

**Finance, Expenditure and Legal
Subcommittee Meeting Minutes
January 7, 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 January 7, 2025. The meeting was called to order by Chairman Tesar 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 |
|---------------------------------|--------------------------------|----------------------------|----------------------------|
| Rich Tesar, Chairman | | Brian Adams | John Winkler |
| Larry Bradley, Vice-Chairman | | Anne Hubbard | Amanda Grint |
| Phil Davidson | | Rod Storm | Brent Meyer, Legal Counsel |
| Tim McCormick | | Jim Thompson | Tracy Thompson |
| | | | Justin Novak |
| | | | Eric Williams |
| | | | Ian Ghanavati |
| | | | Other Staff Members |

- * Absent
- ** Alternate Voting Member

ADOPTION OF AGENDA:

- **It was moved by Director Bradley and seconded by Director McCormick that the agenda be adopted.**

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

Voting Yea: Bradley, Davidson, McCormick, Tesar
 Voting Nay: None
 Abstaining: None
 Absent: None

PROOF OF PUBLICATION: Public notice of the meeting was posted at all District offices and published in the Omaha World-Herald on January 3, 2025. The proof of publication affidavit is included with the file copy of these minutes.

1. Building Maintenance – Blair Account 01-01-4630-401 over 110% – Justin Novak:

Project Manager Justin Novak reviewed the Blair Field Office annual maintenance budget which was set at \$65,000 this year and includes grounds maintenance, snow removal, HVAC maintenance and unplanned necessary repairs. He reported that the HVAC system is unreliable and was evaluated by Drexel Mechanical and Alberio Energy, which service the Chalco office. Justin stated the repair cost to get the system operational and integrated into the same control system used for the Chalco office is \$75,000 which would put the budget over 110%. He answered Directors questions.

- **It was moved by Director Davidson and seconded by Director McCormick that the Subcommittee recommend to the Board that Account 01-01-4630-401 Building Maintenance-Blair be allowed to exceed 110% of the budgeted amount up to a maximum of \$140,000.**

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

Voting Yea: Bradley, Davidson, McCormick, Tesar
Voting Nay: None
Abstaining: None
Absent: None

2. Papio Trails System Land Rights Account 01-06-4430-261 over 110% – Eric Williams:

Project Manager Eric Williams reviewed the property rights acquisition for the Sorensen Parkway and 72nd St. trail connection. He reminded the Directors that the final acquisition price of \$54,000 was approved by the Board in November 2024. Eric reported that total costs for the property transfer are approximately \$55,000 which would put the budget over 110%. He answered Directors questions.

- **It was moved by Director McCormick and seconded by Director Bradley that the Subcommittee recommend to the Board that the FEL Subcommittee recommend to the Board of Directors that the account Papio Trails System, Land Rights (01-06-4430-261) be allowed to exceed the budgeted amount up to a total of \$55,000.**

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

Voting Yea: Bradley, Davidson, McCormick, Tesar
Voting Nay: None
Abstaining: None
Absent: None

3. WP-1 Project Surplus Land Sale to the City of Omaha [Executive Session – if needed] – Ian Ghanavati:

- **It was moved by Director McCormick and seconded by Director Bradley that the Subcommittee move into Executive Session for the purpose of discussing WP-1 Project Surplus Land Sale to the City of Omaha.**

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

The Subcommittee went into Executive Session at 4:51 p.m.

Voting Yea: Bradley, Davidson, McCormick, Tesar
Voting Nay: None
Abstaining: None
Absent: None

- **It was moved by Director Davidson and seconded by Director Bradley that the Subcommittee come out of Executive Session.**

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

The Subcommittee came out of Executive Session at 5:31 p.m.

Voting Yea: Bradley, Davidson, McCormick, Tesar
Voting Nay: None
Abstaining: None
Absent: None

- **It was moved by Director Davidson and seconded by Director Bradley that the Subcommittee recommend to the Board that approximately 2.2 acres of land purchased as part of the WP-1 project be declared surplus and that the General Manager be authorized to execute a purchase agreement with the City of Omaha for the sale of 2.2 acres, in the amount of \$174,240 per acre, 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 3-yea, 1-abstention.

Voting Yea: Bradley, Davidson, Tesar
Voting Nay: None
Abstaining: McCormick
Absent: None

ADJOURNMENT: Being no further business, the meeting adjourned by acclamation at 5:32 p.m.