

**Finance, Expenditure & Legal  
Subcommittee Meeting  
April 11, 2006  
8:00 p.m.  
Agenda**

**Finance, Expenditure & Legal Subcommittee Members:**

Dick Connealy, Chairperson  
Tim Fowler, Vice-Chairperson  
John Conley  
Dorothy Lanphier  
Jim Thompson

Alternate Members: John Schwope  
Rich Tesar

Staff Liaison: Jim Becic  
Jerry Herbster  
Jack Lawless \*  
Trent Heiser

1. Meeting Called to Order – Chairperson Connealy
2. Quorum Call
3. Adoption of Agenda
4. Proof of Publication of Meeting Notice
5. Review and Recommendation on Appointment of an Ad Hoc Subcommittee for Auditing Services – Director Lanphier
6. Information on Purchase Agreement with Dial Realty Development Corp for Property Acquisition at Papio Dam Site 8A [*Executive Session, if needed*] - Paul Woodward
7. Adjourn

Agenda Item: 5

**This item was tabled at the March 7, 2006 FEL Subcommittee meeting.**

MEMORANDUM

TO: Papio Missouri River Board of Directors

FROM: Jack Lawless - Accountant

SUBJECT: Informational Memo on RFP for Professional Auditing Services

DATE: March 1, 2006

Changes to the Papio-Missouri River NRD Policy Manual concerning District audits were passed at the January 8, 2006 Board of Directors Meeting (see policies 14.3 and 15.2 attached). These changes mandated formal competitive price proposals for the District's Auditing Services be made in accordance with Policy 15.6.C (attached), and obtained at a minimum of every five years.

A Director will bring an item before the March 7, 2006 Finance, Expenditure and Legal Subcommittee Meeting recommending an Ad-Hoc Subcommittee for Accounting Services. Policy 15.6.C does not provide for an Ad-Hoc Committee so this would be a change in policy. To assist Directors in evaluating the need for an Ad-Hoc Committee for Accounting Services, please find enclosed a copy of our Request For Proposals, and a copy of the Selection Schedule, and an RFP Checklist for CPA Services (Governmental Organizations) provided by Director Lanphier.

Unless otherwise directed by the Board of Directors, management's intentions are to proceed with the RFP as written.

## Memorandum

**To:** FEL Subcommittee  
**From:** Paul Woodward, Water Resources Engineer  
**Date:** April 11, 2006  
**Re:** Proposed Purchase of Property for Papio Reservoir Site 8A

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District staff reviewed and provided comments on a proposed development known as Ridgewood located directly east of Bennington and just south of Highway 36 (approx 150<sup>th</sup> Street). Phase I of this development was approved by the District in the enclosed letter dated November 29, 2005, but it was noted at that time that a portion of this plat as shown on the attached map was within the reservoir of Papillion Creek Dam Site 8A.

When Phase II was proposed, District staff met with Dial Land Development and their engineer (The Schemmer Assoc.) to address the issue of maintaining flood storage volume within the reservoir. As a result of this meeting, District staff agreed to allow for mitigation and attended the Bennington Planning Commission meeting on February 28, 2006 to make sure this provision was required of the developer, see attached comment letter. Bennington did approve the Preliminary Plat that night and requested that the developer work with the NRD to allow for the reservoir.

In response to this request, District staff again met with Bennington, Dial and Schemmer to review potential mitigation alternatives, but ultimately couldn't agree on a potential solution. Therefore, it was agreed that the District would simply purchase the property needed for the reservoir from Dial. Negotiations on the price per acre for the right-of-way ensued in hope of bringing a purchase agreement before the subcommittee in April. However, it was finally recommended by District legal counsel that a current appraisal of the property would be required prior to approving a purchase agreement.

District staff is currently in the process of acquiring an appraisal of the property and a proposed purchase agreement will be brought before the subcommittee for their consideration in May.