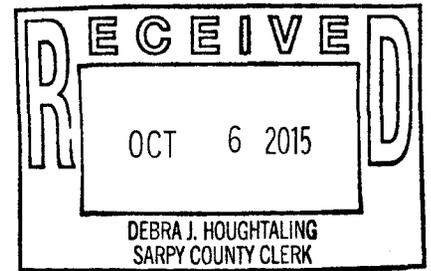


**SANITARY IMPROVEMENT DISTRICT #29
SARPY COUNTY, GRETNA, NE 68028**



MEETING LOCATION: Gretna City Hall

DATE & TIME: January 22, 2015 (No meetings were held in the months of February and March 2015)

Board Members Present: Lee O'Neal, Steve Neff, John Wolken, Barb Schutte

Absent: Don Stungis

Guests: Pat Sullivan, Attorney for the District

Steve Perry, Consulting Engineer for the City of Gretna (Olmsted & Perry Consulting Engineers Inc.)

Greg Perry

Tom & Bonnie Delong, Ianne Wolken, Mark Bang, Terry & Judy Comstock, Phil Schutte,

Gene Latham, Charlie Steiner, Pat Zerbs, Kathy Brookhouser, Pam & Rod Buethe, Dave Newcomer,

Phil & Lori Dechow

Meeting was called to order by Lee O'Neal, Chairman of the board.

Lee publicly stated to all in attendance that a copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was held.

Lee noted that a correction be made to the minutes of December 11, 2014. Under Option Two it was incorrectly stated that "Gretna will accept operation and maintenance of the distribution system." It should have read "maintenance of the distribution system will be the responsibility of the S.I.D."

WATER:

Lee turned the meeting over to Steve and Greg Perry, consulting engineers for the City of Gretna, and Pat Sullivan, attorney for the district.

Those in attendance received a copy of the Memorandum dated January 16, 2015 regarding Water Service Connection Alternatives and Costs. The scope of work and associated costs for the two water supply service alternatives were addressed in a presentation by Greg Perry.

A question and answer session followed the presentation.

The memorandum of January 16, 2015 was revised.

A copy of the revised Memorandum, dated February 2, 2015, is included with these minutes.

Pat is working with Rob Wood at Kuehl Capital (the municipal advisor) to find the best route for the District to take in regard to the bonding issue for this water project. Pat will have more information regarding estimated costs at the next meeting so a Resolution of Necessity can be approved.

ROAD:

On March 21st and 22nd, Phil Dechow and Ray Newman filled cracks in the road from the South end to the front of Schutte's property. The remaining portion of cracks in the road will be filled at a later date. Many, many **"THANKS"** to these men for volunteering their time and labor.

Please remind family and friends that the **posted speed limit through our subdivision is still 25 M.P.H.**

Warm weather is here and there are joggers, people on bikes, walkers, and young children on the road. Let's keep the area safe for everyone. **Please Drive the Posted 25 M.P.H. Speed Limit.**

COMMUNITY SEPTIC TANKS:

No problems reported.

FINANCIAL:

Pinnacle Bank: \$2,464.02 3/31/2015 statement

County Treasurer General Ledger / Detail Revenue Listing per Fund/ For: March 2015 included in minutes.

The following bills were presented and approved for payment.

Papillion Sanitation: \$396.00

Barb Schutte: \$401.94 Expense reimbursement for personal check issued to Papillion Sanitation

