



## LOWER PLATTE SOUTH natural resources district

3125 Portia Street | P.O. Box 83581 • Lincoln, Nebraska 68501-3581  
P: 402.476.2729 • F: 402.476.6454 | www.lpsnrd.org

### Memorandum

**Date:** Sept. 14, 2023

**To:** Finance and Planning Subcommittee members

**From:** Mike Sousek, General Manager

**RE:** Tax Levy Public Hearing and Finance and Planning Subcommittee Meeting Minutes

The FY 24 Property Tax Levy Public Hearing was held on Wednesday September 13, 2023, at 5:30 PM in the LPSNRD boardroom. There were no members from the public in attendance. Director attendance included Gary Aldridge, Bob Andersen, Melissa Baker, Gary Hellerich, Chelsea Johnson, Christine Lamberty, David Landis, Luke Peterson, Ray Stevens, and Ken Vogel. Staff members included Bryce Jensen, Dave Potter, and Mike Sousek. A brief presentation was given during the hearing which included the highlights of a 1% increase in operating budget, a property tax request of \$10,514,822 which is a 4% increase from last year, a valuation increase of 20% from previous year, a tax levy rate of \$0.022525 per \$100 of valuation which is a 13% decrease from last year, and a tax rate if prior tax request was at current valuation of \$0.0211758. The hearing closed with no comments or questions.

Finance and Planning Subcommittee met following the property tax hearing, roughly 5:50pm on Wednesday September 13, 2023, at the NRD Office in Lincoln. Subcommittee members present included Chelsea Johnson, Ken Vogel, Luke Peterson, Christine Lamberty, Ray Stevens, Bob Andersen, Melissa Baker. Absent was subcommittee member Deb Eagan. Director Gary Hellerich was in attendance. No members of the public were present. NRD staff members in attendance included Bryce Jensen, Dave Potter and myself.

First on the agenda was considering the recommendation to the board to approve the FY24 Property Tax Levy Resolution. Highlights from the public hearing were repeated, some directors voice their appreciation for the group keeping our tax request to a slight increase. **It was recommended by Bob Andersen, seconded by Ray Stevens to recommend to the board approval of the FY24 Property Tax Levy Resolution. See attached resolution. Motion carried unanimously.**

Next on the agenda was consideration to recommend to the board adoption of the FY24 Long Range Implementation Plan. Discussion ensued and focus was initially placed on the outyears but more specifically the forecast for budget increases in FY25. While it was recognized that this is a forecasting document and until more time passes these are estimates, discussion about deferring projects to

future years, meeting our responsibilities, and the need to raise taxes is looming. As we continue to explore Salt Creek Flood Resiliency, complete our Dead Man's Run project, and support our other projects and programs, at some point we will need to raise taxes at a more aggressive rate. Questions about revenue and generating more revenue outside of taxes were also discussed. **It was recommended by Ken Vogel, seconded by Bob Andersen to recommend to the board to adopt the FY2024 Long Range Implementation Plan as presented. See attached document. Motion passed unanimously.**

Discussion then focused on the next agenda item dealing with our newly acquired property 9600 N. 27<sup>th</sup> St. While it was recognized that our short-term plans need to be carried out with construction of a new storage/maintenance building, it was also recognized that proper planning on this piece of property needs to be considered. Staff presented a conceptual drawing of what this property could potentially look like in the future. Discussion continued with a positive outlook on possibilities that included new office space, educational center opportunities, trail development, and an overall welcoming public space. Next month more information dealing with the storage shed will be presented. Placement of the shed on this property will be determined with future planning possibilities in mind. To support the clean-up of this property, the district needs to declare surplus property (current house on property) so it can be purchased and removed. **It was recommended by Ray Stevens and seconded by Ken Vogel to declare the residential house on 9600 N. 27<sup>th</sup> St. as district surplus property and instruct staff to begin the process of selling said house. Motion passed unanimously.**

Two vehicle purchases were next on the agenda. Both these vehicles will be used in our operations and maintenance department for work trucks. The staff has increased by one which necessitated the addition of one vehicle, the second vehicle will be upgrading an older truck which will be used for trade in. **It was recommended by Bob Andersen, seconded by Ray Stevens to purchase a 2024 2500HD Diesel truck from Husker Auto Group of Lincoln NE not to exceed an amount of \$58,899.00. Motion passed unanimously.**

