.00%        | 0.00%        | 0.00%        | 0.00%        | 0.00%       | 0.00%       | 0.00%       | 0.00%       |      |      |      |



Columbus, Nebraska  
February 10, 2026  
Tuesday, A.M.

Pursuant to adjournment the Platte County Board of Supervisors met in session beginning at 9:00 AM Jennifer E. Brown, County Clerk, Kim Kwapnioski, Chairperson.

Roll Call and the following members present: Supervisors Harms, Ott, Micek, Reilly, Lloyd, Trouba and Chairperson Kwapnioski

The Chairperson informed the public of the posting of the open meeting laws.

The meeting notice was published in the Columbus Telegram on February 3, 2026, and the Humphrey Democrat on February 4, 2026.

Approval of agenda as written

Approval of the January 27, 2026 minutes.

Marlene Vetick, Clerk of District Court informed the County Board that she will not be seeking re-election for a 10<sup>th</sup> term for her position. She introduced Kate McKay, a Platte County resident and employee of the Madison County District Court for 20+ years as her recommendation to the position of Clerk of District Court.

Rachel Pensick, JCC Communications Director:

Motion, Supervisor Micek, seconded Supervisor Ott, to approve the Second Addendum to Consolidated Communications Center Interlocal Cooperation Agreement.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Extension Office:

Motion, Supervisor Trouba, seconded Supervisor Lloyd, to table the 2025 Annual Report.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Platte County Treasurer:

Motion, Supervisor Trouba, seconded Supervisor Micek, to approve the Platte County Treasurer to put interest received from February 2026 until COVID American Rescue Plan account is closed be received into General Fund 100 on a monthly basis.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Hannah Murray, Zelle HR Solutions:

Motion, Supervisor Reilly, seconded Supervisor Lloyd, to have the Public Defender Policy Board bring forth a recommendation at the next Board meeting on February 24th.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Motion, Supervisor Reilly, seconded Supervisor Trouba, for the committee to start working on a contract and have a contract to submit to the Board by March 1st 2026.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Highway Department:

Motion, Supervisor Lloyd, seconded Supervisor Micek, to approve a utility permit for Magnum Electric for Ryan Loseke - water and electrical line MK 1930.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Motion, Supervisor Lloyd, seconded Supervisor Micek, to approve a utility permit for Lehr Inc. - Electrical Service MR 3029.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Motion, Supervisor Reilly, seconded Supervisor Lloyd, to approve Resolution 26-06, Annual Certification of Program Compliance to Nebraska Board of Public Roads Classification and Standards 2025.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

The Highway Department Road Report was given by Justin Laudenklos and Jane Cromwell.

Motion, Supervisor Lloyd, seconded Supervisor Ott, to open the Hearing.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Speakers: Eric Reichmuth - on behalf of St. Ben Road and Dave Chohon

Motion, Supervisor Lloyd, seconded Supervisor Micek, close the Hearing.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Motion, Supervisor Lloyd, seconded Supervisor Micek, to approve the 1&6 Year Plan as presented.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Supervisor Ron Reilly - ARPA monies:

Motion, Supervisor Lloyd, seconded Supervisor Reilly, to approve \$10,000.00 for Binswinger Glass and \$30,000.00 for Columbus Carpet to come from ARPA funds.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

2026 Rules of Governing:

Motion, Supervisor Lloyd, seconded Supervisor Reilly, to allow mileage reimbursement both ways in the mowing of cemeteries, and to increase the rate to \$65.00 per 1/2 acre to include the trimming.

Voting: Harms: Nay, Kwapnioski: Aye, Lloyd: Aye, Micek: Nay, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Committee Reports: Supervisor Harms - Asks for more information to be presented to the whole board on the subcommittee items and to not put the cart in front of the horse. Supervisor Reilly - 4x2s for appointed officials will be done soon. Recommendations for increase will be on the next Board meeting. Supervisor Ott - No Report Supervisor Trouba - No

SUPERVISORS RECORD NO. 50

Report Supervisor Lloyd - Road and Bridge meetings last week. Next week DA Davidson will be here. Supervisors Trouba, Reilly, and Harms will attend. Supervisor Micek - No Report

Motion, Supervisor Reilly, seconded Supervisor Ott, to accept, file, and credit the proper accounts on correspondence: Cancel General Fund Check no. 2683 in the amount of \$83.10 to Merrick County Sheriff - Double payment by Attorney's Office, City of Columbus - Notice of Hearing on "Redevelopment Plan for the Keyes Development, LLC, Redevelopment Project" Continuation Certification for Marvion Reichert, Jr, Treasurer Central Platte Natural Resources District, Notice of Appointing Qualified Individual to Fill ESU 7 Board Vacancy - April Emeigh, State of Nebraska, Power Review Board - Certificate of Approval of a Petition filed by the Loup River Public Power District to amend the districts charter, Treasurer Receipts \$60,207.08.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

Motion, Supervisor Lloyd, seconded Supervisor Reilly, to approve all claims.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott: Aye, Reilly: Aye, Trouba: Aye

Whereupon the Chairperson declared the motion carried.

All Funds-Payroll Payment Nos. 12251033-12251248 & Accounts Payable Check Nos. 2790-2988, Incl.,

GENERAL FUND

|                          |                   |              |
|--------------------------|-------------------|--------------|
| Total Gross Payroll      |                   | \$306,109.20 |
| Aero Constructors        | Reg HSG 2024      | 9,641.90     |
| Affordable Language Serv | Intrprtr Serv     | 392.74       |
| All Makes                | Print/Publ        | 332.68       |
| All Makes                | Off Supp          | 52.95        |
| All Makes                | Off Supp          | 27.88        |
| All Makes                | Off Maint/Rep     | 7.98         |
| All Makes                | Off Maint Rep     | 37.03        |
| All Makes                | Off Supp          | 81.33        |
| Beth Jones               | Mile              | 7.47         |
| Big Red Printing         | Stat/Env          | 52.00        |
| Big Red Printing         | Stat/Env          | 410.62       |
| Blue Cross Blue Shield   | Hlth/Acc-Co Share | 326,685.66   |
| Bomgaars                 | Shop Supp         | 54.95        |

SUPERVISORS RECORD NO. 50

|                              |                        |           |
|------------------------------|------------------------|-----------|
| Butler Co Sheriff            | Dist Crt Csts          | 287.68    |
| CDW-Gov                      | Off Supp               | 360.00    |
| CDW-Gov                      | Off Supp               | 769.20    |
| CDW-Gov                      | Server Infrastructure  | 363.06    |
| CDW-Gov                      | Off Eq                 | 9.31      |
| Central Insulation & Roofing | Bldg Rep               | 28,995.00 |
| Christopher Maurer           | Med/Hosp Client Serv   | 317.00    |
| City of Columbus             | Misc                   | 20.01     |
| City of Columbus             | Lights/Elect/Htg Fuels | 1,487.22  |
| Claire Galley                | Co Crt Csts            | 20.00     |
| Clearly                      | Tele Serv              | 1,979.94  |
| Clerk of District Court      | Post/Juror Fees        | 240.03    |
| CNC Repair                   | Car Rep-Rd Fd          | 1,624.95  |
| Columbus Telegram            | Print/Publ             | 570.58    |
| Culligan of Columbus         | Janit Supp             | 190.00    |
| DAS State Acctg              | Teletype Serv          | 307.19    |
| DAS State Acctg              | Teletype Serv          | 307.20    |
| DAS State Acctg              | Reg HSG 2024           | 700.00    |
| Dave Foster                  | Vet Trans Prog         | 50.00     |
| Dean Fuscher                 | Vet Trans Prog         | 100.00    |
| Dodge Co Treas               | Reg HSG 2023           | 562.76    |
| Douglas Co Sheriff           | Dist Crt Csts          | 21.26     |
| Eakes                        | Off Eq Rep             | 129.54    |
| Eakes                        | Off Supp               | 648.33    |
| Eakes                        | Off Supp               | 156.60    |
| Eakes                        | Off Supp               | 56.55     |
| Egan Supply Co               | Janit Supp             | 818.82    |
| Election Systems & Software  | Data Proc Sftwr        | 611.52    |
| Endpoint Solutions           | Reg HSG 2024           | 4,500.00  |
| Eric Mullally                | Mile                   | 217.50    |
| Eryn Roberts                 | Post/Mile/Voting Supp  | 432.69    |
| Escobar Interpreting         | Crt Csts               | 977.50    |
| Galls, LLC                   | Qrtrmstr               | 74.99     |
| Garratt Callahan Co          | Cooling Syst Maint     | 402.50    |
| Giustra Inc/Columbus         | Qrtrmstr               | 870.00    |
| Custom Embroidery            |                        |           |
| Greg Drum                    | Vet Trans Prog         | 50.00     |
| Hall Co Sheriff              | Dist Crt Csts          | 18.50     |
| HyVee                        | Vet Trans Prog         | 151.79    |
| Indoff Inc                   | Off Supp               | 3.99      |
| Indoff Inc                   | Off Supp               | 112.38    |
| Jackson Serv                 | Janit Supp             | 108.44    |
| JonesGroup Insurance         | Sheriff Csts           | 40.00     |
| Kayla Galley                 | Co Crt Csts            | 20.00     |

SUPERVISORS RECORD NO. 50

|                               |                           |           |
|-------------------------------|---------------------------|-----------|
| Lancaster Co Sheriff          | Dist Crt Csts             | 45.78     |
| Law Office of Janelle M Foltz | Crt Appt Coun             | 6,718.75  |
| Loffler Companies             | Off Eq Rep                | 54.57     |
| Loup Co Sheriff's Office      | Crt Csts                  | 41.21     |
| ML Smith Law Office           | Crt Appt Coun             | 2,437.50  |
| Madison Co Sheriff            | Dist Crt Csts             | 30.84     |
| Madison Co Sheriff            | Dist Crt Csts             | 55.68     |
| Mark Wangler                  | Vet Trans Prog            | 100.00    |
| McKesson Medical-Surgical     | Health Related Csts       | 73.27     |
| McKown Funeral Home           | Autopsy Csts              | 240.00    |
| Menards                       | Bldg Supp                 | 61.07     |
| Menards                       | Shop Supp                 | 4.49      |
| Menards                       | Shop Supp                 | 199.76    |
| Mike Mulligan                 | Vet Trans Prog            | 150.00    |
| MIPS                          | Off Supp                  | 332.57    |
| MIPS                          | Data Proc Sftwr           | 1,686.68  |
| MIPS                          | Data Proc Sftwr           | 2,819.22  |
| MIPS                          | Tele Serv/Data Proc       | 967.00    |
| Murphy's Law Publishing/HD    | Off Supp                  | 222.49    |
| Murphy's Law Publishing/HD    | Print/Publ                | 178.13    |
| Murphy's Law Publishing/HD    | Print/Publ                | 186.33    |
| NACO                          | Reg                       | 30.00     |
| NACREC                        | Dues                      | 50.00     |
| NACREC                        | Dues                      | 50.00     |
| OPTK                          | Reg HSG 2024              | 2,286.60  |
| Oak Hall Industries LP        | Off Supp                  | 1,093.95  |
| Paper Tiger Shredding         | Misc                      | 581.05    |
| Platte Co Attorney            | Crt Csts                  | 25.00     |
| PC Clerk/OASI                 | Soc Sec-Match             | 21,982.34 |
| PC Court                      | Crt Csts                  | 609.00    |
| PC Detention Facility         | Post/Meals/Lw Enf Sp/Fuel | 155.23    |
| PC Sheriff                    | PCSO State Fees           | 2,653.90  |
| Platte Valley Pest Control    | Janit Supp                | 78.00     |
| Polk Co Sheriff               | Crt Csts                  | 19.00     |
| Principal Life Ins            | ADD Life Ins              | 562.57    |
| Raph Hefti                    | Vet Trans Prog            | 50.00     |
| Retire Plans Div of Ameritas  | Co Retire-Match           | 21,774.10 |
| Robert Lloyd                  | Mile                      | 372.90    |
| Rowse Auto Detail             | Qrtrmstr                  | 150.00    |
| ServiceMaster by Shevlin      | Handi-man/Misc Labor      | 9,829.00  |
| Shevlin Supply                | Bldg Supp                 | 381.85    |
| Speicher Electric             | Bldg Rep                  | 852.41    |
| Stacie Kotschwar              | Reg HSG 2024              | 400.00    |
| Summit Food Service           | Food/Bev                  | 12,094.48 |

SUPERVISORS RECORD NO. 50

|  |               |                 |
|--|---------------|-----------------|
| Tristan Welch                                      | Co Crt Csts   | 182.60          |
| Tristan Welch                                      | Dist Crt Csts | 282.20          |
| Tristan Welch                                      | Crt Csts      | 124.50          |
| Awards & Engraving                                 | Sheriff Csts  | 65.00           |
| Awards & Engraving                                 | Sher          | 65.00           |
| U & I Sanitation Serv                              | Garbage       | 196.25          |
| U & I Sanitation Serv                              | Garbage       | 88.00           |
| Verizon  | Internet Serv | 800.20          |
| Verizon  | Tele          | 40.01           |
| Verizon  | Off Supp      | 40.02           |
| Verizon  | Off Eq Rep    | 235.70          |
| VVS Inc-Canteen                                    | Food/Bev      | 35.30           |
| William M Kurtenbach                               | Crt Appt Coun | 4,600.00        |
| Zelle Human Resource Sol                           | HR Adm        | 5,500.00        |
|  | Total         | \$798,519.92    |
| Check No. 12253335 cancelled by the County Board   |               | -85,867.00      |
| Check No. 2673 cancelled by the County Board       |               | -1.00           |
| Check No. 2694 cancelled by the County Board       |               | -1,195.00       |
| Previous amount allowed during current budget year |               | 11,389,323.85   |
| Total amount allowed to date                       |               | \$12,100,780.77 |

ROAD-BRIDGE FUND

|                           |  |             |
|---------------------------|--|-------------|
| Total Gross Payroll       |  | \$71,865.82 |
| Affordable Overhead Doors | Bldg Rep   | 851.80      |
| Arnold Motor Supply       | Rd Eq Rep/Shop Tools                                 | 2,849.94    |
| Big Red Printing          | Off Supp   | 175.60      |
| Black Strap Inc           | Chem Supp  | 3,597.40    |
| Central Valley Ag         | Eq Grease/Oil  | 5,138.85    |
| Column Software PBC       | Misc   | 19.74       |
| Eakes                     | Off Eq Rep   | 106.18      |
| Graham Tire Norfolk       | Tires/Tire Rep                                       | 396.73      |
| Jackson Service           | Oth Pers Serv/Janit Supp                             | 764.31      |
| Kimball Midwest           | Rd Eq Rep/Janit Supp/Sfty Eq                         | 1,998.94    |
| Koch Excavating           | Machine Hire-from oth                                | 862.50      |
| Matheson-Tri-Gas          | Rd Eq Rep  | 40.03       |
| Krings Welding & Repair   | Comm Eq Rep  | 231.90      |
| Menards                   | Rd Eq Rp/Sml Tls/Flags/<br>Flares/Barricades/Sfty Eq | 1,849.41    |
| Midwest Service and Sales | Flags/Flares/Barricades                              | 2,664.00    |
| NACO                      | Reg  | 30.00       |
| NMC Inc                   | Motor Graders  | 320,600.00  |
| NoSweet Fencing           | Bldg Rep   | 175.00      |
| Olson's Pest Tech         | Bldg Rep   | 125.00      |

SUPERVISORS RECORD NO. 50

|  |                         |                |
|--|-------------------------|----------------|
| PI-Lit Variables Inc                               | Flags/Flares/Barricades | 590.00         |
| PC Clerk/OASI                                      | Soc Sec-Match           | 5,233.07       |
| Platte Valley Communicatns                         | Rd Eq Rep               | 104.50         |
| Powerplan-Murphy Tractor                           | Comm Eq Rep             | 2,166.96       |
| Raka Rentals                                       | Oth Eq Rental           | 84.00          |
| Retire Plans Div of Ameritas                       | Co Retire-Match         | 4,835.66       |
| Sioux City Truck Sales Inc                         | Rd Eq Rep/Comm          | 571.61         |
| T-Bone Truck Stop                                  | Eq Fuel                 | 10,350.26      |
| Tire Outlet  | Tires/Tire Rep          | 222.00         |
| Truck Center Companies                             | Rd Eq Rep               | 2,022.51       |
| ULINE  | Off Supp                | 48.00          |
| Weldon Parts                                       | Rd Eq Rep               | 203.12         |
|  | Total                   | \$440,774.84   |
| Check No. 12253309 cancelled by the County Board   |                         | -100.35        |
| Previous amount allowed during current budget year |                         | 7,596,704.02   |
| Total amount allowed to date                       |                         | \$8,037,378.51 |

COMPREHENSIVE JUVENILE SERVICES FUND

|  |                         |             |
|--|-------------------------|-------------|
| Total Gross Payroll                                |                         | \$4,031.34  |
| Court Solutions                                    | Prog Operating Supp     | 2,250.00    |
| Lorena Rivas                                       | Consult/Contracts-Grant | 300.00      |
| PC Clerk/OASI                                      | Soc Sec-Match           | 287.47      |
| PC Juvenile Diversion                              | Prog Oper Supp-Grant    | 388.40      |
| PC Juvenile Diversion                              | Prog Oper Supp-Grant    | 870.00      |
| Retire Plns Div Ameritas                           | Co Retire-Match         | 240.72      |
|  | Total                   | \$8,367.93  |
| Previous amount allowed during current budget year |                         | 91,277.30   |
| Total amount allowed to date                       |                         | \$99,645.23 |

