

**Finance, Expenditure & Legal Subcommittee Meeting  
Meeting Minutes  
March 6, 2008**

A meeting of the Papio-Missouri River Natural Resources District's Finance, Expenditure & Legal Subcommittee Meeting was held at the Natural Resources Center, 8901 South 154<sup>th</sup> Street, Omaha, Nebraska, on March 6, 2008. The meeting was called to order by Acting Chairperson John Conley at 6:30 p.m.

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

<b>Subcommittee Members Present</b>	<b>Subcommittee Members Absent</b>	<b>Other Directors Present</b>	<b>Others in Attendance</b>
John Conley	Dick Connealy **	Rick Kolowski	John Winkler
Fred Conley ***	Tim Fowler **		Marlin Petermann
David Klug ***	Rich Patterson *		Jack Lawless
Dorothy Lanphier			Trent Heiser
Rich Tesar ***			Dick Sklenar
			Terry Schumacher
			Paul Peters
			Jean Tait
			Gerry Bowen
			Paul Woodward
			Shawn Melotz

- \* Excused Absence
- \*\* Absent
- \*\* Alternate Voting Member

**ADOPTION OF AGENDA**

❖ **It was moved by Director Klug and seconded by Director Lanphier that agenda be adopted.**

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

Voting Yea: F. Conley, Klug, J. Conley, Lanphier, Tesar  
 Voting Nay: None  
 Abstaining: None  
 Absent: Connealy, Fowler  
 Excused Absence: Patterson

**PROOF OF PUBLICATION:** Public notice of the meeting was posted at all District offices and published in the Omaha World-Herald on February 28, 2008. The Chairperson ordered the Proofs of Publication recorded in the minutes of this meeting. (They are contained as part of the file copy of these minutes.)

**PROPERTY PURCHASE FOR NEW BLAIR OFFICE:** Dick Sklenar introduced the item. Discussion over sites and needs of a new building followed. A 1.8 acre parcel currently owned by the Blair YMCA had the best features. Terry Schumacher provided information on the workload the NRD office in Blair produces. Mr. Sklenar stated that most other sites for sale in the Blair area lacked adequate parking. There was further discussion.

- ❖ **It was moved by Director F. Conley and seconded by Director Klug that the Subcommittee recommend to the Board that the General Manager be authorized to negotiate and execute a purchase agreement, approved as to form by Legal Counsel, providing for the purchase from the Blair YMCA of an approximately 1.8 acre parcel of property for a new District field office at the northwest corner of 10<sup>th</sup> and Wilbur Streets, in Blair, Nebraska, for the price of \$100,000 plus closing costs.**

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

Voting Yea: F. Conley, Klug, J. Conley, Lanphier, Tesar  
Voting Nay: None  
Abstaining: None  
Absent: Connealy, Fowler  
Excused Absence: Patterson

**RIGHT-OF-WAY ACQUISITION AT PAPIO DETENTION BASIN WP-RB5 – PINK FAMILY INVESTMENTS PARCEL:**

- ❖ **It was moved by Director Lanphier, and seconded by Director F. Conley, that the Subcommittee go into Executive Session to discuss right-of-way acquisition at Papio detention basin WP-RB5 – Pink Family Investments Parcel**

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

Voting Yea: F. Conley, Klug, J. Conley, Lanphier, Tesar  
Voting Nay: None  
Abstaining: None  
Absent: Connealy, Fowler  
Excused Absence: Patterson

The Subcommittee went into Executive Session at 7:04 p.m.

- ❖ **It was moved by Director Tesar, and seconded by Director Klug, that the Subcommittee return to Regular Session.**

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

Voting Yea: F. Conley, Klug, J. Conley, Lanphier, Tesar  
Voting Nay: None  
Abstaining: None  
Absent: Connealy, Fowler  
Excused Absence: Patterson

The Subcommittee returned to Regular Session at 7:33 p.m.

Paul Woodward introduced the purchase of property from Pink Family Investments and reviewed the flood control importance of WP-RB5.

The following individual addressed the Board:

➔ Shawn Melotz, 10404 N. 132<sup>nd</sup> St., Omaha, NE

Mr. Woodward noted that the purchase price for the property was \$35,000/acre, or \$418,600, and the estimated total cost of the project was approximately \$23 million.

❖ **It was moved by Director Klug and seconded by Director F. Conley that the Subcommittee recommends to the Board that the following resolution be adopted:**

**BE IT RESOLVED that the General Manager be and is hereby authorized to execute the proposed purchase agreement presented to this meeting calling for the purchase by the District from Pink Family Investments, L.L.C., of 11.86 acres of land (Outlot A) in Pink Industrial Park 2, necessary for the emergency spillway for the proposed South Papillion Creek detention structure, and for the purchase of necessary easements, for the total purchase price of \$418,600.**

**BE IT FURTHER RESOLVED that the General Manager be and is hereby authorized to execute the proposed Cross-Easement Agreement attached to the proposed purchase agreement, and such other and further documents, approved as to form by the District's legal counsel, he determines necessary or convenient to effectuate the transaction.**

**BE IT FURTHER RESOLVED that the Board of Directors hereby determines that the South Papillion Creek detention structure will be of predominantly general benefit to the District, with only an incidental special benefit.**

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

Voting Yea: F. Conley, Klug, J. Conley, Lanphier, Tesar

Voting Nay: None

Abstaining: None

Absent: Connealy, Fowler

Excused Absence: Patterson

**ADJOURNMENT:** Being no further business, the meeting adjourned by acclamation at 7:51p.m.