**Next meeting is scheduled for Wednesday, April 22, 2015 at
7:00 P.M. at the Gretna City Hall**

Submitted by,
Barb Schutte / Clerk

4/6/2015
09:17:22

**** COUNTY TREASURER GENERAL LEDGER ****
DETAIL REVENUE LISTING PER FUND
FOR: MARCH 2015

PAGE: 1

FUND: 7929	SID #29 GENERAL	M-T-D	Y-T-D
10100	- BEGINNING CASH ON HAND	4,081.05	8,128.82
15100	- BEGINNING INVESTMENT ON HAND	0.00	0.00
BEGINNING BALANCE:		4,081.05	8,128.82
TAX RECEIPT COLLECTIONS:			
30339	- 2013 REAL ESTATE TAX	0.00	4,324.27
30340	- 2014 REAL ESTATE TAXES	4,358.52	5,610.25
TAX RECEIPT TOTALS:		4,358.52	9,934.52
34401	- HOMESTEAD EXEMP ALLOCATION	42.52	110.15
34403	- REAL ESTATE TAX CREDIT	0.00	170.43
34601	- MOTOR VEHICLE PRO RATE	15.77	24.46
OTHER RECEIPT TOTALS:		58.29	305.04
60000	- DISBURSEMENTS	-797.94	-10,556.95
60001	- PROPERTY TAX COMMISSION	-43.59	-155.10
10000	ENDING CASH ON HAND	7,656.33	7,656.33
15100	ENDING INVESTMENT ON HAND	0.00	0.00
GRAND TOTALS		7,656.33	7,656.33

G-15-213 Papillion Sanitation #396.00
G-15-214 Barb Schutte
expense reimb for personal #401.94
check issued to
Papillion Sanitation
\$ 797.94

4/6/2015
09:19:30

**** COUNTY TREASURER GENERAL LEDGER ****
DETAIL REVENUE LISTING PER FUND
FOR: MARCH 2015

PAGE: 1

FUND: 8404	SID #29 SERVICE USE FEE	M-T-D	Y-T-D
10100	- BEGINNING CASH ON HAND	21,395.16	17,826.18
15100	- BEGINNING INVESTMENT ON HAND	0.00	0.00
BEGINNING BALANCE:		21,395.16	17,826.18
TAX RECEIPT COLLECTIONS:			
53050	- USE FEES	0.00	5,600.00
OTHER RECEIPT TOTALS:		0.00	5,600.00
60000	- DISBURSEMENTS	0.00	-2,031.02
10000	ENDING CASH ON HAND	21,395.16	21,395.16
15100	ENDING INVESTMENT ON HAND	0.00	0.00
GRAND TOTALS		21,395.16	21,395.16

4/6/2015
09:19:07

**** COUNTY TREASURER GENERAL LEDGER ****
DETAIL REVENUE LISTING PER FUND
FOR: MARCH 2015

PAGE: 1

FUND: 8229	SID #29 BOND	M-T-D	Y-T-D
10100	- BEGINNING CASH ON HAND	23,740.05	35,579.98
15100	- BEGINNING INVESTMENT ON HAND	0.00	0.00
BEGINNING BALANCE:		23,740.05	35,579.98
TAX RECEIPT COLLECTIONS:			
30339	- 2013 REAL ESTATE TAX	0.00	6,867.88
30340	- 2014 REAL ESTATE TAXES	7,783.29	10,018.58
TAX RECEIPT TOTALS:		7,783.29	16,886.46
34401	- HOMESTEAD EXEMP ALLOCATION	75.93	191.74
34403	- REAL ESTATE TAX CREDIT	0.00	304.34
34601	- MOTOR VEHICLE PRO RATE	28.15	41.96
OTHER RECEIPT TOTALS:		104.08	538.04
60000	- DISBURSEMENTS	0.00	-21,195.00
60001	- PROPERTY TAX COMMISSION	-77.83	-259.89
10000	ENDING CASH ON HAND	31,549.59	31,549.59
15100	ENDING INVESTMENT ON HAND	0.00	0.00
GRAND TOTALS		31,549.59	31,549.59

MEMORANDUM

DATE: January 16, 2015
February 2, 2015 (Revised)

TO: Lee O'Neal, Chair
Board of Trustees
Barb Schutte, Clerk
Pat Sullivan, SID Attorney
Jeff Kooistra City Administrator
Steven Perry, City Engineer
File

FROM: Gregory E. Perry, PE
OLMSTED & PERRY CONSULTING ENGINEERS INC.