CHILD SUPPORT ENFORCEMENT FUND

|  |                 |              |
|--|-----------------|--------------|
| Total Gross Payroll                                |                 | \$5,567.20   |
| Eakes  | Off Supp        | 22.10        |
| PC Clerk/OASI                                      | Soc Sec-Match   | 401.29       |
| Retire Plns Div of Ameritas                        | Co Retire-Match | 375.79       |
|  | Total           | \$6,366.38   |
| Previous amount allowed during current budget year |                 | 103,409.69   |
| Total amount allowed to date                       |                 | \$109,776.07 |

COUNTY VISITOR PROMOTION FUND

|                     |      |            |
|---------------------|------|------------|
| Total Gross Payroll |      | \$3,359.88 |
| Karen Schlautman    | Mile | 17.40      |

SUPERVISORS RECORD NO. 50

|  |                 |              |
|--|-----------------|--------------|
| PC Clerk/OASI                                      | Soc Sec-Match   | 246.10       |
| Retire Plns Div of Ameritas                        | Co Retire-Match | 174.67       |
| Sports Nebraska                                    | Dues            | 1,250.00     |
| Verizon  | Tele            | 39.94        |
|  |                 | Total        |
|  |                 | \$5,087.99   |
| Previous amount allowed during current budget year |                 | 145,823.05   |
| Total amount allowed to date                       |                 | \$150,911.04 |

SELF-FUNDING INSURANCE FUND

|  |          |              |
|--|----------|--------------|
| PC Self Funding Ins Acct                           | Ins Prem | \$6,635.16   |
| PC Self Funding Ins Acct                           | Ins Prem | 1,050.65     |
|  |          | \$7,685.81   |
| Previous amount allowed during current budget year |          | 155,173.54   |
| Total amount allowed to date                       |          | \$162,859.35 |

ADULT PRE-TRIAL DIVERSION FUND

|  |                 |             |
|--|-----------------|-------------|
| Total Gross Payroll                                |                 | \$1,744.00  |
| PC Clerk/OASI                                      | Soc Sec-Match   | 118.14      |
| Eakes  | Off Supp        | 119.62      |
| Retire Plns Div of Ameritas                        | Co Retire-Match | 117.72      |
|  |                 | Total       |
|  |                 | \$2,099.48  |
| Previous amount allowed during current budget year |                 | 31,295.42   |
| Total amount allowed to date                       |                 | \$33,394.90 |

FEMA/FEDERAL GRANT III FUND

|  |      |              |
|--|------|--------------|
| City of Columbus                                   | Misc | \$309,274.88 |
| Previous amount allowed during current budget year |      | 10,500.00    |
| Total amount allowed to date                       |      | \$319,774.88 |

VICTIM ASSISTANCE FUND

|  |                 |             |
|--|-----------------|-------------|
| Total Gross Payroll                                |                 | \$4,570.40  |
| PC Clerk/OASI                                      | Soc Sec-Match   | 347.10      |
| Retire Plns Div of Ameritas                        | Co Retire-Match | 308.50      |
|  |                 | Total       |
|  |                 | \$5,226.00  |
| Previous amount allowed during current budget year |                 | 82,510.95   |
| Total amount allowed to date                       |                 | \$87,736.95 |

SUPERVISORS RECORD NO. 50

COVID AMERICAN RESCUE PLAN FUND

|  |                            |              |
|--|----------------------------|--------------|
| PC Highway Dept                                    | COVID American Rescue Plan | \$12,544.00  |
| Previous amount allowed during current budget year |                            | 444,813.52   |
| Total amount allowed to date                       |                            | \$457,357.52 |

INHERITANCE TAX FUND

|  |                        |                |
|--|------------------------|----------------|
| City of Columbus                                   | Contingent Capital Exp | \$101,808.01   |
| Previous amount allowed during current budget year |                        | 1,675,620.67   |
| Total amount allowed to date                       |                        | \$1,777,428.68 |

LAW ENFORCEMENT FUND

|  |            |             |
|--|------------|-------------|
| DIRECTV  | Commissary | \$118.20    |
| Previous amount allowed during current budget year |            | 36,479.92   |
| Total amount allowed to date                       |            | \$36,598.12 |

DISTRICT PROBATION FUND

|  |                     |             |
|--|---------------------|-------------|
| Amazon Capital Services                            | Office Supp         | \$188.02    |
| Clearly  | Tele                | 265.46      |
| Eakes  | Off Eq/Copier Lease | 1,685.53    |
| Hometown Leasing                                   | Off Eq/Copier Lease | 1,417.10    |
| PEX Visa Prepaid Card                              | Drug Tech Post      | 22.20       |
| Verizon  | Tele                | 119.82      |
| Windstream   | Tele                | 14.31       |
| Total  |                     | \$3,712.44  |
| Previous amount allowed during current budget year |                     | 45,627.59   |
| Total amount allowed to date                       |                     | \$49,340.03 |

Public Comments: Jane Cromwell - shared upcoming meeting information for the Township discussions. Columbus will be March 5th, with Lindsay, Humphrey, and Monroe to follow. Eric Reichmuth — Shared his thoughts that townships should be left alone. Jenny Reppert — Discussed dissatisfaction with Shevlin Supply's new cleaning schedule and garbage not being dumped daily. All complaints need to go to the Building & Grounds committee. Congratulations to Breanna Flaherty on her appointment to a Judgeship.

Motion, Supervisor Trouba, seconded Supervisor Micek, to adjourn to February 24th, 2026 at 9:10 a.m.

Voting: Harms: Aye, Kwapnioski: Aye, Lloyd: Aye, Micek: Aye, Ott:

SUPERVISORS RECORD NO. 50

Aye, Reilly: Aye, Trouba: Aye  
Whereupon the Chairperson declared the motion carried.

( S E A L )

|   |  |
|---|--|
| Attest: _____<br>Jennifer E. Brown<br>Deputy Clerk of the County<br>Board | _____<br>Kim Kwapnioski<br>Chairperson, Board of Supervisors |
|---|--|

**AGENDA ITEM REQUEST FORM**

(To be completed by requesting Department)

Forward all requests to [jbrown@plattecounty.ne.gov](mailto:jbrown@plattecounty.ne.gov)

**DEADLINE SUBMITTAL IS 12:00 P.M. TUESDAY 1 WEEK BEFORE THE BOARD MEETING**

Agenda Item: Nebraska Extension - Platte County 2025 Annual Report

(i.e., Consent/Recognition-Proclamation/Presentation/Public Hearing/Committee, etc.)

Date to be on the agenda: February 10, 2026

Exact wording to be used for the agenda:

Present Nebraska Extension - Platte County 2025 Annual Report of Impacts and Accomplishments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Action Requested N/A

Funding Code N/A

IS this item in current fiscal year budget?  Yes  No

Does this item commit funds for future years?  Yes  No

If yes, explain: \_\_\_\_\_

If an agreement or contract\*, has the County Attorney reviewed and approved?

\*Provide County Clerk with contact info for outside organizations  Yes  No

Previous action taken on this item if any?

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Recommendations and rationale or action: Accept Nebraska Extension - Platte County Annual Report

\_\_\_\_\_  
\_\_\_\_\_

Will anyone speak on behalf of this item, if so who? yes, Sheila Hoppe and Taylor Cammack

If this is a rush agenda item, please explain why: \_\_\_\_\_

\_\_\_\_\_

Submitted by (Name & Department) Sheila Hoppe / Taylor Cammack - Nebraska Extension Ext. \_\_\_\_\_

Date Submitted: January 23, 2026

List of attachments: Nebraska Extension - Platte County 2025 Annual Report

(Attach resolution and all pertinent documentation, i.e., contract, agreement, memorandums, etc.)

Completed by Receiving office.  
Received in Clerk's Office: Date \_\_\_\_\_ Time \_\_\_\_\_ Initials \_\_\_\_\_





January 2026

Kim Kwapnioski, Chairperson  
Platte County Board of Commissioners/Supervisors  
2610 14<sup>th</sup> Street  
Columbus, NE 68601

Dear Supervisor Kwapnioski:

Nebraska Extension is pleased to continue a strong tradition of making a difference in the lives of individuals, families, businesses and communities in Platte County! Our programs address issues that Nebraskan's have identified as being important to them.

Enclosed you will find local Extension programming and financial summaries for 2025. Specific items include 1) Final of 2024-25 budget expenditures, 2) Current fiscal year 2025-26 budget, 3) County Impact Report, and 4) Yearly program summaries for each local and regional educator and assistants/associates.

Thank you for continuing to invest in Nebraska Extension as a local collaborative partner. We strive to be great stewards of resources and work hard every day to demonstrate a strong return on your investment. As you know, Extension educators and assistants live, work and engage with people in your local and area communities. We look forward to making a difference in the lives of Nebraskans together with you!

Sincerely,

Brad Christensen  
2024 President  
Platte County Extension Board

Sheila Hoppe  
Co-Lead Educator  
Nebraska Extension in Platte County

Enclosure

PREPARE IN TRIPLICATE:  
 1 COPY TO DISTRICT DIRECTOR  
 1 COPY TO IANR FINANCE & PERSONNEL  
 1 COPY TO COUNTY FILE

PLATTE COUNTY  
 UNL EXTENSION  
 FINANCIAL FORM 9

**6/1/2025 FINAL**

| CODE NO                         | OBJECT OF EXPENDITURE       | BUDGET FOR FISCAL YEAR | SPENT THIS MONTH   | TOTAL SPENT TO DATE | UNSPENT BALANCE    | PERCENT SPENT | REMARKS  | JUNE               |
|---------------------------------|-----------------------------|------------------------|--------------------|---------------------|--------------------|---------------|----------|--------------------|
| 1 0305                          | CLERICAL, FULL TIME         | \$90,227.00            | \$7,024.00         | \$89,711.84         | \$515.16           | 99.43%        | #        | \$7,024.00         |
| 1 0326                          | EXTEN. ASSIST. SALARIES     | \$81,824.00            | \$6,137.60         | \$61,458.19         | \$20,365.81        | 75.11%        | #        | \$6,137.60         |
| 1 0101                          | BOARD MEMBER BY DISTRICT    | \$700.00               | \$0.00             | \$555.00            | \$145.00           | 79.29%        |          |                    |
| 1 0405                          | CLERICAL, PART TIME         | \$5,080.00             | \$1,564.00         | \$6,875.00          | (\$1,795.00)       | 135.33%       | #        | \$1,564.00         |
| <b>TOTAL PERSONNEL SERVICE</b>  |                             | <b>\$177,831.00</b>    | <b>\$14,725.60</b> | <b>\$158,600.03</b> | <b>\$19,230.97</b> | <b>89.19%</b> | <b>#</b> | <b>\$14,725.60</b> |
| 2 0100                          | POSTAL SERVICE              | \$2,500.00             | \$1,000.00         | \$4,338.34          | (\$1,838.34)       | 173.53%       | #        | \$1,000.00         |
| 2-1101                          | COMPUTER EXPENSE -- GENERAL | \$3,000.00             | \$0.00             | \$2,561.43          | \$438.57           | 85.38%        |          |                    |
| 2 1200                          | OFFICE EQUIP. REPAIR        | \$3,000.00             | \$0.00             | \$2,195.21          | \$804.79           | 73.17%        |          |                    |
| 2 1601                          | VEHICLE REPAIR              | \$0.00                 | \$0.00             | \$0.00              | \$0.00             | #DIV/0!       |          |                    |
| 2 1701                          | MEALS                       | \$250.00               | \$0.00             | \$154.19            | \$95.81            | 61.68%        | #        |                    |
| 2 1702                          | LODGING                     | \$1,500.00             | \$0.00             | \$782.66            | \$717.34           | 52.18%        | #        |                    |
| 2 1704                          | MILEAGE ALLOWANCE           | \$2,700.00             | \$0.00             | \$2,035.32          | \$664.68           | 75.38%        | #        |                    |
| 2 1708                          | BOARD MEMBER EXPENSE        | \$400.00               | \$0.00             | \$363.76            | \$36.24            | 90.94%        |          |                    |
| 2 1801                          | DUES, SUBS REGS & TRAINING  | \$1,600.00             | \$0.00             | \$1,045.93          | \$554.07           | 65.37%        |          |                    |
| 2 9900                          | MISCELLANEOUS EXPENSE       | \$500.00               | \$0.00             | \$129.77            | \$370.23           | 25.95%        | #        |                    |
| <b>TOTAL OPERATING EXPENSES</b> |                             | <b>\$15,450.00</b>     | <b>\$1,000.00</b>  | <b>\$13,606.61</b>  | <b>\$1,843.39</b>  | <b>88.07%</b> | <b>#</b> | <b>\$1,000.00</b>  |
| 3 0101                          | OFFICE SUPPLIES             | \$2,500.00             | \$467.73           | \$2,283.79          | \$216.21           | 91.35%        | #        | \$467.73           |
| 3 0118                          | STATIONERY/ENVELOPES        | \$400.00               | \$0.00             | \$205.78            | \$194.22           | 51.45%        |          |                    |
| 3 0124                          | PROGRAM SUPPLIES            | \$1,000.00             | \$751.72           | \$1,693.24          | (\$693.24)         | 169.32%       | #        | \$751.72           |
| 3 0209                          | FUEL                        | \$1,000.00             | \$114.66           | \$680.59            | \$319.41           | 68.06%        | #        | \$114.66           |
| 3 0210                          | GREASE/OIL                  | \$400.00               | \$0.00             | \$66.46             | \$333.54           | 16.62%        |          |                    |
| 3 0211                          | TIRES/REPAIR                | \$800.00               | \$0.00             | \$205.55            | \$594.45           | 25.69%        | #        |                    |
| <b>TOTAL SUPPLIES</b>           |                             | <b>\$6,100.00</b>      | <b>\$1,334.11</b>  | <b>\$5,135.41</b>   | <b>\$964.59</b>    | <b>84.19%</b> | <b>#</b> | <b>\$1,334.11</b>  |
| 4 0500                          | BUILDING RENTAL             | \$0.00                 | \$0.00             | \$0.00              | \$0.00             | 0.00%         | #        | \$0.00             |
| <b>TOTAL EQUIPMENT</b>          |                             | <b>\$0.00</b>          | <b>\$0.00</b>      | <b>\$0.00</b>       | <b>\$0.00</b>      | <b>0.00%</b>  | <b>#</b> | <b>\$0.00</b>      |
| 5 0301                          | VEHICLE                     | \$0.00                 | \$0.00             | \$0.00              | \$0.00             | 0.00%         | #        | \$0.00             |
| 5 0500                          | OFFICE EQUIPMENT            | \$0.00                 | \$0.00             | \$0.00              | \$0.00             | 0.00%         | #        | \$0.00             |
| <b>TOTAL CAPITAL OUTLAY</b>     |                             | <b>\$0.00</b>          | <b>\$0.00</b>      | <b>\$0.00</b>       | <b>\$0.00</b>      | <b>0.00%</b>  | <b>#</b> | <b>\$0.00</b>      |
|                                 |                             |                        | 5/6                |                     |                    |               | #        | 0.00%              |
| <b>TOTAL EXPENDITURES</b>       |                             | <b>\$199,381.00</b>    | <b>\$17,059.71</b> | <b>\$177,342.05</b> | <b>\$22,038.95</b> | <b>88.95%</b> | <b>#</b> | <b>\$17,059.71</b> |

