

**Finance, Expenditure and Legal
Subcommittee Meeting Minutes
April 10, 2012**

A meeting of the Pappio-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 April 10, 2012. The meeting was called to order by Chairperson Tesar at 8:57 p.m.

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

Subcommittee Present	Members	Subcommittee Members Absent	Other Directors Present	Others in Attendance
Larry Bradley			Scott Japp	John Winkler
John Conley			Rick Kolowski	Marlin J. Petermann
Dorothy Lanphier			Fred Conley	Amanda Grint
Rich Tesar				Dick Sklenar
Jim Thompson				Jerry Herbster
				Terry Schumacher
				Martin Cleveland
				Paul Peters
				Jim Becic
				Jean Tait
				Heather Guthridge
				Carey Fry
				Barb Sudrla
				Denny Bliss
				Jim O'Neal
				Carl Lorenzen

* Absence

** Alternate Voting Member

Adoption of Agenda

- **It was moved by Director Thompson and seconded by Director Conley that agenda be adopted.**

Roll call was taken on the motion. The motion carried on a vote of 5 to 0.

Voting Yea: Bradley, Conley, Lanphier, Thompson, Tesar
 Voting Nay: None
 Abstaining: None
 Absent: None
 Excused Absence: None

Proof of Publication: Public notice of the meeting was posted at all District offices and published in the Omaha World-Herald on Thursday, April 5, 2012. The proof of publication affidavit is included with the file copy of these minutes.

Review and Recommendation on Agreement with Deeb Realty to List Nine Lots on Youngman Lake (DS 13) – Amanda Grint and Jim O’Neal, Deeb Realty: Amanda Grint introduced Jim O’Neal from Deeb Realty and noted that Deeb had been the only proposal received for the RFP process. Discussion and questions ensued regarding timing of the sale, clarification of the agreement, commission,

fees and the market analysis prepared for the properties. There was discussion on the comparables and it was noted that there had been no lake lot sales in the vicinity of 192nd and Dodge that were comparable. The Dial lots are zoned as villa lots which are smaller and have different covenants than other lots.

- **It was moved by Director Bradley and seconded by Director Conley that the Subcommittee recommend to the Board that the General Manager be authorized to execute Listing Contracts with Deeb Realty for Lots 114 & 115 Elk Ridge and Lots 8 – 14 Elk Ridge Replat 2 for 180 days.**

Roll call was taken on the motion. The motion carried on a vote of 5 to 0.

Voting Yea: Bradley, Conley, Lanphier, Thompson, Tesar
Voting Nay: None
Abstaining: None
Absent: None
Excused Absence: None

Review and Recommendation of Agreement with ReMAX Realty to List Vacated Blair Office Building (1245 Lincoln Street) – Dick Sklenar and Carl Lorenzen, ReMax Realty: Dick Sklenar introduced Carl Lorenzen of ReMax Realty who earlier provided a written response regarding real estate listing services for the District's vacated office in Blair. Carl Lorenzen recommended a listing price of \$238,000 for the property.

- **It was moved by Director Bradley and seconded by Director Lanphier that the Subcommittee recommend to the Board that the General Manager be authorized to execute a Listing Contract with ReMAX Realty for the Vacated Blair Office Building (1245 Lincoln Street) for 180 days.**
- **It was moved by Director Conley and seconded by Director Bradley to amend the motion to include the listing price of \$238,000 for the property in the recommendation.**

Roll call was taken on the amendment to the motion. The amendment to the motion carried on a vote of 5 to 0.

Voting Yea: Bradley, Conley, Lanphier, Thompson, Tesar
Voting Nay: None
Abstaining: None
Absent: None
Excused Absence: None

Roll call on the original motion as amended. The motion carried on a vote of 5 to 0.

Voting Yea: Bradley, Conley, Lanphier, Thompson, Tesar
Voting Nay: None
Abstaining: None
Absent: None
Excused Absence: None

Review and Recommendation on Account Over 110% Park Supplies (01-06-006-4471) – Jerry Herbster:

Jerry Herbster explained the account overrun due to trash bag purchase and discussion followed, pertaining to consolidating purchases and review of unit pricing.

- **It was moved by Director Conley and seconded by Director Bradley that the Subcommittee recommend to the Board that Management recommend to the Board that Account 01-06-006-4471 be allowed to exceed 110% of the budgeted amount.**

Roll call was taken on the motion. The motion carried on a vote of 5 to 0.

Voting Yea: Bradley, Conley, Lanphier, Thompson, Tesar
Voting Nay: None
Abstaining: None
Absent: None
Excused Absence: None

Review and Recommendation on West Branch Channel Project/Rumsey Station Wetland Mitigation Site, Exchange Agreement with MNA1LLC – Martin Cleveland and Amanda Grint:

Martin Cleveland and Amanda Grint briefed the Subcommittee on the District’s need for right-of-way for West Branch Channel access from 48th to the Rumsey Station Wetland Enhancement. It was noted that the land exchange was for equal area and no payment was required by either party.

- **It was moved by Director Conley and seconded by Director Bradley that the subcommittee recommend to the Board that the General Manager be authorized to execute an Exchange Agreement with MNA1LLC for West Branch Channel Project and Rumsey Station Wetland right-of-way acquisition.**

Roll call was taken on the motion. The motion carried on a vote of 5 to 0.

Voting Yea: Bradley, Conley, Lanphier, Thompson, Tesar
Voting Nay: None
Abstaining: None
Absent: None
Excused Absence: None

Review and Recommendation on Proposed Right of Way Acquisition for Pigeon/Jones Site 15 [Confidential Memo - Executive Session] – Terry Schumacher, Paul Peters and Denny Bliss, Midwest Right of Way:

A motion was made by Director Conley and seconded by Director Bradley to go into Executive Session for the purpose of negotiation of land acquisition.

Roll call was taken on the motion. The motion carried on a vote of 5 to 0.

Voting Yea: Bradley, Conley, Lanphier, Thompson, Tesar
Voting Nay: None
Abstaining: None
Absent: None
Excused Absence: None

Subcommittee went into Executive Session at 9:47 p.m.

A motion was made by Director Conley and seconded by Director Lanphier to come out of Executive Session at 9:52 p.m.

Roll call was taken on the motion. The motion carried on a vote of 5 to 0.

Voting Yea: Bradley, Conley, Lanphier, Thompson, Tesar

Voting Nay: None
Abstaining: None
Absent: None
Excused Absence: None

- **It was moved by Director Conley and seconded by Director Bradley that the Subcommittee recommend to the Board that the General Manager be authorized to execute a purchase agreement for Tracts 9 & 10 in the amount of \$912,000 for 96.04 acres of land and a purchase agreement for Tracts 6, 24, & 25 in the amount of \$800,000 and the 1.82 acre Tract 23 remnant for 90.73 acres of land for the Pigeon/Jones Site 15 project, subject to such other terms and conditions as the General Manager determines necessary and Legal Counsel approves as to form.**

Roll call was taken on the motion. The motion carried on a vote of 5 to 0.

Voting Yea: Bradley, Conley, Lanphier, Thompson, Tesar
Voting Nay: None
Abstaining: None
Absent: None
Excused Absence: None

Adjournment: Being no further business, the meeting adjourned by acclamation at 9:58 p.m.