RE: Sanitary and Improvement District No. 29 (Westridge Farms)
Water System Connection Alternatives and Costs
Sarpy County, Nebraska
OPCE Project No. 14004-29

As a follow-up the SID's board meeting on December 11, 2014 regarding water service connection to the City of Gretna's system, we have prepared the following scope of work and associated costs for the two water supply service alternatives.

Both alternatives connect to the City of Gretna's system and will require a capital outlay as well as the City's water capital facility charge of \$1,100/Lot. A water connection tap fee of \$250/Lot and water meter replacement cost of \$375/Lot will be included with the water main replacement alternative. The SID has 38 platted lots of which there are currently 33 users. (11,705.00)

ALTERNATIVE NO. 1: BULK WATER METER DELIVERY VAULT (EXISTING SID WATER SYSTEM TO REMAIN)

The first alternative is connecting to the existing system (2-3" diameter mains) within the SID to the City of Gretna's water system with an 8-inch diameter main and bulk meter delivery vault. This alternative connects the existing 12-inch diameter main located at 204th Street and Westridge Road and would terminate approximately 200 feet east on Westridge Road (See Exhibit A). Both wells within the SID would be abandoned.

SCOPE OF WORK	SID GO COST	PROPERTY OWNER COST	TOTAL COST
Bulk Water Meter Delivery Vault and Water Main	\$ 61,570		\$ 61,570
Connection Fees (\$1,100/Lot)		\$ 36,300	\$ 36,300
TOTAL	\$ 61,570	\$ 36,300	\$ 97,870

ALTERNATIVE NO. 2: REPLACE EXISTING SID MAINS

The second alternative is to connect to the City of Gretna's water system and replace the existing mains within the SID with 6-inch diameter mains. This alternative would provide fire flow within the SID. This alternative would not require a bulk meter delivery vault at 204th Street. The new water main (5,450 LF) would connect to the existing 12-inch diameter main, and also connect to an existing 8-inch diameter main located in Iva Street within the Lyman Highlands subdivision (See Exhibit B). The project would include 1-inch water service taps, new curb stops, and new water service lines to the property line for each of the 33 users. The opinion of probable construction cost includes a 10% contingency and 28% for engineering, legal, fiscal, and warrant fees for a total construction cost shown below:

SCOPE OF WORK	TOTAL CONST. COST	PROPERTY OWNER COSTS	TOTAL COST
Water Main and Appurtenances	\$ 367,315		\$ 367,315
Water Service To Property Line	\$ 60,215		\$ 60,215
Connection Fees (1,725/Lot)		\$ 56,925	\$ 56,925
TOTAL	\$ 427,530	\$ 56,925	\$ 484,455