Average: 83.33%  
 Difference: -5.61%

WE HEREBY CERTIFY THAT THESE ARE EXPENDITURES FOR PLATTE COUNTY EXTENSION FOR YEAR 202 2024-25

DISBURSING OFFICER

EXTENSION EDUCATOR

| 645-EXTENSION AGENT-PLATTE CO |          |   |                            |                            |                            | Fund                                 | 0100                         | GENERAL                     |
|-------------------------------|----------|---|----------------------------|----------------------------|----------------------------|--------------------------------------|------------------------------|-----------------------------|
|                               |          |   |                            |                            |                            | Function                             | 645                          | AGENT                       |
|                               | Code No. | GENERAL FUND<br>645-EXTENSION AGENT-PLATTE CO<br>EXPENDITURES | Actual<br>2023-2024<br>(1) | Budget<br>2024-2025<br>(2) | Actual<br>2024-2025<br>(3) | Official's Estim<br>2025-2026<br>(4) | Proposed<br>2025-2026<br>(5) | Adopted<br>2025-2026<br>(6) |
| 1                             |          | <b>PERSONAL SERVICES</b>                                      |                            |                            |                            |                                      |                              |                             |
| 2                             | 1 0101   | Board Member Cost by District                                 | 495.00                     | 700.00                     | 555.00                     | 700.00                               | 700.00                       | 700.00                      |
| 3                             | 1 0305   | Clerical Salary 2.0   | 86,128.40                  | 90,227.00                  | 89,712.64                  | 92,932.00                            | 92,932.00                    | 92,932.00                   |
| 4                             | 1 0326   | Programming Staff 2.0   | 75,419.29                  | 81,824.00                  | 63,731.19                  | 81,653.00                            | 81,653.00                    | 81,653.00                   |
| 5                             | 1 0405   | Clerical Part Time Salary .75                                 | 4,683.39                   | 5,080.00                   | 6,875.00                   | 7,525.00                             | 7,525.00                     | 7,525.00                    |
| 6                             |          |   |                            |                            |                            |                                      |                              |                             |
| 7                             |          | <b>TOTAL PERSONAL SERVICES</b>                                | <b>166,726.08</b>          | <b>177,831.00</b>          | <b>160,873.83</b>          | <b>182,810.00</b>                    | <b>182,810.00</b>            | <b>182,810.00</b>           |
| 8                             |          | <b>OPERATING EXPENSES</b>                                     |                            |                            |                            |                                      |                              |                             |
| 9                             | 2 0100   | Postal Services   | 2,554.92                   | 2,500.00                   | 4,338.34                   | 3,400.00                             | 3,400.00                     | 3,400.00                    |
| 10                            | 2 0501   | Electricity   | 0.00                       | 0.00                       | 0.00                       | 0.00                                 | 0.00                         | 0.00                        |
| 11                            | 2 0502   | Water   | 0.00                       | 0.00                       | 0.00                       | 0.00                                 | 0.00                         | 0.00                        |
| 12                            | 2 0504   | Sewer   | 0.00                       | 0.00                       | 0.00                       | 0.00                                 | 0.00                         | 0.00                        |
| 13                            | 2 0505   | Garbage   | 0.00                       | 0.00                       | 0.00                       | 0.00                                 | 0.00                         | 0.00                        |
| 14                            | 2 1101   | Computer Expense - General                                    | 3,143.71                   | 3,000.00                   | 2,561.43                   | 3,000.00                             | 2,650.00                     | 2,650.00                    |
| 15                            | 2 1200   | Office Equipment Repair                                       | 2,058.98                   | 3,000.00                   | 2,195.21                   | 2,300.00                             | 2,150.00                     | 2,150.00                    |
| 16                            | 2 1601   | Car Repair Non Road Fund                                      | 0.00                       | 0.00                       | 0.00                       | 0.00                                 | 0.00                         | 0.00                        |
| 17                            | 2 1701   | Meals   | 108.40                     | 250.00                     | 154.19                     | 400.00                               | 250.00                       | 250.00                      |
| 18                            | 2 1702   | Lodging   | 1,065.33                   | 1,500.00                   | 782.66                     | 1,600.00                             | 1,400.00                     | 1,400.00                    |
| 19                            | 2 1704   | Mileage Allowance   | 2,494.91                   | 2,700.00                   | 2,035.32                   | 2,700.00                             | 2,400.00                     | 2,400.00                    |
| 20                            | 2 1708   | Board Members Expenses  | 326.83                     | 400.00                     | 363.76                     | 400.00                               | 400.00                       | 400.00                      |
| 21                            | 2 1801   | Dues, Subscriptions, Registrations                            | 1,244.94                   | 1,600.00                   | 1,045.93                   | 1,600.00                             | 1,400.00                     | 1,400.00                    |
| 22                            | 2 1808   | Cleaning  | 0.00                       | 0.00                       | 0.00                       | 0.00                                 | 0.00                         | 0.00                        |
| 23                            | 2 4110   | Pest Control  | 0.00                       | 0.00                       | 0.00                       | 0.00                                 | 0.00                         | 0.00                        |
| 24                            | 2 9900   | Misc Expenses   | 1,004.36                   | 500.00                     | 129.77                     | 400.00                               | 150.00                       | 150.00                      |
| 25                            |          |   |                            |                            |                            |                                      |                              |                             |
| 26                            |          | <b>TOTAL OPERATING EXPENSES</b>                               | <b>14,002.38</b>           | <b>15,450.00</b>           | <b>13,606.61</b>           | <b>15,800.00</b>                     | <b>14,200.00</b>             | <b>14,200.00</b>            |
| 27                            |          | <b>SUPPLIES AND MATERIALS</b>                                 |                            |                            |                            |                                      |                              |                             |
| 28                            | 3 0101   | Office Supplies   | 2,493.21                   | 2,500.00                   | 2,283.79                   | 2,000.00                             | 2,000.00                     | 2,000.00                    |
| 29                            | 3 0118   | Stationary/Envelopes  | 6.99                       | 400.00                     | 205.78                     | 400.00                               | 100.00                       | 100.00                      |
| 30                            | 3 0119   | Building Door Mats  | 0.00                       | 0.00                       | 0.00                       | 0.00                                 | 0.00                         | 0.00                        |
| 31                            | 3 0124   | Program Supplies  | 1,096.93                   | 1,000.00                   | 1,693.24                   | 1,250.00                             | 1,250.00                     | 1,250.00                    |
| 32                            | 3 0204   | Snow Removal  | 0.00                       | 0.00                       | 0.00                       | 0.00                                 | 0.00                         | 0.00                        |
| 33                            | 3 0209   | Machinery & Equipment Fuel                                    | 757.73                     | 1,000.00                   | 680.59                     | 1,000.00                             | 850.00                       | 850.00                      |
| 34                            | 3 0210   | Machinery & Equipment Grease, Oil                             | 187.57                     | 400.00                     | 66.46                      | 400.00                               | 250.00                       | 250.00                      |
| 35                            | 3 0211   | Machinery & Equipment Tires Repair                            | 122.95                     | 800.00                     | 205.55                     | 700.00                               | 400.00                       | 400.00                      |
| 36                            |          |   |                            |                            |                            |                                      |                              |                             |
| 37                            |          | <b>TOTAL SUPPLIES AND MATERIALS</b>                           | <b>4,665.38</b>            | <b>6,100.00</b>            | <b>5,135.41</b>            | <b>5,750.00</b>                      | <b>4,850.00</b>              | <b>4,850.00</b>             |
| 38                            |          | <b>EQUIPMENT RENTAL</b>                                       |                            |                            |                            |                                      |                              |                             |
| 39                            |          |   |                            |                            |                            |                                      | 0.00                         | 0.00                        |

# Platte County

## 2025 Impact At-A-Glance



platte.unl.edu



“At the inaugural livestock judging contest, 4-H youth reported stronger critical-thinking and evaluation skills, with several applied what they learned to improve their performance at later events.”

Platte County 4-H reached 6,664 youth in 2025—67% of all county youth—and 10,850 total program contacts through clubs, camps, Clover Kids, school enrichment, and after-school programs. Our inaugural Livestock Judging Contest gave 19 Platte County youth hands-on experience in animal evaluation and oral reasons - building confidence and interest in agricultural careers. This preparation helped 34 local youth feel ready to participate in the UNL State PASE event, strengthening skills essential for Nebraska’s future agricultural leaders.

**NEBRASKA EXTENSION is  
RELENTLESSLY RELEVANT.**



**EXPLORE ALL 2025  
IMPACT HIGHLIGHTS**

**28**

Hours of early  
childhood professional  
development

**88**

Early childhood  
professionals  
participated in trainings

**621**

NDE approved early  
childhood in-service hours  
awarded

**STRENGTHEN NEBRASKA  
AGRICULTURE & FOOD SYSTEMS**

**INSPIRE NEBRASKANS &  
THEIR COMMUNITIES**

**ENHANCE THE HEALTH  
& WELLBEING OF ALL  
NEBRASKANS**



Nebraska Extension is a Division of the Institute of Agriculture and Natural Resources at the University of Nebraska—Lincoln cooperating with the Counties and the United States Department of Agriculture. Nebraska Extension educational programs abide with the nondiscrimination policies of the University of Nebraska—Lincoln and the United States Department of Agriculture. ©2025



**Sheila Hoppe**  
**Teen Ambassadors Advancing  
Pollinator Stewardship  
and Youth Leadership**

*2025 Impact*

Extension

Nebraska Extension-Engagement Zone 07

4-H Youth Development

### **Issue**

Pollinator populations are declining due to habitat loss and limited public awareness, threatening ecosystems, food systems, and community green spaces. At the same time, many youth lack opportunities to develop leadership skills through meaningful, community-connected experiences. Addressing both challenges is important for building environmentally resilient communities and preparing youth to be engaged civic leaders.

### **Public Value**

This work strengthens communities by improving pollinator-friendly public spaces while developing youth leadership and civic engagement. Communities benefit from increased environmental awareness, enhanced shared spaces, and youth-led projects that build local pride, collaboration, and long-term capacity for community improvement.

### **Action**

I led the development and implementation of the Teen Ambassadors Pollinator Leadership Program, providing youth with education on pollinators and leadership skills. I coordinated youth-led community projects, facilitated partnerships with local organizations, and supported teens as they planned and completed pollinator-focused installations and educational displays in public spaces.

### **Results/Outputs**

Teen Ambassadors completed multiple youth-led pollinator projects in visible community spaces, including planters and educational displays. Teens applied learned skills to real-world projects, strengthened leadership and teamwork abilities, and engaged community members through hands-on environmental improvements and public education efforts.

### **Impact**

This work created visible, lasting improvements in community spaces while increasing awareness of the importance of pollinators. Youth participants developed confidence, leadership, and a sense of civic responsibility through meaningful, real-world service. Community members benefited from enhanced public spaces, increased environmental knowledge, and positive youth engagement. By connecting youth leadership with community needs, the program strengthened local capacity and demonstrated the value of youth-led Extension programming in addressing environmental and community challenges.

IANR PILLARS

Improve the health and well-being of all Nebraskans.

EXTENSION'S BIG 3

Inspire Nebraskans & Their Communities

IMPACT IN NEBRASKA

1

NEBRASKA COUNTIES IMPACTED

PLATTE



**Image Description:** Teen Ambassadors planting flowers as part of a community service leadership project.



Sheila Hoppe  
4-H Extension Educator and Lead Educator - Platte County  
2025 Summary of Goals and Accomplishments  
Platte County Impact and Reach

## Statement of Goals/Expected Outcomes and Descriptive Summary of Accomplishments (2025)

### 1. Role Overview

#### **Platte County 4-H Youth Development Educator & Statewide STEM Focus Team Leade**

My role encompasses leading high-quality STEM programming locally and statewide, coordinating youth leadership opportunities, and providing organizational leadership as the Lead Educator for Platte County. My work blends youth development, STEM education, volunteer and community engagement, curriculum development, school enrichment coordination, and strategic leadership to support thriving youth, strong communities, and effective Extension operations. Primary responsibilities include:

- STEM school enrichment, after-school programs, and special events
- Development and leadership of the statewide STEM Foundational Program
- Teen leadership through Jr. Leaders and continuation of relationships with Teen Ambassadors
- Platte County Clover Kids Club leadership
- STEM Field Days coordination and sponsorship development
- Volunteer and Extension collaborator coordination
- Budget oversight, office leadership, and county partnership engagement

Emphasis areas: STEM education, youth leadership, organizational leadership, community partnership development, and operational excellence.

### 2. Major Goals for 2025 and Progress

#### **Goal 1: Lead and Expand High-Quality STEM Programming**

Statewide and local focus on strengthening access, relevance, and consistency of 4-H STEM opportunities.

- Led development, pilot, and launch of the STEM Foundational Program (Egg-Streme Engineering).
- Delivered and supervised 3,567 STEM learning experiences across Platte County through school enrichment, after-school programs, workshops, and special events.
- Directed STEM Field Days, Platte County's largest youth STEM event.
- Designed and taught hands-on experiences using coding robots, engineering tools, and STEM inquiry activities.

#### **Evidence / Indicators:**

- Reached 6,714 participants across 162 Extension activities directly delivered by me.
- STEM Field Days reached 1,726 youth, supported by 73 volunteers and \$14,200 in sponsorships from 16 businesses under my leadership.
- Evaluation: 98% of participating youth learned something new; 100% reported enjoying the STEM program they participated in.
- STEM Foundational Program reached 213 youth in its first 3.5 months of statewide delivery.

#### **Goal 2: Strengthen Youth Leadership Pathways**

Build leadership opportunities through Teen Ambassadors (grant year), Jr. Leaders, and 4-H Clover Kids.

- Completed delivery of the Teen Ambassadors Pollinator Leadership Program (grant year), continuing to support youth leadership beyond the program period.
- Strengthened the Platte County Jr. Leaders program through collaboration with other 4-H staff, offering leadership, community engagement, and service-learning experiences.
- Led the Platte County 4-H Clover Kids Club, supporting foundational 4-H engagement for K-2 youth.

#### **Evidence / Indicators:**



Sheila Hoppe  
4-H Extension Educator and Lead Educator - Platte County  
2025 Summary of Goals and Accomplishments

- Teen Ambassadors completed community-impact pollinator projects reaching public audiences.
- Jr. Leader teens increased confidence, peer collaboration, and service involvement.
- Clover Kids families reported strong engagement and excitement for ongoing 4-H involvement.

### **Goal 3: Provide Leadership to the Statewide STEM Focus Team**

Develop the STEM Foundational Program, train educators, and support statewide implementation.

- Navigated the transition from seven focus teams to four, supporting structural redesign.
- Led curriculum development, pilot coordination, and early implementation for the STEM Foundational Program.
- Delivered statewide professional development for 50 Extension professionals (train-the-trainer).
- Contributed to foundational program training delivered to 97 statewide Extension faculty/staff across focus teams.

#### **Evidence / Indicators:**

- Foundational Programs delivered at 70 sites statewide, reaching 2,485 participants across all focus teams.
- Evaluation across focus teams:
  - 89% demonstrated content understanding
  - 90% were excited about the program
  - 88% wanted to continue learning
- STEM Foundational Program adoption demonstrates early scalability and alignment with statewide STEM priorities.

### **Goal 4: Support Effective Local Operations & Team Functioning**

Provide leadership as Platte County Lead Educator in supervision, communication, fiscal accountability, and compliance.

- Served as Lead Educator, providing supervision, communication, and operational oversight.
- Led office team meetings, one-on-one support, and internal professional development.
- Maintained county budgets, completed financial and IT audits, and ensured Civil Rights/EEO compliance.
- Strengthened relationships with county commissioners, the Extension Board, and local partners.

#### **Evidence / Indicators:**

- Delivered 162 programs with strong operational alignment and accountability.
- Engaged 286 volunteers and collaborated with 41 Extension collaborators.
- Indirect reach of 20,080 individuals through communication channels.
- Improved office communication and workflow processes under my leadership.

#### **3. So What? / Why This Work Matters**

- STEM learning sparks curiosity and career readiness, filling gaps for local schools that rely on Extension to supplement STEM instruction.
- Youth leadership programs empower teens, strengthening confidence, service, and civic engagement.
- Clover Kids and Jr. Leaders create a pipeline, building belonging and long-term 4-H participation.
- Community partnerships and sponsorships demonstrate trust, with \$14,200 raised for STEM Field Days alone.
- Extension's statewide STEM strategy improves consistency, quality, and measurable youth outcomes across Nebraska.
- Strong office leadership increases program quality, team morale, and community impact.



Sheila Hoppe  
4-H Extension Educator and Lead Educator - Platte County  
2025 Statement of Other Contributions  
Platte County Impact and Reach

## Statement of Other Contributions (2025)

### 1. Collaboration and Team Leadership

As the statewide STEM Focus Team Leader, I contributed significantly to collaborative efforts across Nebraska Extension. I worked closely with fellow Focus Team Leaders, Content Coaches, the 4-H Youth Development Coordinator, and Extension faculty and staff statewide. My key contributions included:

- Coordinating statewide team meetings to maintain alignment and clarity during a year of structural transition.
- Guiding curriculum development and supporting the pilot process for the STEM Foundational Program.
- Leading statewide professional development, including train-the-trainer programming for approximately 50 Extension professionals.
- Contributing to the foundational program training delivered to 97 statewide Extension faculty and staff. These collaborative efforts strengthened statewide consistency, improved program quality, and advanced the reach of high-impact STEM programming.

### 2. Mentoring and Staff Development

I provided ongoing mentoring, supervision, and support to local support staff, interns, and Extension Assistants. My contributions included:

- Leading onboarding and coaching for new team members.
- Supporting professional development aligned with individual goals and office needs.
- Providing coaching and technical assistance to peer educators delivering STEM programs. My mentoring approach emphasized confidence-building, skill development, and alignment with Nebraska Extension values.

### 3. Contributions to Shared Governance and the Profession

I played a key role in shared governance and organizational leadership through:

- Active communication and partnership with the Extension Board and county leadership.
- Ensuring accountability in budgeting, compliance, Civil Rights adherence, and operational oversight.
- Supporting transparent reporting processes and aligning county operations with university expectations. Additionally, my leadership within statewide STEM efforts contributed to professional growth and strengthened Extension's statewide programming infrastructure.

### 4. Broader Impacts

In addition to my formal responsibilities, my work generated broader impacts that support IANR priorities:

- Strengthened community relationships through fundraising, volunteer coordination, and business partnerships (e.g., \$14,200 raised from 16 local businesses for STEM Field Days).
- Increased access to STEM education across diverse youth populations.
- Enhanced office function and team cohesion through communication improvements and leadership practices. These contributions advanced community well-being, supported Nebraska's workforce



Sheila Hoppe  
4-H Extension Educator and Lead Educator - Platte County  
2025 Statement of Other Contributions

pipeline, and strengthened the visibility and impact of Nebraska Extension in Platte County and statewide.



## **Taylor Cammack**

### **Managing Mature Trees**

Extension

Nebraska Extension-Engagement Zone 07

Horticulture, Landscape, and Environmental Systems

2025 Impact

#### **Issue**

Caring for mature trees is vital because they provide economic, environmental, and social benefits to communities. As trees mature, they are also more likely to shed branches and develop conditions that may lead to failure. The information available about caring for mature trees can be vague. This is especially true about what to expect for several years after a mature tree is pruned.

#### **Public Value**

Trees are the most valuable and long-lasting parts of a landscape. By providing personalized, science-based guidance on tree care, Extension strengthens the connection between Nebraskans and their landscapes. This guidance empowers homeowners to maintain healthy, long-lived trees which enhances property value, reduces risk, and supports the environmental and aesthetic benefits all trees provide.

