

**Finance, Expenditure & Legal  
Subcommittee Meeting  
March 6, 2008  
6:30 p.m.**

**Agenda**

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

Dick Connealy, Chairperson  
Tim Fowler, Vice-Chairperson  
John Conley  
Dorothy Lanphier  
Richard Patterson

Alternate Members: John Schwope  
Rich Tesar

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

1. Meeting Called to Order – Chairperson Connealy
2. Notification of Open Meetings Act Posting and Announcement of Meeting Procedure – Chairperson Connealy
3. Quorum Call
4. Adoption of Agenda
5. Proof of Publication of Meeting Notice
6. Review and Recommendation on Property Purchase for New Blair Office – Dick Sklenar and Terry Schumacher
7. Review and Recommendation on Right of Way Acquisition at Papio Detention Basin Site WP-RB5 – Pink Family Investments Parcel - *[Executive Session, if needed]* – Paul Woodward and Paul Peters
8. Adjourn

## MEMORANDUM

TO: Finance, Expenditure & Legal Subcommittee

DATE: February 22, 2008

SUBJECT: Property Purchase for New Blair Office

FROM: Dick Sklenar & Terry Schumacher

Over the past couple of months, the District staff has been investigating available properties for sale in the community of Blair for the purpose of replacing the aging and inadequate office the District currently has.

There are several reasons to consider replacing the Blair office:

1. Additional personnel have been added to the office, most recently 2 employees assigned to maintain the rural water systems (2) in Washington County. They now occupy what was once a meeting room.
2. The current facility is in need of repairs due to age and wear. The roof leaks, carpeting throughout most of the facility is in need of replacement, and the facility is not energy efficient.
3. The Natural Resource Conservation Service, and the Farm Service Agency, would like more space to lease. The conditions have become 'tight' over the years with all of the historical files they keep. Together they currently lease 2,689 sq. ft., but require 3,300 sq. ft.
4. There has never been adequate space to store the NRD's equipment in this County. Such equipment amounts to, but not limited to, grass drills, tree planter and tractor. Currently, portions of this equipment are stored at an employee's farm for the sake of safety, security, fuel savings and convenience.
5. Parking at the current facility is poor. Most of the parking spaces available are used by the tenants and employees with little left for the general public.

The current all-steel 3,600 sq. ft. facility was built at about 1971 by the Washington County Soil & Water Conservation District. The staff is looking for a parcel that is about 1.5 to 2 acres in size. The District's current budget has \$100,000 dedicated for this item.

There have been visits with a local realtor to look at over a dozen properties with and without existing structures. The availability of a suitable location in the area is limited. Prices for lots ranged from about \$72,000 to well over \$250,000. The top 3 desirable locations are shown on the attached map. The first choice recommended is property owned by the Blair YMCA. They have indicated a willingness to sell 1.8 acres for \$100,000 plus all closing costs. This site has a greater advantage over the other 2 locations for the following reasons;

- a.) Closer proximity to highways 75 and 30

- b.) Easy directions can be given to the public (1 block east of YMCA)
- c.) Railroad crossings are avoided
- d.) Site accessible to agriculture traffic and street parking
- e.) Site grading should be minimal (\$\$\$ saved)
- f.) Corner lot more visible to public
- g.) Not adjacent to commercial properties (construction firms, car repair shops, etc.)
- h.) Landscape of property more esthetically pleasing and generally flat.
- i.) Traffic along adjacent streets considered 'light'.

**Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to negotiate and execute a purchase agreement with the Blair YMCA for the purchase of an approximate 1.8 acre parcel of property for a new field office at the northwest corner of 10<sup>th</sup> & Wilbur streets, Blair, Nebraska, for the price of \$100,000 plus closing costs, subject to approval as to form by District legal counsel.**

Agenda Item 7

Memo for the following agenda item is posted under “Confidential.”

7. Review and recommendation on Right of Way Acquisition at Papio Detention Basin Site WP-RB5 – Pink Family Investments Parcel