**It was recommended by Ray Stevens, seconded by Ken Vogel to trade in a 2015 Ford F-250 with approximately 114,000 miles and purchase a 2024 2500HD Crew Cab truck from Husker Auto Group of Lincoln NE not to exceed an amount of \$33,997.00. Motion passed unanimously.**

Last on the agenda was discussion revolving around the Board retreat planned for February 2-3, 2024. The list of ideas from directors were talked about and maulled over and through that discussion a theme began to emerge. Staff will begin developing an agenda focused on the theme of "Public Safety and Public Health". Planned discussions will focus around our groundwater management plan and the need for updating, water quality as it relates to public health, climate change and how our management plan can respond, and lastly, in the realm of public safety and health, how do we combine both rural and urban concerns and chart a path in managing natural resources together, what tools do we need collectively to carry out our mission. A discussion of budget constraints and priorities will also be woven into the retreat as we talk about our future.

Meeting adjourned at 7:30PM

MJS

cc: Chair Landis

NRD staff in attendance

Donna Reid

RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
LOWER PLATTE SOUTH NATURAL RESOURCES DISTRICT

Resolution dated September 20, 2023

WHEREAS, the Board of Directors of the Lower Platte South Natural Resources District (“Board of Directors”) is the governing body having the power and authority to develop and adopt an annual budget for the Lower Platte South Natural Resources District (“District”) and to certify the amount to be received from personal and real property taxation to fund the adopted budget; and

WHEREAS, the Board of Directors held, as required by law, a special public hearing on September 13, 2023, to hear and consider comments from the public concerning the property tax request for Fiscal Year 2024; and

WHEREAS, notice of the time and place of such special public hearing was published on August 28, 2023, at least four days prior to the date set for hearing, in the Lincoln Journal Star, which is the newspaper of general circulation within the jurisdiction of the District. A copy of the affidavit of publication for the notice of the special public hearing to set final tax request is attached hereto and incorporated herein by this reference; and

WHEREAS, *Neb. Rev. Stat. § 77-1632* requires that the District pass by majority vote a resolution setting the property tax request.

NOW THEREFORE BE IT RESOLVED, that the required special public hearing was held on September 13, 2023, and the amount of the District’s requested property taxes for Fiscal Year 2024 is set and approved at \$10,514,822.00, which exceeds the District’s property tax request for Fiscal Year 2023.

BE IT FURTHER RESOLVED, that the Chair of the Board of Directors, David Landis, be and, hereby is, authorized and directed to file the final adopted Budget along with the other required documents, including a certified copy of this Resolution with the County Clerk of each county which in whole or in part is included within the District, and with the Auditor of Public Accounts, on or before September 30, 2023.

BE IT FURTHER RESOLVED, as required by *Neb. Rev. Stat. § 77-1632(4)*, that the District is requesting an amount that exceeds its property tax request in the prior year, and therefore states the following:

- (a) The name of the political subdivision is the Lower Platte South Natural Resources District;
- (b) The amount of the property tax request is \$10,514,822.00;
- (c) The following statements:
  - (i) The total assessed value of property differs from last year's total assessed value by 20 percent;
  - (ii) The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$0.021758 per \$100.00 of assessed value;
  - (iii) The Lower Platte South Natural Resources District proposes to adopt a property tax request that will cause its tax rate to be \$0.022525 per \$100.00 of assessed value; and
  - (iv) Based on the proposed property tax request and changes in other revenue the total operating budget of the Lower Platte South Natural Resources District will increase last year's budget by 1 percent; and
  - (v) The record vote of the governing body in passing this resolution was:

\_\_\_\_\_ YES Votes, including the following Directors:  
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 \_\_\_\_\_  
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\_\_\_\_\_ NO Votes, including the following Directors:  
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\_\_\_\_\_ ABSTAIN FROM VOTING, including the following Directors:  
 \_\_\_\_\_

\_\_\_\_\_ NOT VOTING, including the following Directors:  
 \_\_\_\_\_

\_\_\_\_\_ ABSENT, including the following Directors:  
 \_\_\_\_\_

CERTIFICATE

The undersigned, being the duly elected Chair of the Board of Directors of the Lower Platte South Natural Resources District, David Landis, hereby certifies that the above and foregoing is a true and correct copy of a Resolution of the Board of Directors of the Lower Platte South Natural Resources District, adopted and approved at its regular Board of Directors Meeting held on September 20, 2023.

Dated this 20<sup>th</sup> day of September, 2023.

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David Landis, Chair