#### **Action**

To help Nebraskans keep their trees healthy and thriving, Nebraska Extension offers research-based advice, including on-site visits to conduct tree risk assessments. At the request of a homeowner in Platte County, Taylor Cammack conducted a site visit to meet with the homeowner, assess the landscape and the tree, and provide one-on-one professional education on tree risk assessment, including the tree's condition and individualized next steps to ensure continued tree health.

#### **Results/Outputs**

Taylor helped the homeowner to understand how their tree naturally seals pruning wounds and provided practical steps for ongoing care. This engagement equipped the homeowner with actionable strategies to monitor tree health, reduce safety risks and preserve a valuable part of the landscape.

## **Impact**

As a result of this site visit, questions were answered, homeowner concerns were assuaged and the homeowner left feeling empowered that they could confidently inspect their tree for changes in its condition. Providing research-based information to Nebraskans in the Platte County area assisted them in enhancing the environmental quality of their landscapes and sustainably managing resources in their landscapes. During the site visit, the homeowner reported a better understanding of proper tree care practices and increased confidence in inspecting and monitoring trees for potential defects.

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### **IANR Pillars**

Improve the health and well-being of all Nebraskans.

### **Extension's Big 3**

Enhance The Health & Wellbeing Of All Nebraskans

### **Impact In Nebraska**

1  
Nebraska Counties Impacted  
PLATTE



## Taylor Cammack Goals and Accomplishments

On November 3, 2025, I began my role with Nebraska Extension as the Platte County Horticulture, Landscape, and Environmental Systems Instructor. The following are my accomplishments in the first two months on the job, and my goals for 2026.

### **Goal #1 - Build relationships and understand local needs**

**Community Stakeholders:** I attended multiple community events in the Columbus area. This included the Chamber Holiday Party, where I met stakeholders from Nebraska Public Power District (NPPD), business owners, and Columbus city officials. I also attended an entrepreneurial event hosted by Columbus In Action, where I connected with Ted Vaughn, an independent arborist based out of Silver Creek, who will be attending educational events in the future.

I introduced myself to Kelly Feehan, Emeritus Extension Educator in Platte County. She will be continuing school enrichment programs as an emeritus in the spring and extended an invitation to shadow her at the programs.

**County Extension Boards:** I attended meetings with extension boards in Platte, Colfax, Butler, Madison, and Polk counties in November and December. I introduced myself to the board members and highlighted my experience and interests. During each visit, I learned the differences in each board; how they are organized, run, and their priorities. I utilized these events to engage community members in intentional conversations to begin informal needs assessments to understand the needs of each community and their priorities for my role. I am scheduled to attend board meetings in the other eight counties of my Accountability Region in January and February.

**Extension Master Gardener Volunteers:** The Statewide Coordinator of the Extension Master Gardener Volunteer Program, Terri James, and I hosted a Meet & Greet for Master Gardeners. There were two Master Gardeners in attendance, and we were able to have conversations about the volunteer projects they spearhead or contribute. I also attended a monthly meeting of the Northeast Area Master Gardeners, which is co-coordinated by Wayne Ohnesorg and myself. In 2026, I will host a Kick-Off meeting for Master Gardeners and begin planning in-person training. I will also begin onboarding new Master Gardener Interns and support Master Gardeners as they continue outreach into their community. Planned outreach includes library programs, an annual plant fair, and garden management.

### **Goal #2 Learn and engage in Nebraska Extension Systems**

**Extension Fall Road Show:** At the Fall Extension Road Show in Grand Island, I was able to connect with fellow educators and get an introduction to the leadership team. My tablemates

## Taylor Cammack Goals and Accomplishments

and I brainstormed this year's theme, Relentlessly Relevant, and collaborated to plan actions for implementing this topic. For example, fellow educator Thays Silva and I met with a local nonprofit to discuss how a collaboration between program areas and a nonprofit can create an impactful program about herb gardening and creating healthy products with these homegrown plants.

**Horticulture, Landscape, and Environmental Systems (HLES) Team:** Through various Zoom meetings, I was able to introduce myself to the statewide program area team. In the program area, we have three focus groups: Plant & Landscape Systems, Local Food Systems, and One Health. My interests in landscaping and volunteer work led to me joining the Plant and Landscape Systems group, where I attended multiple planning meetings for upcoming statewide programs like Gro Big Red and ProHort. These programs provide webinars and in-person training for home gardeners and landscape professionals.

### **Goal #3 Support and Strengthen Local Programming**

**HLES Team:** In addition to taking part in the ProHort planning to finalize the schedule for winter programs, I also began planning for a staple program held in Columbus for many years: the Columbus Tree Care Update. I collaborated with two NE Forest Service Regional Foresters to plan the program, which is a three-hour training that provides CEUs for local arborists. New in 2026 is the Grand Island Tree Care Update, which is a second location for the program to fulfill the education requirements that the City of Grand Island is implementing as part of their new arborist licensing. Elizabeth Exstrom will take the lead on this program, and I will shadow her during the event.

**Programming:** When visiting extension boards in my Accountability Region, I began mapping previous programs and any interests in those communities. Next year, I am planning the following programs:

- Extension Resources – diving into resources, information and programs available to the public from Nebraska Extension, affiliate organizations, and other cooperative extensions
- Poisonous, Prickly, or a Pain – a program on managing hazardous plants for arborists
- Bee Helpful to Pollinators – focusing on pollinator-friendly plants and native bees
- Lunch & Learn – a one-hour program supported by the Hamilton County Extension Board for community engagement with local Extension Educators



**Blake Wert**  
**Inspiring Youth Achievement:  
Fostering Leadership, Decision-  
Making, and Public Speaking  
Through Livestock Judging**

*2025 Impact*

Extension

Nebraska Extension-Engagement Zone 07

4-H Youth Development

### **Issue**

Youth were educated in animal science through hands-on learning and mentorship over several months with the goal of developing a clear understanding of livestock evaluation. Judging contests taught them to assess animals, make informed decisions, and consider profitability while fostering critical thinking, confidence, public speaking, and leadership—helping youth grow into capable, well-rounded contributors to agriculture and their communities.

### **Public Value**

By providing youth hands-on livestock evaluation experiences, we are growing the next generation of leaders in animal science. Equipping them with knowledge and skills strengthens the agriculture industry, supports community growth, and allows youth to nurture and grow into well-rounded individuals ready to succeed in careers and contribute to society.

### **Action**

To address this, I provided youth with hands-on lessons and training over several months, allowing them to practice and refine their skills in livestock evaluation. While doing so, youth strengthened critical thinking, observation, and presentation skills while building confidence and improving decision-making abilities. Their dedication, perseverance, and work ethic throughout this process were evident in their growth, skill development, and success, reflecting both technical improvement, personal growth, and a deeper understanding of animal science.

## **Results/Outputs**

The hard work and commitment of youth during weeks of hands-on practice translated into exceptional results at multiple livestock judging contests. Participants became more skilled in evaluating livestock, confident in their abilities, and prepared for future challenges. Their experiences laid a foundation for continued growth and long-term contributions to the animal science field.

## **Impact**

The impact of livestock judging on youth is immense. By being pushed out of their comfort zones, participants experience significant personal growth developing public speaking, problem-solving, and critical thinking skills, while receiving constructive feedback from critique judges, which is not easy in today's society. This feedback helps them reflect on decisions, improve evaluation skills, and build resilience. Youth become stronger evaluators, leaders, and communicators, as seen in increased confidence, better teamwork, and improved poise during competitions. Livestock judging prepares them contribute to the animal science industry, pursue career goals, and become engaged, capable, well-rounded members of their communities.

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IANR PILLARS

Grow and strengthen Nebraska agricultural and natural resources ecosystems.  
Improve the health and well-being of all Nebraskans.  
Promote progress and prosperity for all Nebraskans.

EXTENSION'S BIG 3

Inspire Nebraskans & Their Communities

IMPACT IN NEBRASKA

**13**

NEBRASKA COUNTIES IMPACTED

PLATTE, KEARNEY, LANCASTER, CASS, SAUNDERS, DODGE, CUMING, GARFIELD, COLFAX,  
BUTLER, BUFFALO, DAWSON, HOWARD

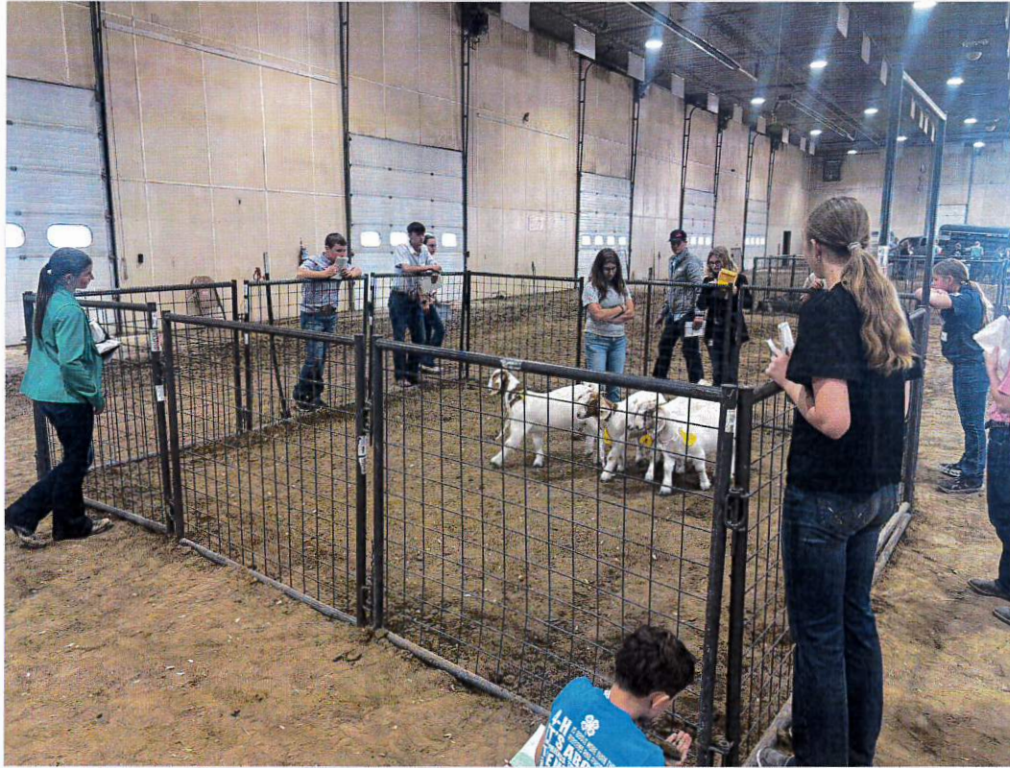


Image Description: Youth carefully evaluate a goat class, observing traits and taking notes.



Blake Wert  
4-H Livestock Assistant - Platte County  
2025 Summary Statement  
Goals and Accomplishments

In 4-H, our goal is to prepare youth not to be just ready, but “beyond ready” for the challenges and opportunities that lie ahead. As I complete my second year in Extension, this has been a meaningful time of reflection on my work and impact. From the beginning, I entered this role with a strong desire to make a positive difference in young people’s lives, and through intentional programming, relationship-building, and youth focused efforts, I believe I am on that path.

As an Extension professional, building and maintaining meaningful connections is an ongoing and essential part of our work. I make an effort to connect with each young person to show them they are valued and to serve as a mentor to them. **As my relationships with 4-H livestock youth have grown, I have worked to strengthen my approach to mentorship and coaching.** I don’t intend to teach youth – I strive to coach them. This intentional approach allows me to support their growth, guide their development and ideally positively impact their confidence, skills, and leadership over time.

I am especially proud of the strong youth engagement and retention with my programming. The dedication and work ethic demonstrated by participants reflect the positive, motivating environment I have intentionally created – one where youth want to show up, put in the work, and continue improving. This commitment is evident as Platte County 4-H has had some of the highest participation rates in the state of Nebraska at the Premier Animal Science Event. Creating a space where youth feel supported, challenged, and excited to learn has been a key factor in their sustained involvement and success.

In addition, I strive to build strong relationships with youth through School Enrichment efforts. In 2025, our Platte County team reached 67% of the county’s K-12 youth through School Enrichment and traditional 4-H programs. I individually taught six programs to 1,382 youth in grades K-4 through school enrichment. I enjoy watching youth grow, learn, and gain confidence through these experiences, and these connections help support continued engagement and positive youth development across the county.

### 2025 Goals

In working towards my goals, I dedicated a significant portion of my focus on the Ag and Food Systems team, as much of my programming is rooted in this area. I work to help youth understand where their favorite foods come from, while also providing hands-on lessons exploring life cycles such as Embryology, Butterfly and Plant activities. One of the larger events I host, “Ag Literacy Festival: Life on the Farm”, allows youth to explore agriculture in an engaging, interactive way and highlights the critical role agriculture plays in our daily lives while fostering curiosity and appreciation for industry.

One of the most popular programs is Embryology, where youth follow the development of a baby chick from egg to hatch. This hands-on experience allows them to explore concepts like life cycles, growth, and responsibility, while practicing observation and recording skills. Learning is evident as youth eagerly track the progress of the eggs, ask thoughtful questions, and excitedly share their discoveries, showing both curiosity and understanding in real time.

Overall, my work with the Ag and Food Systems focus team, STEM focus team, and College and Career Success team closely aligns with my goal of providing youth with the tools, knowledge,



Blake Wert  
4-H Livestock Assistant - Platte County  
2025 Summary Statement  
Goals and Accomplishments

and experiences they need to achieve their future goals. Through hands-on learning, career exploration, and real-world connections, these efforts support youth in building confidence and critical skills for what comes next. This work reflects the 4-H mission of helping youth be “Beyond Ready” for the future while empowering them to thrive in whatever paths they choose.

#### **4-H Assistant (Livestock) Role Summary**

In my role as the 4-H Livestock Assistant in Platte County, I coordinate and oversee all livestock-related events and programming to ensure each activity is well-organized, educational, and successful. I work closely with 4-H families, supporting them throughout the entire process—from selecting and caring for animals to preparing for county fairs and other competitive events. Through this role, I provide guidance and resources that help youth and their families build skills in animal husbandry, responsibility, and teamwork.

Alongside my livestock responsibilities, I also engage with youth through School Enrichment programming, allowing me to reach a broader audience of students and deepen their exposure and hands-on experience in agriculture. Through hands-on activities and classroom presentations, I strive to spark interest in agriculture, foster a deeper appreciation for the agricultural industry, and create positive, engaging learning experiences for all participants.

Looking ahead, my goals related to livestock programming include maintaining and growing Platte County participation in **PASE and the Platte County Showmanship Clinic**, continuing to host a high-caliber livestock judging contest as part of the **Heartland Triple Crown Livestock Judging Series**, and increasing youth participation in livestock exhibits at the county fair. These efforts support my commitment to providing quality opportunities that challenge youth, build skills, and encourage continued involvement in livestock and agriculture programs.

#### **So what?**

Ultimately, the result of this work goes beyond simply preparing youth for their next steps. Our goal is to inspire them to pursue their passions, contribute to society, and make well-informed decisions about their futures. This is what making a real difference in the lives of young people looks like. As Dr. Charlie Stoltenow shared, “Extension exists to help people create a better tomorrow... by helping people develop critical thinking skills, leadership skills, and connections.” Through our programming and partnerships, we are doing just that—helping youth build the skills and confidence they need to create a better tomorrow.



## Hailey Held Hands-On Creativity: Skills for Life

2025 Impact

Extension  
Nebraska Extension-Engagement Zone 07  
4-H Youth Development

### Issue

Platte County 4-H workshops let youth learn by doing, blending practical skills with creativity. From arts and crafts to STEM, woodworking, gardening, and cooking, participants built critical thinking, teamwork, and problem-solving skills. Hands-on projects encouraged innovation, boosted confidence, and sparked passions that extend beyond the workshop.

### Public Value

These summer workshops build youth skills, confidence, and leadership through hands-on learning, creative projects, and mentorship. Participants explore STEM and community service based on local needs, fostering innovation, teamwork, and civic engagement while preparing to contribute positively to their communities.

### Action

The summer workshops offered hands-on learning, creative projects, and mentorship using lesson plans, pre-made examples, and volunteer support. I used examples to show youth the end goal while allowing full creativity. Youth engaged in STEM and community service, took leadership roles, collaborated with peers, and applied practical skills across 12 workshops, building confidence, teamwork, problem-solving, and civic engagement.

### Results/Outputs

Participants submitted many workshop projects to the county fair, with every Chiliuly Lamp workshop participant showcasing a project that drew compliments for how impressive they looked in the exhibit hall. Many of these participants planned to hang these in their rooms to use as soft lighting or even as a night light.

### Impact

Platte County 4-H summer workshops let youth learn by doing, blending practical skills with creativity. Across 12 workshops, participants explored STEM, arts, woodworking, gardening, cooking, and community service, using lesson plans, examples, and volunteer support. Youth took leadership roles, collaborated with peers, and applied skills to hands-on projects that built confidence, teamwork, problem-solving, and civic engagement. Many projects were submitted to the county fair, with every Chiliuly Lamp participant showcasing impressive work that will continue to inspire and be used at home.

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EXTENSION'S BIG 3

Inspire Nebraskans & Their Communities

IMPACT IN NEBRASKA

**1**

NEBRASKA COUNTIES IMPACTED

PLATTE



Hailey Held  
4-H Extension Assistant – Platte County  
2025 Summary Statement  
Goals and Accomplishments

**4-H Youth Coordinator Role Summary**

In my role as a 4-H Youth Coordinator Assistant in Platte County, I coordinate all youth development–related activities, including summer workshops, School Enrichment, and static exhibits at the county fair. I work closely with youth and their families to ensure they are set up for success and to answer any questions they may have along the way. My role involves providing information and support to youth and their families, helping foster confidence, independence, and problem-solving skills. In addition to my youth coordinator responsibilities, I also engage with youth through School Enrichment programming. My programming emphasizes making healthy choices that extend beyond nutrition and exercise. My goal is to inspire youth to explore the broader world of health and wellness, helping them understand that while nutrition and physical activity are important, there is much more to overall health.

