

**Finance, Expenditure and Legal
Subcommittee Meeting Minutes
May 6, 2025**

A meeting of the Papio-Missouri River Natural Resources District's Finance, Expenditure and Legal Subcommittee was held at the Natural Resources Center, 8901 South 154th Street, Omaha, NE, on May 6, 2025. The meeting was called to order by Vice-Chairman Larry Bradley at 4:38 p.m.

QUORUM CALL: Quorum call was taken. The following subcommittee members were in attendance.

Subcommittee Members Present	Subcommittee Members Absent	Other Directors Present	Others Present
Brian Adams	Phil Davidson *	Tim Fowler	John Winkler
Larry Bradley, Vice-Chairman		Tim McCormick	Amanda Grint
Anne Hubbard**		Rod Storm	Brent Meyer, Legal Counsel
Zach Irvine		Jim Thompson	Peyton Bellon, Husch Blackwell
Rich Tesar, Chairman			Adam Charlsen, Husch Blackwell
			Lori Laster
			Philip Paitz
			Other Staff Members

* Absent

** Alternate Voting Member

ADOPTION OF AGENDA:

- **It was moved by Director Tesar and seconded by Director Irvine that the agenda be adopted.**

Roll call was taken on the motion. The motion carried on a vote of 5-yea.

Voting Yea: Adams, Hubbard, Irvine, Tesar, Bradley

Voting Nay: None

Abstaining: None

Absent: Davidson

PROOF OF PUBLICATION: Public notice of the meeting was posted at all District offices and published in the Omaha World-Herald on April 25, 2025. The proof of publication affidavit is included with the file copy of these minutes.

6. District Legal Services – John Winkler:

General Manager John Winkler presented the proposed renewal of legal services agreement between the District and Husch Blackwell. John reported that Husch Blackwell has been District Legal Counsel for the past 11 years, and the Board of Directors has extended Husch Blackwell's contract multiple times due to exceptional performance. The proposed agreement extends for a period of 3 years. Brent Meyer spoke on behalf of Husch Blackwell. Brent and John answered Directors' questions.

- **It was moved by Director Tesar and seconded by Director Hubbard that the Subcommittee recommend to the Board that the Board approve the proposed legal services agreement with Husch Blackwell, per the terms and conditions outlined in said agreement, for a period to**

begin upon execution of agreement from May 9, 2025 to June 30, 2028 subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.

Roll call was taken on the motion. The motion carried on a vote of 5-yea.

Voting Yea: Adams, Hubbard, Irvine, Tesar, Bradley
Voting Nay: None
Abstaining: None
Absent: Davidson

7. Seventh (and final) Addendum to General Manager Agreement – John Winkler:

General Manager John Winkler presented a seventh addendum to the General Manager Employment which would extend the Agreement to a new term of employment from May 2025 to December 31, 2031, with all other terms of the Agreement remaining the same. The Board of Directors has approved multiple addendums to the General Manager Agreement over the past 19 years due to exceptional performance of the General Manager. John answered Director's questions.

- **It was moved by Director Tesar and seconded by Director Hubbard that the Subcommittee recommend to the Board of Directors that the Board approve the Seventh Addendum to the General Manager Employment Agreement with would extend the term of employment from May 2025 to December 31, 2031 with all other terms under the Agreement remaining the same, subject to approval as to form by District Legal Counsel.**

Roll call was taken on the motion. The motion carried on a vote of 5-yea.

Voting Yea: Adams, Hubbard, Irvine, Tesar, Bradley
Voting Nay: None
Abstaining: None
Absent: Davidson

8. Douglas County Buyout Acquisitions – Lori Laster:

Project Manager Lori Laster reviewed the grant funding received by the District through FEMA's Hazard Mitigation Grant Program to purchase 25 properties that were damaged by the 2019 flooding. The District hired Ag One Appraisal Services to perform appraisals of the property included in the grant application. Purchase agreements for the appraised values were presented to the property owners. Owners had the option to: reject the agreement, accept the agreement, or provide an alternate appraisal at their own expense. Lori answered Directors' questions about the following four properties and their Purchase Agreements:

a. 24116 Curtis Avenue:

- **It was moved by Director Hubbard and seconded by Director Irvine that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute for and on behalf of the District the Purchase Agreement providing for the purchase by the District from Don Vencil, of property located at 24116 Curtis Avenue, Valley, Nebraska for the purchase price of \$16,830 subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.**

Roll call was taken on the motion. The motion carried on a vote of 5-yea.

Voting Yea: Adams, Hubbard, Irvine, Tesar, Bradley
Voting Nay: None
Abstaining: None
Absent: Davidson

b. 6320 Riverside Drive:

- It was moved by Director Irvine and seconded by Director Hubbard that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute for and on behalf of the District the Purchase Agreement providing for the purchase by the District from Don Vencil, of property located at 6320 Riverside Drive Valley, Nebraska for the purchase price of \$65,000, subject to changed deemed necessary by the General Manager and approval as to form by District Legal Counsel.

Roll call was taken on the motion. The motion carried on a vote of 5-yea.

Voting Yea: Adams, Hubbard, Irvine, Tesar, Bradley
Voting Nay: None
Abstaining: None
Absent: Davidson

c. Riverside Drive Parcel:

- It was moved by Director Adams and seconded by Director Irvine that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute for and on behalf of the District the Purchase Agreement providing for the purchase by the District from Don Vencil, of Douglas County Parcel ID 1508800001 in King Lake, Valley, Nebraska for the purchase price of \$5,440, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.

Roll call was taken on the motion. The motion carried on a vote of 4-yea and 1-nay.

Voting Yea: Adams, Hubbard, Irvine, Bradley
Voting Nay: Tesar
Abstaining: None
Absent: Davidson

d. 24637 Camellia:

- It was moved by Director Hubbard and seconded by Director Irvine that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute for and on behalf of the District the Purchase Agreement providing for the purchase by the District from Linda James, of property located at 24637 Camellia Avenue, Valley, Nebraska for the purchase price of \$15,000, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.

Roll call was taken on the motion. The motion carried on a vote of 5-yea.

Voting Yea: Adams, Hubbard, Irvine, Tesar, Bradley
Voting Nay: None
Abstaining: None
Absent: Davidson

9. Lower Platte River Sub-Regional Groundwater Modeling Professional Account over 110% - Philip Paitz:

Project Manager Philip Paitz reviewed the three-year partnership project between the Papio NRD, the Lower Platte North NRD, the Lower Platte South NRD, and the Nebraska Department of Natural Resources in which the Papio NRD is the contract manager. The project is moving ahead of schedule which has resulted in more funding required this fiscal year to cover billable hours accruing during the calibration phase of the groundwater model construction. Originally the groundwater modeling was predicted to occur in FY26 but has been moved to FY25 (this fiscal year) as a result of the project being ahead of schedule. Philip answered Directors' questions.

- **It was moved by Director Hubbard and seconded by Director Irvine that the Subcommittee recommend to the Board of Directors that the account for Lower Platte River Sub-Regional Groundwater Modeling Professional Services (01-05-4400-191) be allowed to exceed the budgeted amount up to \$312,000.000.**

Roll call was taken on the motion. The motion carried on a vote of 5-yea.

Voting Yea: Adams, Hubbard, Irvine, Tesar, Bradley
Voting Nay: None
Abstaining: None
Absent: Davidson

ADJOURNMENT: Being no further business, the meeting adjourned by acclamation at 5:27 p.m.

Minutes were prepared by Kalani Fortina.