A major focus for me this year was relationship building. I had many opportunities to strengthen these relationships through summer workshops, the county fair, 4-H Council meetings, Jr. Leader meetings, and other interactions. Building strong relationships is important in any role, but it is especially critical when working with youth and their families. Families place a great deal of trust in those who work with their children and maintaining that trust is both a responsibility and a priority in my work.

When I joined Extension in April 2024, I was excited for the opportunity to positively impact the youth of Platte County 4-H, in the same way that I was impacted during my own time in 4-H. I was eager to bring new energy and opportunities that helped shape my journey to the youth of Platte County, while also learning new approaches to how activities and programs can be delivered.

I knew this position would focus on building strong relationships within the community and with the youth who make up this organization. One of my best early experiences was jumping right in to assist the Teen Ambassadors with planting pots throughout downtown Columbus, as well as helping to develop lesson ideas for 4-H camp. This group had already been established before I started. I assisted them so I could start to get to know some of our youth. I remember how intimidating it felt when I first met the Teen Ambassadors, and now it feels like I have known them for years. I began building connections by overseeing Clover Academy, our summer workshop program. I was very nervous at first to lead them on my own, but everything worked out. The parents and youth were incredibly welcoming and helped to put me at ease. These early experiences helped lay the foundation for many lasting relationships that I am excited to continue strengthening and expanding in the years to come.

Throughout 2025, I focused on building strong, meaningful relationships not only with 4-H youth and families, but also through our School Enrichment programming with principals, teachers, and students. These connections, especially with youth, have played a significant role in expanding our reach across the county. In 2025, the Platte County team successfully reached 67% of the county’s youth in grades K–8 through School Enrichment and 4-H programs. I am proud to be part of a county that reaches two out of every three youth, helping to create lasting opportunities for growth, learning, and development. I remain committed to our School Enrichment programming and look forward to reaching even more youth throughout the county.



Hailey Held  
4-H Extension Assistant – Platte County  
2025 Summary Statement  
Goals and Accomplishments

### 2025 Goals

In working toward my goals, I dedicated a significant amount of time and effort to helping youth understand STEM principles, the importance of healthy choices, and how these concepts connect to the world around them. I had the honor of being involved in several STEM events including helping to host STEM Field Days in Platte County, which welcomed nearly 1,700 youth from across the county. I taught 24 rotations over four days which was 1,282 youth from 17 different schools. Our office invested a tremendous amount of time and planning to ensure the event's success. I had the opportunity to talk with many of the students as they arrived and departed. They were just as excited—if not more so—by the end of the day, which made the experience especially rewarding. Each student was able to take their projects home and many were eager to continue experimenting with them on their own.

A large portion of my focus was dedicated to the Health and Wellness focus team, as most of my programming falls within this area. I worked with youth to help them understand how healthy choices impact their bodies, as well as the importance of proper handwashing and why it matters. These activities allowed youth to see that healthy choices extend beyond just nutrition and exercise. In today's world, it is essential to get ahead of the many influential factors surrounding them and encourage critical thinking about why health is so important. I taught two programs *Fight Bac!*, which stresses the importance of hand washing and *Health Rocks! Take a Deep Breath*, about the importance of what goes in our bodies. Both programs took me to 20 classrooms at 11 schools teaching 286 students about health and impact on our bodies.

In addition to these efforts, I gained valuable experience leading Clover Academy, our summer workshop program. These workshops helped 4-H youth blend practical skills with hands-on learning and reached 144 participants through 13 different workshops, many of whom attended more than one session. There were 16 volunteers who assisted with Clover Academy. Teaching these workshops helped me build confidence and strengthen relationships with youth and families. I also participated in a workshop swap with Wayne County Extension, where I traveled to Wayne County to teach a jewelry workshop while Julie came to Platte County to lead a workshop here. This experience was especially rewarding allowing me to learn from another Extension professional.

Overall, these experiences were both rewarding and educational, while strongly aligning with my goals of building relationships and equipping youth with the knowledge and tools they need to succeed in the future.

### So what?

The work I am doing today will have a lasting impact. When youth are engaged in meaningful educational experiences—through STEM, agriculture, or health and wellness—we are not only preparing them for their next steps, but also inspiring them to follow their passions, give back to their communities, and make informed decisions about their futures. Through this work, we are making a real difference in the lives of youth in our communities while continuing to cultivate a stronger tomorrow for years to come.



**Thays Silva**  
**Strengthening Fresh Food  
Access Across Nebraska**

*2025 Impact*

Extension & Service  
Nebraska Extension-Engagement Zone 07  
Food, Nutrition & Health

### **Issue**

Food insecurity affects both urban and rural communities in Nebraska. The latest Feeding America report estimates 287,240 Nebraskans, including 91,930 children, experience food insecurity. This issue is linked to food deserts, where residents lack access to affordable, nutritious food. Contributing factors include low income, rising living costs, limited access to health care, and social and physical barriers. In rural areas, grocery store closures further limit access to fresh, healthy foods.

### **Public Value**

Promote a healthy, resilient, and equitable society by investing in well-being through access to nutritious food and education. Promote collaboration and equip communities to improve public health, address social disparities, and sustain dignity and equity for all, ensuring everyone has access to resources that support a thriving and united community.

### **Action**

In 2025, the partnership with Butler County Health continued to support the Growing Together Nebraska Donation Garden; they coordinated resources, workforce, space, and program activities. The Double Up Food Bucks program also continued at one grocery store in both Butler and York Counties. These combined initiatives helped expand access to fresh fruits and vegetables, provided nutrition education, strengthened food access, promoted better health habits, and supported overall community well-being.

### **Results/Outputs**

Through the Growing Together Nebraska Garden and DUFEB programs, low-income residents increased access to fresh fruits and vegetables. The garden produced and donated around 596 lbs of organic produce to community sites, while DUFEB supported over \$260,000 in fruit and vegetable purchases using SNAP and incentives, strengthening food access and local food systems.

### **Impact**

The GTN Garden and DUFEB program improved food access for low-income families, strengthened local economies, promoted agricultural sustainability, and built community resilience and equity. In Butler County, the Garden provided 596 lbs. of organic produce to two sites in David City, valued at over \$1,200, benefiting more than 115 individuals. Recipients gained access to nutritious food and nutrition education in topics such as food preparation, safety, gardening, resource

management, and MyPlate. From January–December 2025, DUFB participants in Butler and York counties redeemed \$255,024.22 in SNAP and \$5,018.41 in DUFB incentives, resulting in \$260,042.63 in purchases of fresh fruits and vegetables. Together, the GTN and DUFB programs provided approximately \$261,242.63 in financial aid.

## IANR PILLARS

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## EXTENSION'S BIG 3

Strengthen Nebraska Agriculture & Food Systems  
Enhance The Health & Wellbeing Of All Nebraskans  
Inspire Nebraskans & Their Communities

## IMPACT IN NEBRASKA

# 2

NEBRASKA COUNTIES  
IMPACTED

BUTLER, YORK



## Thays Silva 2025 Story

Throughout 2025, I worked on advancing current projects, cultivating partnerships, and pursuing professional development to increase the effectiveness and reach of my programming.

### **Program Reach**

In 2025, approximately 500 people participated in direct education delivered through the Health and Well-being programming I taught, and an additional 1,863 participants through programs taught in partnerships with other educators. For Indirect Education, I reached an estimated 19,350 individuals through partnerships and visits at health fairs I coordinated, sharing information on healthier lifestyles, including food and nutrition and health-related topics. A key program featured in the Indirect Education efforts was Sleepless in Nebraska. This initiative proved highly informative for Nebraskans and generated significant interest, with many people seeking additional information about it. This strategy also helped build partnerships and promote Nebraska Extension's initiatives. Consequently, many stakeholders became interested in Extension's efforts, leading to new partnerships, expanded contacts, and additional programming opportunities for 2026.

### **Food Security Initiatives**

Continuing efforts begun in 2023 to address food insecurity in Nebraska, the Growing Together Nebraska Donation Garden project was sustained in Butler County. This initiative yielded 596 pounds of produce, which was donated to two sites in David City, benefiting at least 115 individuals. The produce donated from the Growing Together Nebraska garden was valued at more than \$1,200. Between January and December 2025, Butler County shoppers participating in the Double Up Food Bucks (DUFb) program used \$113,648 in SNAP benefits and received \$3,306.93 in DUFb incentives to buy fruits and vegetables. In York County, \$141,376.22 in SNAP benefits and \$1,711.48 in DUFb incentives were redeemed during the same period. Altogether, the DUFb program generated a combined financial impact of \$260,042.63 across both counties.

### **Food Safety Education**

In 2026, 144 individuals gained food safety skills by completing ServSafe training for managers and food handlers across three counties (Madison, Platte, and Seward). I want to emphasize that one class was dedicated to young adults with special education needs who aspired to enter the food industry. By equipping these students with essential knowledge and hands-on training, we empowered them with a significant advantage as they pursue employment. This initiative has already sparked new partnerships for 2026, paving the way for even more students to benefit and strengthen our community's workforce. Post-training survey of this class indicates improved food safety knowledge and confidence. 67% of participants reported learning "a lot" about food safety risks and ways to reduce them. In applying food safety knowledge, 44% reported learning "a lot". In addition, 44% reported learning "a lot" about communicating food safety practices with others. Overall, responses suggest the training effectively reinforced food safety knowledge and practical application skills.

### **Sleepless in Nebraska**

The *Sleepless in Nebraska* curriculum was widely implemented in 2025 through direct education and extended indirectly via community meetings and health fairs, reaching approximately 334

individuals. These sessions emphasized the critical role of sleep in overall health and well-being, increasing participants' awareness of how sleep habits directly influence daily functioning, productivity, and long-term health. The program not only filled a knowledge gap for many participants but also generated strong interest from partner organizations, leading to requests to expand presentations to other audiences in 2026, demonstrating both the program's relevance and its growing community demand. In one of the programs were I taught for around 155 high school students at a FCCLA conference the post-program survey results indicate that the participants increased their awareness and plan to improve their sleep habits. 100% of participants reported understanding the recommended hours of sleep for their age and the importance of sleep for overall health. 67% agreed or strongly agreed that they recognize the impact of sleep on learning, mental health, and athletic performance. In addition, 88% reported learning something new from the program, and 86% indicated they plan to make changes to their sleep habits, including reducing screen time before bed and improving bedtime routines.

### **Partnerships for the good of the community**

In partnership with the Seward Kiwanis Club, the *Healthy Food Fast – Using Your Appliances* program was delivered to families enrolled in the Backpack Program. Through a grant secured by a Kiwanis Club member, participants received free kitchen appliances—including slow cookers, electric skillets, and roasters, removing a key barrier to preparing healthy meals at home. The class provided hands-on education on safe appliance operation, proper cleaning, and practical, time-saving recipes, empowering families with both the tools and skills needed to prepare nutritious meals efficiently and sustainably. Survey results for this class showed strong positive outcomes. 100% of participants agreed or strongly agreed that they understand how to use their appliance, operate it safely, and properly clean and care for it. 100% reported confidence in preparing meals using the appliance. In addition, 100% of respondents indicated they plan to cook more meals at home and to use a food thermometer to check final cooking temperatures because of the program.

I am an active member of a regional health coalition (Heart Health Alliance) alongside partners such as DHHS, Polk County Health Department, and Four Corners Health Department. This coalition serves Butler, Polk, York, and Seward counties and works collaboratively to understand the underlying causes of poor heart health outcomes, particularly in Polk County. Together, we are identifying solutions and strategies to improve cardiovascular health across the region. Being part of this coalition allows me to bring Extension's expertise to the table, contribute to community-driven approaches, and strengthen partnerships that can lead to meaningful health improvements for Nebraskans.

### **Conclusion**

In 2025, my work with Nebraska Extension focused on helping people in the region live healthier lives by improving access to nutritious food, building practical life skills, and sharing research-based information that participants could use right away. Through strong partnerships, I was able to reach thousands of Nebraskans while addressing key Extension priorities like health, food security, and workforce readiness. I also contributed to regional initiatives, collaborating with partners to understand challenges and develop practical solutions. All the relationships built this year have positioned these programs for continued growth in 2026 and reinforced my role in supporting Extension's mission as a trusted, community-focused resource.



## **Erin Kampbell**

### **Supporting Learning and Connection Among Early Childhood Educators**

Extension  
Nebraska Extension-Engagement Zone 05  
Early Childhood  
2025 Impact

#### **Issue**

Nebraska faces a shortage of skilled early childhood professionals. When communities lack quality childcare, it negatively affects children, families, and communities. Ensuring access to professional development opportunities for early childhood teachers and providers to maintain licensure and improve quality is crucial. Extension has partnered with local organizations to host conferences in Columbus and Norfolk to address this issue and support workforce development.

#### **Public Value**

About 75% of Nebraska families with young children need quality childcare. Supporting early care and education through professional development like conferences benefits children, families, and communities by increasing the number of reliable, knowledgeable, and effective caregivers available.

#### **Action**

As chair for the Norfolk Early Childhood Conference and committee member for the Columbus Early Childhood Conference, Extension Educator Erin Kampbell collaborated with partners to bring renowned national and regional speakers to rural early childhood professionals. Conferences provide essential professional development and the opportunity to foster meaningful in-person connections among peers. Many home-based providers note that local conferences are their only opportunity to network with others in their profession, making the conferences an invaluable resource for knowledge and connection.

## **Results/Outputs**

Both the Norfolk and Columbus conferences offered six hours of high-quality professional development, assisting providers in meeting the 12-hour annual requirement. A total of 229 professionals attended (154 in Norfolk, 75 in Columbus), representing more than 16 counties across the region. In total, the conferences awarded 1,374 professional development hours (924 in Norfolk, 450 in Columbus).

## **Impact**

Participant responses showed increases in knowledge and confidence on the conference topics. One attendee shared, “The most beneficial part of the program for me was learning about how the nervous system differs between children and adults. I also liked learning different ways to help ease the nervous system for the kids in my practice.” In Norfolk, the percentage of attendees who reported being very or extremely knowledgeable about the content rose from 7% before the conference to 59% after and 88% of participants indicated they intend to use the information presented. One participant commented, “This was a great experience that allowed me to gain knowledge in effectively handling student behavior.” These reflections highlight conference impact on participants’ professional growth.

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### **IANR Pillars**

Promote progress and prosperity for all Nebraskans.

### **Extension's Big 3**

Enhance The Health & Wellbeing Of All Nebraskans

### **Impact In Nebraska**

16

Nebraska Counties Impacted

HOLT, KNOX, CEDAR, ANTELOPE, PIERCE, WAYNE, GREELEY, BOONE, NANCE, PLATTE, COLFAX, STANTON, MADISON, CUMING, BURT, DOUGLAS

# Individual Annual Report 2025



**Erin Kampbell**  
Associate Extension Educator  
Madison, Stanton, Platte, Colfax,  
Antelope Counties



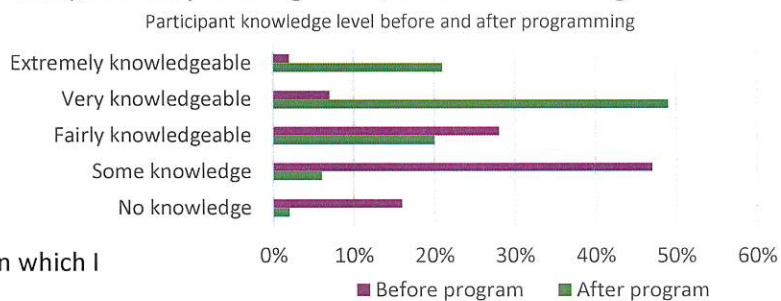
## Erin Kampbell, Early Childhood Educator, Madison County 2025 Summary of Goals and Accomplishments

In 2025, my goals focused on increasing the number of caregivers of children birth to age eight who provide safe and healthy environments with developmentally appropriate interactions. To enhance the knowledge, skills, and practices of early childhood professionals, I provided research-based programming in three areas: **quality care and education, wellbeing, and healthy environments and practices**. Fostering growth in these areas elevates the physical and emotional wellbeing of young children and their caregivers. To meet the evolving needs of my region, I delivered training through a variety of formats, including multi-week sessions, day-long workshops, and one- to two-hour events, all tailored to address immediate and ongoing learning needs.

### Quality early care and education

Early childhood professionals are required to complete at least 12 hours of professional development annually to maintain licensure. Supporting Nebraska’s caregivers through professional development is a key focus of my work, especially as access to quality childcare remains a critical issue in the state. This year, I awarded 2,460 Nebraska Department of Education (NDE) approved in-service hours to 390 unique participants (1,839 total contacts), indirectly reaching over 4,000 children. Among those surveyed (n=290), 93% reported

they will probably or definitely use the information learned, and 90% reported they would recommend the training to peers. The chart at right shows the knowledge increase reported by participants across the 10 topics on which I delivered programming.



### Caregiver and child wellbeing



#### Cultivating Healthy Intentional Mindful Educators (CHIME)

Supporting the emotional well-being of early childhood educators is crucial both in Nebraska and nationwide. CHIME is an eight-week, evidence-based program that supports educators’ wellbeing and helps them provide responsive care. Post-surveys and written feedback reveal CHIME’s impact: the percentage of participants who felt very or extremely knowledgeable about the topic increased from 10% to 80%.

After completing CHIME, 89% of participants reported feeling less stress than before CHIME, and 73% reported feeling healthier, more in control, and more stable, feelings that can help prevent burnout.

**Direct contributions:** I delivered five CHIME classes to 40 participants, awarding 564 in-service hours.

The program indirectly reached 506 children. I

supported CHIME’s growth both in Nebraska and nationally by co-delivering the 2.5 day Guiding Teacher training to 35 participants in North Carolina.

*This training serves, for me, as a reminder that we all need to intentionally focus more on mindfulness and listening to understand, for ourselves and those we work and live with.*  
--2025 CHIME participant

- Extension Excellence Indicators: Exceptional Teaching and Learning, Meaningful, Impactful

## Rooted in Relationships: Pyramid Model Implementation



Rooted in Relationships helps early childhood programs create nurturing environments where young children can thrive. Using the nationally recognized Pyramid Model, this initiative provides training, coaching, and resources to strengthen social-emotional support for children. Participants receive observations to collect data at three points. The data will be analyzed by UNMC's Munro-Meyer Institute at the end of year three (2026).

*We actually took a kid that has been kicked out of every child care he was in, and we have him now full time, and mom, for the first time has been able to get a job. So we're having great success.*  
-Provider reflects on avoiding use of expulsions

**Direct contributions:** I served as a coach and in this role, I attended 24 hours of training alongside participants and observed/coached the director of my site for two hours per month. I also delivered four six-hour trainings to three area cohorts. Additionally, I completed specialized training to become an observer for the data collection portion.

- o Extension Excellence indicators: Impactful, Professionalism

## Knowledge Network for Early Childhood Education Workforce (KNEW) Project



KNEW offered a community-driven, professional learning initiative supporting early childhood educator health, wellness, and emotional intelligence. KNEW supported 100 rural early childhood educators with up to 16 paid professional learning hours which combined peer learning, reflective practice, and practical strategies for wellness. The proportion of staff who often think about quitting dropped from 23% pre-program to

16% post-program with intentions to stay for at least two more years rising from 82% to 87%. These results suggest KNEW had impact on reducing staff uncertainty or desire to leave, strengthening overall retention. **Direct**

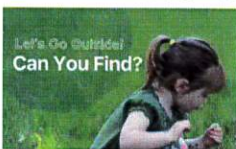
**contributions:** I facilitated two Reflective Practice groups, supporting participants' reflections on translating the content into practice. I also reviewed the professional development modules and provided feedback on program development.

*The program helped me reflect on why I chose childcare in the first place. Connecting to my purpose has increased my motivation.*  
-2025 KNEW participant

- o Extension Excellence indicators: Innovation, Relevance

## Healthy environments and practices

### Let's Go Outside—Can You Find?



*Let's Go Outside!* is a free, nature-based program designed to foster toddler and preschool aged children's outdoor exploration. Activities encourage children to engage with their surroundings while supporting developmental objectives such as fine motor skills, sensory integration, and critical thinking. Program participation included access to a professional learning cohort, 12 social media

posts, 3 radio spots, 7 newspaper articles, a resource list, and a children's book co-authored by the team. In 2025, there were 218 participants, 994 lesson downloads, and 45,924 children were reached indirectly. 86% of childcare provider participants agreed that parent engagement and communication increased and 100% of users saw an increase in outdoor staff/child interaction. **Direct contributions:** I co-authored 6 of the 12 lesson guides and the accompanying children's book. I peer reviewed 6 guides and the marketing materials and co-delivered the professional development cohort.

*This was a fun way to extend my child's education throughout the summer.*  
--Parent

- o Excellence in Extension Indicator: Innovation, Relevance



## Erin Kampbell, Early Childhood Educator, Madison County 2025 other significant contributions

**Employee Wellness Committee:** Members designed and implemented educational, interactive, and informational initiatives to promote wellness among Extension employees in the workplace. As a UNL HealthierU ambassador and newsletter contributor, I compiled, disseminated, and reviewed resources applicable to a climate of wellness within Extension.

- Excellence in Extension Indicator: Engagement

**Go Nutrition and Physical Activity Self-Assessment for Child Care (Go NAPSACC)** is a key component of Step Up to Quality, Nebraska's childcare quality rating system. I coached four programs in 2025. I also completed my term as a member of the **National Advisory Group**. This group offers feedback, advice, and guidance on the national Go NAPSACC system, training modules, educational materials, and strategic direction. In addition to peer reviewing resource sheets, surveys, and three sections of the new Social-Emotional training module, I volunteered to lead agenda items at two of the six meetings, mentored five new members from four states and served on the new member selection committee.

- Excellence in Extension Indicators: Engagement, Professionalism

**The Heartland Farm to School (F2S) and Early Care and Education (ECE) Institute** is a three-year, three-state collaboration between Kansas, Missouri, and Nebraska, led by their Departments of Education and supported by partners like Nebraska Extension. The Institute follows the evidence-based model of the Northeast F2S Institute, focusing on integrating F2S in the Classroom, Cafeteria, and Community. The second retreat, in May 2025, welcomed nine school teams, with each of the three Nebraska teams receiving a \$3,000 stipend for implementation. I contributed to the Institute's development by reviewing surveys, applications, and marketing materials. I also served on the coaching subgroup, reviewed coaching materials, and **coached an early childhood team and a school team**.

- Excellence in Extension Indicators: Relevance, Engagement

The **National Extension Association of Family and Consumer Sciences (NEAFCS)** is a professional organization for Extension family and consumer sciences educators. The organization provides opportunities for professional growth and serves as a resource for programming and building partnerships. I served on the **national annual session committee**, judging proposals for conference.

- Excellence in Extension Indicator: Professionalism

The Nebraska Early Childhood Collaborative (NECC) created a **Licensing Toolkit Mentoring program** in which participants are assigned a mentor to coach them through the process of applying for their childcare license. My first two mentees from Colfax County received their operational licenses, creating **24 new licensed childcare spots**. I have been assigned four new providers. Three are completing requirements in preparation of submitting their applications. One has already received her provisional license and has opened, creating an additional **12 new licensed childcare spots** in Norfolk.

- Excellence in Extension Indicators: Meaningful, Impactful, Relevant

The **IANR Liaison Committee** advises the Vice Chancellor on faculty affairs and votes or approves considerations around evaluation and bylaws as needed. I was appointed by the Associate Vice Chancellor to fulfill the remainder of a term for a vacancy due to a faculty member leaving.



**Josie Crouch**  
**Strengthening Rural Water Safety  
for People, Pets, and Livestock**

*2025 Impact*

Extension

Nebraska Extension-Engagement Zone 07

Livestock Systems, Food, Nutrition & Health, Water and Cropping Systems, &  
Rural Prosperity Nebraska

### **Issue**

Nance County faces persistent groundwater concerns, including elevated nitrates from long-term fertilizer use, along with bacteria and mineral issues common with aging or shallow wells. Many rural residents and livestock producers are unsure what to test for, what levels are safe, or how to address/treat contamination. This lack of clear, assessable guidance creates risks for households and livestock water quality.

### **Public Value**

Water quality directly affects the wellbeing of rural families, livestock productivity, and the sustainability of local resources. By helping residents and producers understand risks and evaluate treatment options, this program supports healthier communities, more resilient operations, and informed stewardship of groundwater.

### **Action**

Extension partners identified a need for a coordinated, accessible program. I co-led planning and delivery of a multi-partner Water Quality Program focused on water testing basics, interpreting results, health implications, and treatment options. I helped coordinate speakers, shaped the agenda, and contributed a brief livestock component connecting water quality to animal health. The program provided clear, accessible guidance for both households and livestock audiences.

### **Results/Outputs**

Participants were exposed to foundational knowledge on safe contaminant levels, testing needs, and treatment options. Survey responses implied a reinforced understanding, appreciation for clear handouts, and requests for additional topics such as Nitrogen use. The program strengthened collaboration among Extension and across conservation partners.

### **Impact**

Survey results suggested meaningful behavior change. Participants reported plans to watch for open wells, install or upgrade household filters, and begin filtering drinking water. Others noted increased awareness of safe contaminant levels and motivation to improve water management. Some reinforced existing practices, confirming the program's relevance. The program improved community confidence in identifying risks and taking action to protect household and livestock water quality. For me, co-leading this effort strengthened my skills in multi-topic program development and collaborative education.

IANR PILLARS

Grow and strengthen Nebraska agricultural and natural resources ecosystems.  
Improve the health and well-being of all Nebraskans.  
Promote progress and prosperity for all Nebraskans.

EXTENSION'S BIG 3

Strengthen Nebraska Agriculture & Food Systems  
Inspire Nebraskans & Their Communities  
Enhance The Health & Wellbeing Of All Nebraskans

IMPACT IN NEBRASKA

1

NEBRASKA COUNTIES IMPACTED

NANCE



**Image Description:** Photo of presenter showing participants seated and engaged during the program.

## **2025 Impacts and Accomplishments**

**Josie Crouch**

### **Livestock Systems Educator**

#### **Goal 1: Deliver Relevant, Research-Based Programming**

A major highlight of my year was co-planning and delivering the Water Quality Program in Fullerton, which became a defining moment in my growth as an educator. I coordinated with partners to design the agenda, secured speakers, developed livestock-focused content, and delivered a 20-minute presentation on pet and livestock considerations related to water quality. Seventeen adults attended the 2.5-hour program, and the feedback was overwhelmingly positive. Darren Nelson, a County Board of Supervisors member, shared that it was a “very good program that should be given to the whole state,” and State Senator Loren Lippincott personally expressed appreciation for the program’s relevance and quality. This program strengthened my confidence in program development, deepened my understanding of local water concerns, and demonstrated my ability to co-lead a multi-topic, multi-partner educational effort that resonated with both producers and community members.

Throughout the year, I delivered a range of producer-focused programs that expanded my reach and strengthened my role as a trusted resource. I provided 10 monthly livestock updates on KTIC Radio (3–4 minutes each), offering timely, relevant beef production information to a regional audience. I collaborated with the Hamilton County Extension Board to present a one-hour program on Optimizing Herd Longevity & Profitability to 38 FFA students and adult producers. I also hosted and facilitated a four-week WIA Leaving a Lasting Legacy transition series in Central City (14 hours, 10 participants), guiding families through conversations and activities focused on farm and ranch transition planning. Doing these programs ensured producers received research-based information that supported decision making and long-term planning.

Youth education remained a meaningful part of my delivery efforts, allowing me to build trust with families, schools, and community partners across my counties. I mentored a youth team during Inventure Day in Central City for 5.5 hours as part of an event involving 105 participants, helping students develop problem solving and teamwork skills. I coached the Fullerton FFA Meats Judging Team through six one-hour practices, guiding eight freshmen to within one point of qualifying for state. I also assisted Steve Pritchard with three hours of classroom embryology for 19 students in Fullerton. In addition to these school-based activities, I delivered a three-hour animal byproducts program for 10 homeschool students in Albion, offering hands-on, youth focused livestock education. Collectively, these efforts strengthened youth engagement in agriculture and expanded reach to diverse audiences.

Hands on livestock education was another key component of my programming. I assisted with cattle work for the Great Plains Heifer Development Program on two occasions, supporting processing and data collection for 169 heifers representing 16 producers statewide. I co-taught two Husker Beef Lab sessions at Hastings College (5 hours, 35 students) and at the Ag Showcase in York (219 students), contributing to hands on ruminant education. Delivering these activities allowed me to connect with both youth and adults in practical learning environments, reinforcing real world education.

Community engagement continued through my support of local fairs and events. I assisted with the Nance County Fair beef show by recording class results and distributing ribbons, and I supported the Hamilton and Merrick County beef shows by entering data into Showworks and recording results. I also served as a judge for the Aksarben Quiz Bowl in Grand Island, supporting a multi-state youth educational event with 20 participants. Finally, I expanded my digital reach by co-authoring a BeefWatch article and serving as

the content expert on the corresponding BeefWatch Podcast episode, helping producers statewide access practical, research-based resources.

## **Goal 2: Strengthen Relationships and Community Presence**

Relationship building remained central to my work as I continued to integrate into the livestock community across my seven-county region, strengthening partnerships and increasing local engagement. I served as a local host for the Columbus Land Application Training, coordinating with Leslie Johnson and 29 participants during a 7-hour session. I also collaborated with the Nebraska Grazing Lands Coalition to host the “Next Generation of Farmers & Ranchers” transition workshop in Columbus (15 participants, 4 hours). Additionally, I hosted two BQA trainings in Columbus and Albion, supporting partner engagement serving 7 and 4 producers.

I continued expanding my presence across multiple livestock sectors to better serve the diverse needs of my region. I attended the Pork Expo in York to increase visibility in the pork sector and begin building relationships beyond beef-focused audiences. I also conducted four producer visits across Merrick, Hall, and Nance Counties to gather needs, strengthen trust, and maintain a local presence. By doing these visits, I had a better understanding of producer challenges to tailor my support.

Statewide engagement also played a role in strengthening my professional network. I served on the planning committee for an NCEA Ag Section Tour, collaborating with colleagues to design a high-quality professional experience. I also served on the planning committee and attended a Sheep Production Workshop in Clay Center with 14 adult and youth participants. These efforts helped build a more cohesive Extension presence and allowed me to contribute to statewide programming and professional development opportunities.

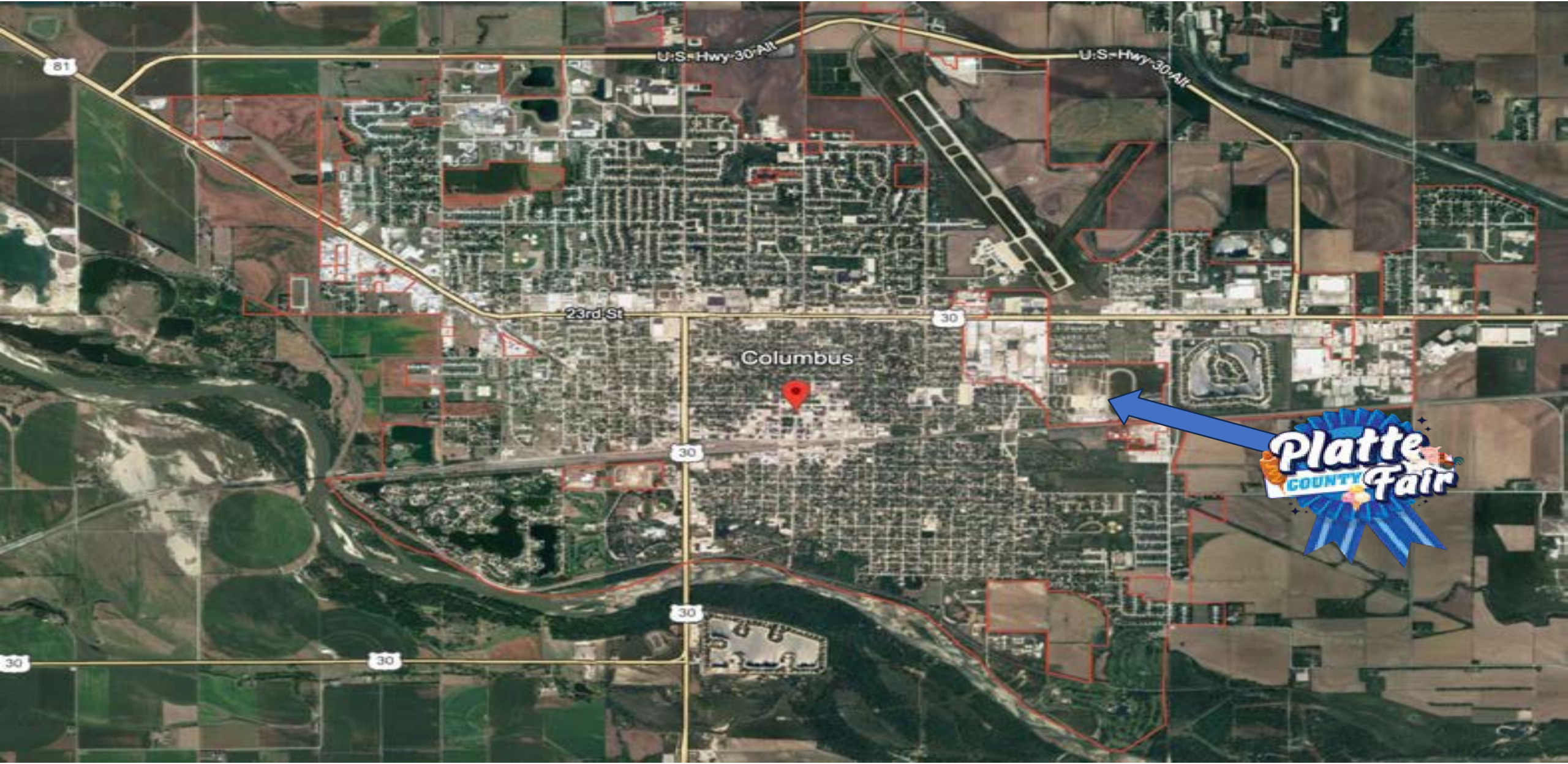
## **Goal 3: Invest in Professional Growth**

Professional development remained a priority as I continued building the skills and knowledge needed to serve effectively. I strengthened my expertise by participating in the virtual Fundamentals of Feeding the Cow webinar series (4 sessions, 5 hours), attending the On-Farm Research Update in York, completing the virtual Calculating Annual Cow Cost series (6 sessions, 6 hours), and participating in the Midwest FEEDS Practicum in Ithaca. I also attended a Summer Grazing Field Day in Utica and the Range Beef Cow Symposium in Cheyenne, Wyoming, allowing me to stay current on emerging research/ideas, management strategies, and industry trends.

I prepared for future program delivery by attending the 7-hour Land Application Training in Geneva as an observer and completing the three-day Livestock Educators Capacity Building training in Kearney (11.5 hours), expanding my capacity to deliver programs and strengthened my confidence in taking on more leadership within Extension.

I also invested in developing my communication, leadership, and facilitation skills. I completed the two-day Trust Edge Experience in Lincoln, the virtual Fierce Foundations training, and the virtual Navigating Difficult Interactions refresher. I participated in the Evaluative Thinking Workshop in Lincoln, which strengthened my ability to assess programs, reflect on outcomes, and make informed decisions. These trainings improved my ability to navigate challenging conversations, build trust, and lead effective educational experiences.

# AG PARK FEASIBILITY AND ECONOMIC IMPACT -THE VISION



# AG PARK FEASIBILITY AND ECONOMIC IMPACT -THE VISION

## Platte County Ag Park – Stone Planning / HDR Study Board Summary & Master Plan

### 1. Executive Summary:

- An independent feasibility and economic impact analysis confirms a **clear demand and strong economic case** for significantly improving the fairgrounds complex at Ag Park. The recommended plan would **reposition Ag Park as a year-round regional destination** for agriculture, youth, and community events.
- The project promises **measurable benefits** for Platte County residents and businesses.
  - Total Estimated Development Cost (All Phases): **~\$66.6 Million**
  - In a stabilized year of operations, projected to generate roughly **\$4.9 million** in total annual spending in the local economy, counting both direct spending at the site and indirect spending at hotels, restaurants, and other businesses.
  - Projected to support about 50 full-time equivalent jobs and approximately **\$2.56 million in** annual earnings for local workers.
- Local 4-H, FFA, equine/livestock groups, and community stakeholders expressed strong demand for improved facilities for shows, clinics, festivals, and private events.
- Investments in modern, multipurpose fairgrounds (e.g., Kearney, McCook) attract more events and visitors. Ongoing public/private support is typically needed to offset operating deficits.

### 2. Market Context: Platte County's Strategic Position

- Columbus is one of Nebraska's faster-growing small cities, with a young population and a high share of households with children and population growth is projected to continue through 2040.
- Significant existing visitor activity from Omaha and Lincoln markets creates realistic potential to grow regional events at Ag Park

### 3. Current State: Strengths & Critical Challenges

#### Current Strengths:

- **97-acre site** owned by the Platte County Fair Foundation, located ~1 mile from downtown Columbus. The Platte County Fair is widely regarded as one of Nebraska's best, featuring top-tier livestock shows and strong 4-H/FFA participation, drawing significant outside attendance.

#### Key Facility Challenges:

- Significant deferred maintenance on dated, sometimes non-functional buildings.
- Limited and substandard camping/RV facilities, inadequate for larger events.
- Poor truck/trailer access and circulation, hindering use for larger shows.

- Exhibit Hall lacks divisibility and flexibility; no high-quality, large venue for weddings, banquets, or meetings.

- Lack of a modern indoor dirt arena for livestock/equine events.

### 4. Recommended Master Plan & Phasing

#### Why Rebuild on the Existing Site?

- The existing site leverages current ownership and infrastructure, avoiding the expense and complexity of acquiring and servicing new land.
- Its location near downtown, hotels, and other amenities strengthens its ability to attract and support regional events and visitors.
- **Operating Revenues:** Projected **\$1.6 – \$2.1 million annually** (rent, concessions, tax support, etc.).

# AG PARK FEASIBILITY AND ECONOMIC IMPACT -THE VISION

## High-Level Phasing Plan:

### Pre-Development

Demolition of obsolete facilities, site prep, new infrastructure.

### Early Phases

- Parking upgrades (restriping, resurfacing).
- Renovation of horse barn & storage.
- Stormwater drainage enhancements.
- Relocation & expansion of camping to ~88 improved sites.
- New 5,000-capacity amphitheater &
- 44,000 sq. ft. Exhibit Hall.

### Later Phases

- **New 85,000 sq. ft. multi-livestock building & 15,000 sq. ft. show arena** (Year 5).
- Tractor pull facility with permanent bleachers.
- Central green with playground & food-truck plaza.
- New flex barns.
- **Master Plan Note:** Approximately **37 acres are preserved** for future non-fairgrounds development (potential partnerships/revenue).

# AG PARK FEASIBILITY AND ECONOMIC IMPACT -THE VISION

Assumed Future Master Plan



# IMPROVEMENT & PROMOTION FUND REQUEST

The Visitors Bureau is requesting improvement funds for:

- Website Tool Subscription Renewal
- Placer.AI Subscription Renewal
- North Courthouse Mural focused on Platte County



## Marketing

Showcase Platte County Events



## Community & Visitors

Go-To Platform for all things Platte County



## Promotion

Self-promote the Visitors Bureau



## What is requested...

|  |  |
|--|--|
| Placer.ai Subscription Renewal - Data Analysis Tool.....   | <b>\$24,440.00</b>                           |
| • Event Analysis and Travel/Tourism Metrics  | \$18,300 (Improvement) / \$6,140 (Promotion) |
| Website Tool Subscription Renewal).....  | <b>\$14,300.00</b>                           |
|  | Promotion Fund Budgeted                      |
| • ITI Digital Integration - all-inclusive calendar of Events & Business Listing using Google, Eventbrite and Facebook Events. Automates our events and allows for seamless integration to the exterior screen. |  |
| Platte County Mural Creation .....   | <b>\$8,000.00</b>                            |
| • Mural depicting Platte County created on the south side of the (alleyway) of the Visitor Center.   | Improvement Fund                             |
| <b>Promotion Fund Budget Request .....</b>   | <b>\$20,440.00</b>                           |
| <b>Improvement Fund Budget Request.....</b>  | <b>\$26,300.00</b>                           |
| <b>TOTAL INVESTMENT .....</b>  | <b>\$46,740.00</b>                           |



MARKET OVERVIEW REPORT | 2025 - 2026

# Strategic Growth Analysis

A data-driven look at tourism momentum, retail performance, and economic gravity  
for the Board and Council members of Platte County, Nebraska.

Analysis Powered by Placer.ai Insights

# Strategic Economic Highlights



## Tourism Spending Momentum

**\$45.1M**

**+11.5% YOY Spend Growth**

- ✓ Stay Length: 2.9 Days avg. stay—reflecting strong regional appeal.
- ✓ Visitor Nights: 414.8K total nights tracked across the market.
- ✓ Retail Surge: Shopping centers saw visits grow by +8.7%.

## Core Market Metrics

RESIDENT POPULATION

**23.1K**

+0.6% Growth Trend

DAYTIME POPULATION

**26.1K**

High Daytime Inflow Hub

TOTAL OUT-OF-MARKET

**691.2K**

Visitors Per Annum



### **The Regional Economic Magnet**

Placer.ai data confirms Columbus functions as the primary regional trade center. The Daytime Population of 26.1K creates a consistent surplus of consumers for local retail, services, and hospitality, exceeding the local residential base.

# Market Geographic Reach

Analysis of visitor origins shows that Columbus attracts traffic from a wide radius. The primary catchment area extends across Platte, Schuyler, and Colfax counties.

Significant "Out-of-Market" activity (691.2K visitors) validates the city's role as a major stop-off point and destination for travelers along U.S. Routes 30 and 81.

## Strategic Corridors

High visitor density tracked along the 23rd Street retail spine.



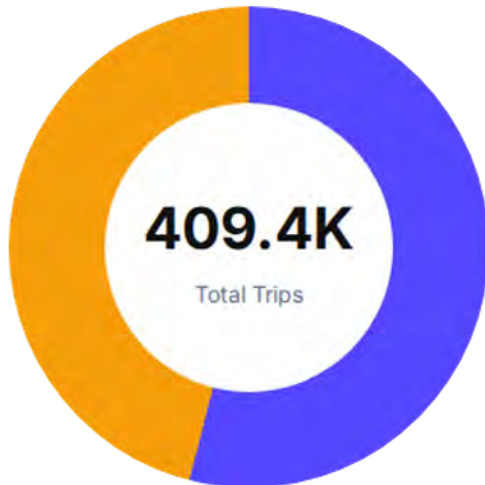


# Tourism & Visitation

Leveraging Data to Optimize Visitor Spend

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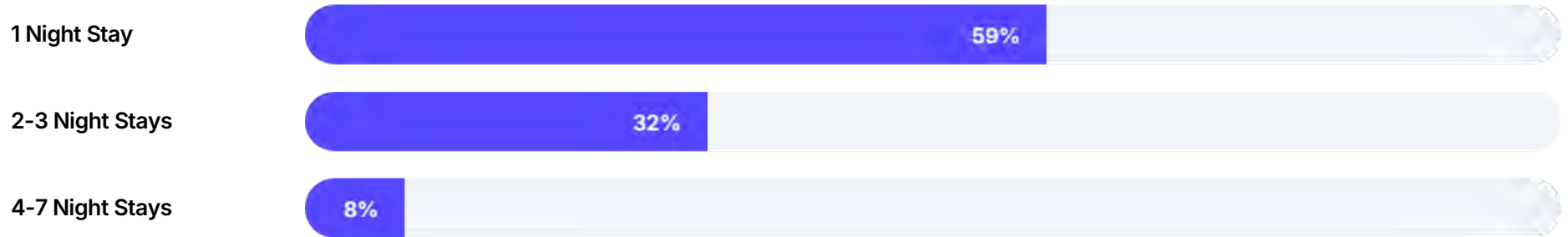
# Visitor Composition: Trip Types



- **Overnight Trips: 54%**  
222.7K Trips — Drives high hospitality revenue.
- **Day Trips: 46%**  
186.7K Trips — Regional shopping and transit traffic.

*The 54% overnight ratio is a critical health indicator, as these visitors contribute the majority of the \$45M annual spend.*

# Stay Duration: Benchmarking Loyalty



MARKET LEADER PERFORMANCE

## 2.9 Days Average Stay

Growth of +1.2% YOY in time spent in-market per visitor.

# Visitor Origins: Where Traffic Starts

| Origin Market (CBSA)           | Total Trips | YOY Variance |
|--------------------------------|-------------|--------------|
| Lincoln & Hastings-Kearney, NE | 139.8K      | -7.5%        |
| Omaha, NE                      | 125.8K      | -4.5%        |
| Sioux City, IA                 | 26.3K       | +11.9%       |
| Norfolk, NE Corridor           | 238K Visits | Stable       |



## Sioux City Growth

A double-digit increase (+11.9%) from Sioux City indicates successful regional outreach and expanding northern gravity for Platte County.

Placer.ai Origins Analysis

# Business & Retail Activity Trends



Shopping Centers

**+8.7%**

Highest Growth Sector



Superstores

**+4.8%**

Solid Base Growth



Home Improvement

**+2.4%**

YOY Variance

Retail Scene

**The Retail Resurgence:** Despite national headwinds, Columbus's shopping centers are significantly outperforming expectations with an 8.7% increase in foot traffic.

# Top-Visited Regional Venues

| Rank | Venue Name / Commercial Anchor   | Total Visits |
|------|----------------------------------|--------------|
| 1    | ATC 205890   Howard Blvd Node    | 3.2M         |
| 2    | Walmart   23rd Street Spine      | 2.1M         |
| 3    | Hy-Vee   Commercial Corridor     | 1.1M         |
| 4    | Super Saver   23rd Street        | 934.3K       |
| 5    | McDonald's   23rd Street         | 859.8K       |
| 6    | Menards   E 24th Street Hub      | 819K         |
| 7    | Village Centre   Retail District | 778.2K       |

Visitation data reveals that commercial activity is heavily concentrated on the 23rd St and Howard Blvd corridors.

# Strategic Growth Opportunities

## 1. Harness Sioux City Traffic

The 11.9% growth from Sioux City suggests a northern marketing strategy for weekend getaways and events is highly viable.

## 2. Enhance Day-Trip Conversion

Day Trips account for 46% (186.7K) of traffic. Converting a small fraction to Overnight could significantly boost the already strong \$45M annual spend.




## 3. Infrastructure & Corridor Support

With massive visit counts at 23rd St anchors, ensuring pedestrian and traffic fluidness will protect these high-performance retail zones.



# Executive Summary

## Platte County: A Market of Regional Influence

-  Total Visitor Spend: \$45.1M (+11.5% YOY)
-  Stay Duration: Strong 2.9-day average
-  Out-of-Market Draw: 691.2K Active Visitors

Data provided by Placer Labs, Inc. | More insights at [placer.ai](https://placer.ai)

# Image Sources



<https://visitcolumbusne.com/wp-content/uploads/2024/03/Columbus-Area-CVB-Final-R2-1024x325.png>

Source: [visitcolumbusne.com](https://visitcolumbusne.com)

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<https://i.ebayimg.com/images/g/vfoAAOxyhs9RDE6Y/s-l400.jpg>

Source: [www.ebay.com](https://www.ebay.com)

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[https://rejournal.com/wp-content/uploads/Columbus\\_-Ohio-2-Industrial-Buildings.jpg](https://rejournal.com/wp-content/uploads/Columbus_-Ohio-2-Industrial-Buildings.jpg)

Source: [rejournal.com](https://rejournal.com)

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[https://www.arcgis.com/sharing/rest/content/items/e17863374de64b31a642559af3797c7c/info/thumbnail/\\_7B467BEC30-28E0-47D6-80F9-19A73582368B\\_7D.png?f=json&w=400](https://www.arcgis.com/sharing/rest/content/items/e17863374de64b31a642559af3797c7c/info/thumbnail/_7B467BEC30-28E0-47D6-80F9-19A73582368B_7D.png?f=json&w=400)

Source: [www.arcgis.com](https://www.arcgis.com)

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<https://loup.com/wp-content/uploads/Loup-Park-web-e1548361204569.png>

Source: [loup.com](https://loup.com)

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[https://www.cbre.com/resources/fileassets/US-SMPL-184917/b1fff897/4a97b0bd-c226-47f2-bcf6-3ea096f8714c\\_Photo\\_1\\_large.jpg](https://www.cbre.com/resources/fileassets/US-SMPL-184917/b1fff897/4a97b0bd-c226-47f2-bcf6-3ea096f8714c_Photo_1_large.jpg)

Source: [www.cbre.com](https://www.cbre.com)

# Image Sources



[https://img.pikbest.com/photo/20250205/professional-business-meeting-in-a-modern-office-setting\\_11496144.jpg!w700wp](https://img.pikbest.com/photo/20250205/professional-business-meeting-in-a-modern-office-setting_11496144.jpg!w700wp)

Source: [pikbest.com](https://pikbest.com)

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<https://en.pimg.jp/074/257/529/1/74257529.jpg>

Source: [www.pixtastock.com](https://www.pixtastock.com)

# Columbus, NE ROI Highlights

www.visitcolumbusne.com

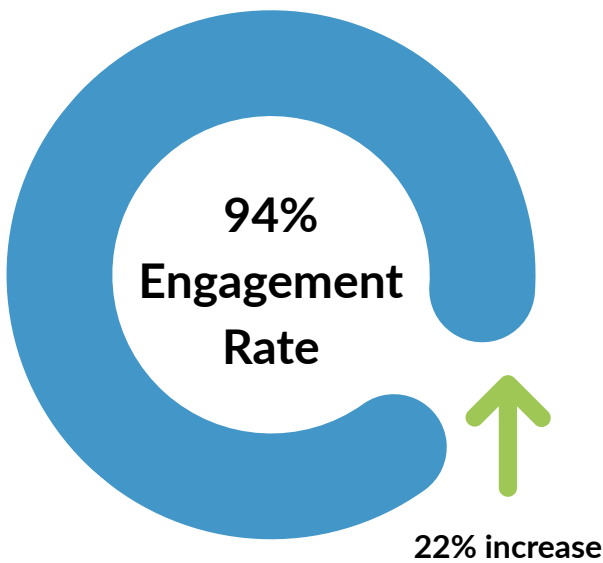
421

Events Aggregated

487

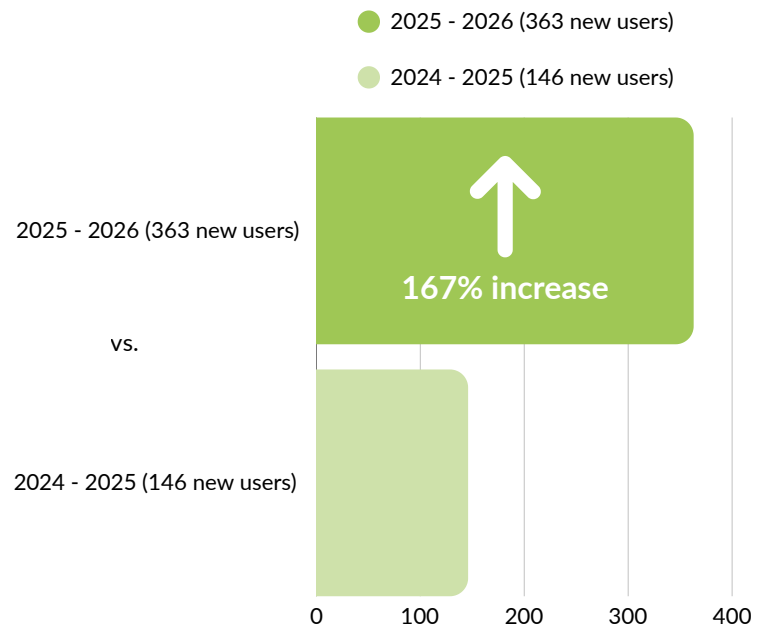
Business Listings Delivered

## Events Calendar



- 5,300 Total Sessions (12% increase)
- 2,500 New Users (19% increase)

## Business Listings



- 1,200 Total Sessions (8% increase)
- 97% Places Detail Pages Engagement Rate



### Dynamic SEO Sitemap: Maximize Content Visibility

To ensure event and business listings are fully discoverable and indexed by Google Search Engine, we strongly recommend implementing our Dynamic SEO Sitemap. This free solution automatically updates search engines whenever new content is published on your website, driving organic growth and better website visibility.

# DXP Content Modules Add Value To Your Organization & Online Visitors

## Events Calendar

- **Eliminates manual event updates** by automatically aggregating event data into one centralized system.
- Ensures visitors always have access to **current, accurate event information** when planning their visit.
- Enhances the visitor experience while **minimizing ongoing staff effort and maintenance**.

## Smart Business Listings

- Automatically maintains **accurate business information** through API-driven data updates.
- **Increases visibility and discoverability** for local dining, lodging, attractions, and services.
- **Supports sustained community and economic impact** by showcasing local partners year-round.

## Columbus, NE Events Calendar

The screenshot displays a web interface for an events calendar. At the top, there are navigation options: 'YOU ARE NOW VIEWING EVENTS', 'FILTER BY DATE', 'EVENT CATEGORIES', 'VIEW ON MAP', and a search bar with 'search events' and a magnifying glass icon. A 'SUBMIT YOUR EVENT' button is on the right, along with 'Powered by ITIDIGITAL'.

The main content area features a grid of event cards:

- COLUMBUS SCULPTURE AND MURAL WALK**: A card with a photograph of a sculpture and mural.
- Library's February Events Calendar**: A calendar grid for February 2026, with dates from Feb 2 to Feb 28.
- TWEEN AND YA COLORING WEEK**: A card for an all-day event starting Feb 9th at Teen Area Tables.
- FAMILY PALETTE**: A card for an opening reception and exhibit on Feb 11-20, 2026.
- LEGO CLUB**: A card for a February 11 event from 4-5 PM at the Creativity Corner.
- Wing Night**: A card for a Feb 11 - Mar 4, 2026 event.
- arty haven**: A card for a Junk Journal Meetup on Feb 11, 2026.
- HEARTLAND Winter Cornhole League Registration**: A card for a Feb 11, 2026 event.
- WELCOME TO STORYART!!**: A card for StoryART: Valentine's Day on Feb 12, 2026.
- Galentine's GIRLS NIGHT**: A card for a Feb 12, 2026 event.
- CORNHOLE**: A card for the Cornhole 2026 Winter League on Feb 12, 2026.

## MURAL AGREEMENT

Date:

\_\_\_\_\_

Artist:

Adam Boggs ("Artist")

Client:

\_\_\_\_\_ ("Client")

### 1. Project Overview

The Client hires the Artist to design and paint a mural ("Work") based on the approved design ("Design").

### 2. Payment

- Total Fee: \$\_\_\_\_\_
- A downpayment of 25% is due upon signing this agreement.
- The remaining balance is due \*\*upon completion of the mural.\*\*
- Payment may be made by cash, check, or electronic transfer.

If the Client cancels the project after the Artist has begun work, the Artist keeps the downpayment and is entitled to payment for any portion of the Work already completed.

### 3. Site Preparation

- The Client is responsible for preparing the wall or surface before painting (clean, primed, and ready to paint).
- The Client must provide safe access to the mural area, including ladders, scaffolding, or lifts if needed.
- Any required permits or permissions are the Client's responsibility.

### 4. Materials

- The Artist provides all paints and art supplies.
- The Client provides access to electricity, water, and restroom facilities as needed.
- Both parties will agree on materials and colors before work begins.

### 5. Damage and Liability

- Once the mural is completed, all risk of damage passes to the Client.
- The Client is responsible for protecting the mural after completion.
- The Client agrees to hold the Artist harmless from any claims, damages, or injuries that occur on-site during or after installation, unless caused by the Artist's negligence.

## 6. Delays

If weather, illness, or any other issue beyond the Artist's control causes delays, the timeline will be reasonably adjusted.

If the project must be stopped or abandoned for reasons beyond the Artist's control, the Artist is entitled to payment for the work completed up to that point.

## 7. Copyright

- The Artist retains full copyright and moral rights to the Design and mural.
- The Client may not reproduce, copy, or sell images of the mural without written permission from the Artist.
- The Artist may photograph and share images of the mural for their portfolio, website, and social media.

## 8. Governing Law

This agreement is governed by the laws of the State of Nebraska. It represents the full agreement between both parties and replaces any prior verbal or written agreements.

Signatures

Signed on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Artist

---

Adam Boggs

Client

---

Name & Signature

This is the first run at a mural. Grape has requested several changes. We plan to mimic our county map which represents more of our county communities.



**PLATTE COUNTY RESOLUTION NO. 26-07**

**A RESOLUTION TO PUT THE ISSUE OF DISCONTINUING THE TOWNSHIP FORM OF GOVERNMENT BEFORE THE VOTERS**

WHEREAS, the Platte County Board of Supervisors is a political subdivision operating under the township organization form of government;

WHEREAS, the Platte County Board of Supervisors has determined the township form of government to be antiquated, inefficient, and cost prohibitive, and many times townships struggle to find officers to fill the vacant slots on the township boards; and

WHEREAS, the Platte County Board of Supervisors has determined the question should be put to the voters pursuant to Neb. Rev. Stat. §23-293(2) to determine whether or not the township form of government should be discontinued and that Platte County should convert to a commissioner form of government with seven (7) or five (5) commissioners, with the commissioners' districts, including the boundaries, district numbers, and territories, to remain the same as with township organization.

THEREFORE, BE IT RESOLVED by the governing body of the County of Platte, Nebraska, that the County Board of Platte County hereby directs the County Election Commissioner to submit the question of discontinuance of township organization to the registered voters of Platte County. Said question should be submitted in accordance with Section 23-293 at the next general election held after the filing of this resolution. The County Board further directs that said question be submitted specifying that the county board of commissioners to be formed pursuant to Section 23-151 shall have seven (7) members and the reorganization as a county board of commissioners, with the commissioners' districts, including the boundaries, district numbers, and territories to remain the same as with township organization, and will be effective at the expiration of the

supervisors' terms of office in January of the third calendar year following the election to discontinue township organization. The language to be used by the Election Commissioner in the submission of the question on the ballot at the next general election to the registered voters of Platte County shall be set forth in accordance with Section 23-294(2). "For discontinuance of township organization and creation of a seven-member county board of commissioners; or Against changing to a commissioner form of county government."

BE IT FURTHER RESOLVED that copy of this Resolution shall be filed with the Platte County Clerk; and

BE IT FURTHER RESOLVED that the Platte County Clerk shall transmit this resolution to the Election Commissioner.

Dated this 24th day of February 2026

---

Kim Kapnioski,  
Chairman Board of Supervisors of  
Platte County, Nebraska

---

Jennifer Brown  
Platte County Clerk

Highway Dept Camera/surveillance

\$4,060.85

Highway Dept Access Control (key fob)

\$6,488.56

Total

\$10,549.41



## Executive Summary - Highway Department Surveillance

### About Us

For over 20 years, Applied Connective Technologies, LLC, (Albion, Norfolk, Columbus, Lincoln, Elkhorn) has been helping partners leverage technology to achieve maximum security, efficiency, and profitability. With 50+ highly skilled full-time staff, we provide our partners unrivaled service and support and cutting-edge solutions in managed IT (MSP) services, commercial telephone systems, security, surveillance, fiber optic, low voltage cabling, and professional audio video. Applied Connective is a one touch point vendor for all of your technology needs.

### Down Payment

Please note, orders of substantial hardware, software or licensing cost could require a down payment before hardware is ordered and prior to scheduling of project. Should these costs exceed \$5,000 a down payment invoice of 35% of the total project will be sent. Once ordered and estimated lead time known, a project manager will contact you to coordinate scheduling details.

### Contract Term

The term of this agreement shall be for a period of 12 months (the "Term"). This agreement shall automatically renew on an annual term unless either party submits written notice of their intent to terminate this agreement. Notice of termination should be provided 60 days in advance of contract renewal.

### Hardware

| Description                                    | Price      | Qty       | Ext. Price |
|--|------------|-----------|------------|
| Axis 4x5 MP Multidirectional Camera            | \$1,799.00 | 1         | \$1,799.00 |
| Axis Pendant Cap                               | \$99.00    | 1         | \$99.00    |
| AXIS Corner Mount                              | \$499.00   | 1         | \$499.00   |
| CommScope CAT6 Plenum Cable, Blue              | \$0.40     | 175       | \$70.00    |
| ICC RJ45 Keystone Jack for HD Style, CAT6 Blue | \$5.99     | 1         | \$5.99     |
| ICC CAT6 Patch Cord, 3' Blue                   | \$2.86     | 1         | \$2.86     |
|  |            | Subtotal: | \$2,475.85 |

### Professional Services

| Description                          | Price      | Qty       | Ext. Price |
|--------------------------------------|------------|-----------|------------|
| Accommodations and Per Diem per Bid  | \$85.00    | 1         | \$85.00    |
| Installation Services - Surveillance | \$1,500.00 | 1         | \$1,500.00 |
|                                      |            | Subtotal: | \$1,585.00 |

## Highway Department Surveillance



**Prepared by:**  
**Albion**  
 Ryan Robinson  
 402-395-6924  
 rrobinson@appliedconnective.com

**Prepared for:**  
**Platte County Courthouse**  
 2610 14th St.  
 Columbus, NE 68601  
 Chad Hissong  
 (402) 563-8090  
 chissong@plattecounty.ne.gov

**Quote Information:**

**Quote #: 018891**

Version: 1  
 Delivery Date: 02/10/2026  
 Expiration Date: 03/12/2026

## One-Time Products and Services Summary

| Description           | Amount            |
|-----------------------|-------------------|
| Hardware              | \$2,475.85        |
| Professional Services | \$1,585.00        |
| <b>Total:</b>         | <b>\$4,060.85</b> |

### Acceptance and Incorporation by Reference

This Order together with the Master Services Agreement and Service Attachments and other terms and conditions identified on Exhibit A, all of which are incorporated herein by reference (collectively, the "Agreement") is between Applied Connective Technologies (sometimes referred to as "we," "us," "our," or "Provider"), and the customer found on the signature block at the end of this Order (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date both parties have signed below (the "Effective Date."). Both Provider and Client are sometimes referred to individually as a "Party", or together as the "Parties". Any capitalized terms in this Order not directly defined are referred to in the applicable document identified on Exhibit A of this Order. If there is a conflict between this Order, the Master Services Agreement, any Service Attachment, or Exhibit, this Order will control.

The parties hereby agree that electronic signatures to this Order shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s). This Order supersedes all prior negotiations, proposals, orders, agreements and communications between the parties regarding Provider's Services.

The terms and conditions identified on Exhibit A are subject to change at Provider's discretion. You should review these documents periodically and prior to entering into a new Order. Client may access the current version of the terms and conditions at any time by visiting <http://appliedconnective.com/legal>.

The parties, acting through their authorized officers, hereby execute this Agreement.

IN WITNESS WHEREOF, this Order Form is agreed to by the parties below and entered into as of the Order Effective Date.

By signing below, Client acknowledges, represents, and warrants that it has read and agree to the terms and conditions in the following documents, which are incorporated herein by reference and can be found at Exhibit A.

## Highway Dept. Access Control - 2 Doors



Prepared by:  
**Albion**  
 Ryan Robinson  
 402-395-6924  
 rrobinson@appliedconnective.com

Prepared for:  
**Platte County Courthouse**  
 2610 14th St.  
 Columbus, NE 68601  
 Chad Hissong  
 (402) 563-8090  
 chissong@plattecounty.ne.gov

Quote Information:  
**Quote #: 018890**

Version: 1  
 Delivery Date: 02/10/2026  
 Expiration Date: 03/12/2026

### One-Time Products and Services Summary

| Description           | Amount            |
|-----------------------|-------------------|
| Hardware              | \$3,403.56        |
| Professional Services | \$3,085.00        |
| <b>Total:</b>         | <b>\$6,488.56</b> |

#### Acceptance and Incorporation by Reference

This Order together with the Master Services Agreement and Service Attachments and other terms and conditions identified on Exhibit A, all of which are incorporated herein by reference (collectively, the "Agreement") is between Applied Connective Technologies (sometimes referred to as "we," "us," "our," or "Provider"), and the customer found on the signature block at the end of this Order (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date both parties have signed below (the "Effective Date."). Both Provider and Client are sometimes referred to individually as a "Party", or together as the "Parties". Any capitalized terms in this Order not directly defined are referred to in the applicable document identified on Exhibit A of this Order. If there is a conflict between this Order, the Master Services Agreement, any Service Attachment, or Exhibit, this Order will control.

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By signing below, Client acknowledges, represents, and warrants that it has read and agree to the terms and conditions in the following documents, which are incorporated herein by reference and can be found at Exhibit A.

## Executive Summary - Highway Dept. Access Control - 2 Doors

### About Us

For over 20 years, Applied Connective Technologies, LLC, (Albion, Norfolk, Columbus, Lincoln, Elkhorn) has been helping partners leverage technology to achieve maximum security, efficiency, and profitability. With 50+ highly skilled full-time staff, we provide our partners unrivaled service and support and cutting-edge solutions in managed IT (MSP) services, commercial telephone systems, security, surveillance, fiber optic, low voltage cabling, and professional audio video. Applied Connective is a one touch point vendor for all of your technology needs.

### Down Payment

Please note, orders of substantial hardware, software or licensing cost could require a down payment before hardware is ordered and prior to scheduling of project. Should these costs exceed \$5,000 a down payment invoice of 35% of the total project will be sent. Once ordered and estimated lead time known, a project manager will contact you to coordinate scheduling details.

### Contract Term

The term of this agreement shall be for a period of 12 months (the "Term"). This agreement shall automatically renew on an annual term unless either party submits written notice of their intent to terminate this agreement. Notice of termination should be provided 60 days in advance of contract renewal.

### Hardware

| Description  | Price    | Qty       | Ext. Price |
|--|----------|-----------|------------|
| Pax10 Door Controller, Metal Enclosure, PoE+                               | \$798.00 | 2         | \$1,596.00 |
| Pax10 Reader with Keypad   | \$314.00 | 1         | \$314.00   |
| Pax10 Reader Mullion   | \$280.00 | 1         | \$280.00   |
| HES Electric Strike Lock   | \$430.80 | 2         | \$861.60   |
| 18AWG 8-Conductor Stranded Sound/Security Cable, Unshielded, Plenum, White | \$0.68   | 500       | \$340.00   |
| ICC CAT6 Patch Cord, 10' Blue  | \$5.98   | 2         | \$11.96    |
|  |          | Subtotal: | \$3,403.56 |

### Professional Services

| Description                            | Price      | Qty       | Ext. Price |
|--|------------|-----------|------------|
| Travel and Per Diem per Bid            | \$85.00    | 1         | \$85.00    |
| Installation Services - Access Control | \$3,000.00 | 1         | \$3,000.00 |
|  |            | Subtotal: | \$3,085.00 |

Highway Dept purchase & install truck lift \$36,434.96

Total \$36,434.96



AUTOMOTIVE PARTS STORES

Columbus Arnold Motor Supply  
1254 28th Avenue  
Columbus, NE 68601

Phone # 402-564-2851

Bill To:

PLATTE COUNTY HWY DEPT  
31091 HWY 81  
PLATTE CENTER, NE 68653

Customer # 402-246-3255

# Quote

Quote #: 78QU011387  
Date: 02/03/26  
Account #: 104681  
PO #:  
MOP: 0  
Web #:

Ship To:

PLATTE COUNTY HWY DEPT  
31091 HWY 81  
PLATTE CENTER, NE 68653

|                 |         |                  |               |
|-----------------|---------|------------------|---------------|
| Delivery Method | Terms   | Order entered by | Salesperson   |
| DEL - Delivery  | ACCOUNT | Richard Braun    | Richard Braun |



| Part Number | Qty | Description                                   | List | Net      | Extended | Tax    |
|-------------|-----|---|------|----------|----------|--------|
| JOBSTOCK    | 1   | Transfer Stock<br>SMNN001 230" WHEEL BASE     | 0.00 | 22493.37 | 22493.37 | N<br>Y |
| JOBSTOCK    | 1   | Transfer Stock<br>S100185 9K ROLLING JACK KIT | 0.00 | 10241.59 | 10241.59 | N<br>Y |
| JOBSTOCK    | 1   | Transfer Stock<br>LIFT INSTALLATION           | 0.00 | 3000.00  | 3000.00  | N<br>Y |
| JOBSTOCK    | 1   | Transfer Stock<br>TWO POST LIFT REMOVAL       | 0.00 | 700.00   | 700.00   | N<br>Y |

LIFT INSTALLATION COULD CHANGE DEPENDING ON THE AMOUNT OF LEVELING REQUIRED  
LIFT REMOVAL COULD CHANGE DEPENDING ON TIME FOR DIASSEMBLY

|                    |                 |
|--------------------|-----------------|
| Merchandise        | 36434.96        |
| Core               | 0.00            |
| Shipping           | 0.00            |
| Labor              | 0.00            |
| Sales Tax          | 0.00            |
| <b>Quote Total</b> | <b>36434.96</b> |

## This is not a finalized invoice