FINANCING OPTIONS

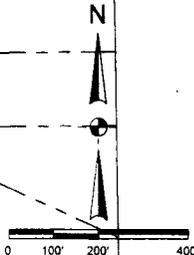
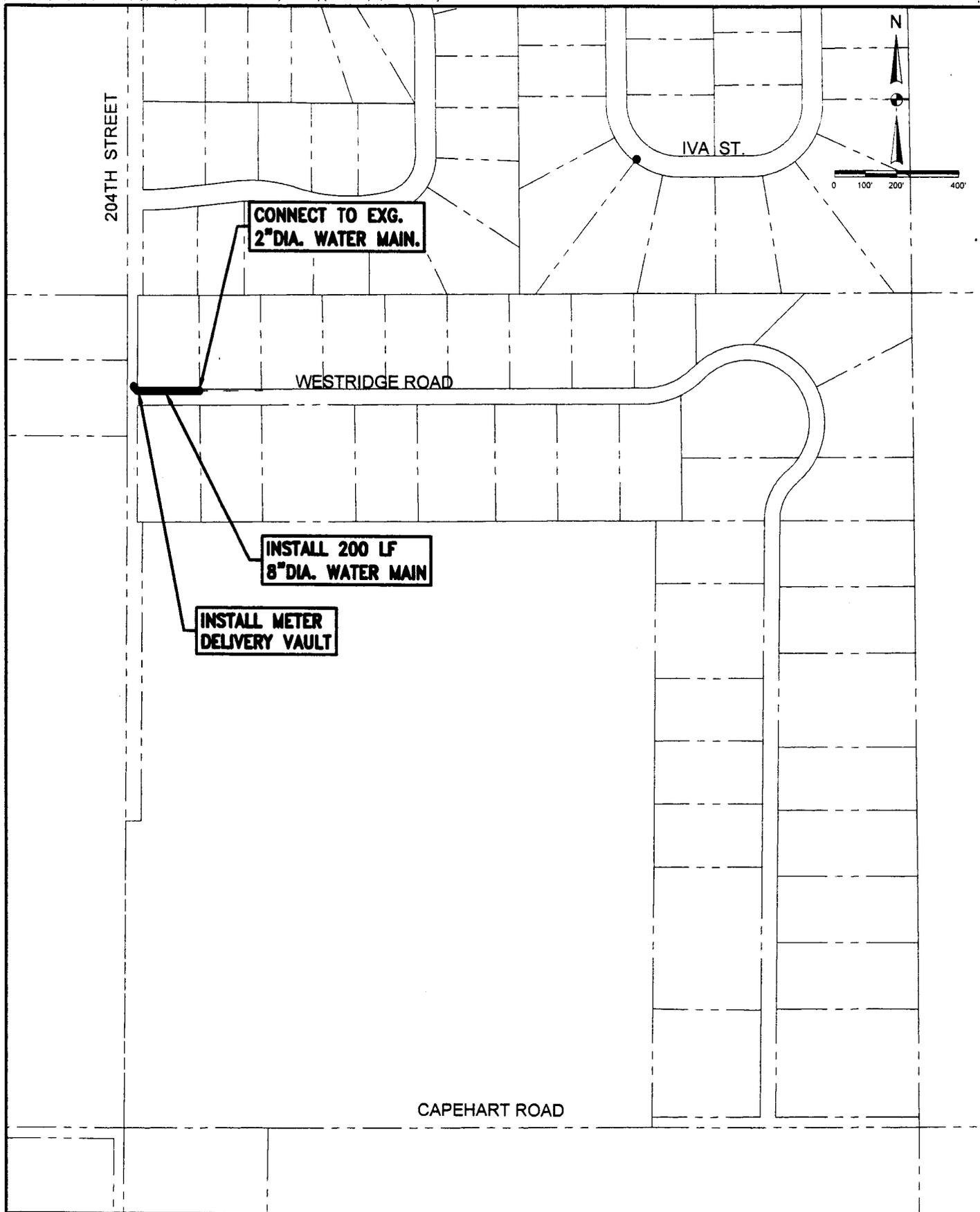
Alternative No. 1 would be financed with General Obligation bonds. Based on a GO bond with a 20-year term and a 4% interest rate, the annual debt service payment is calculated to be \$4,530 per year. This would result in an increase of \$0.59/\$1000 of valuation for the SID properties. For a house valued at \$225,000, the increase would be \$133/year. This debt service is based on the Sarpy County Assessor's 2014 valuation for the SID of \$7,672,500.

Further discussion needs to be held with the City of Gretna regarding the financing options for Alternative No. 2. Typically the water main cost is specially assessed to each benefitting property. This cost is typically financed for a 10 year period, and carries a higher interest rate. In this case, the special assessment cost of \$322,565 would be \$11,100 per lot which includes new water main, water tap and service to the property line. The general obligation portion (fire hydrants and 8-inch connection to Lyman Hylands) of \$104,965 would result in an annual debt service payment of \$7,725 per year. The connection fee (capital facility charge, water hookup tap and meter replacement) of \$1,725 per lot would be paid at the time connection.

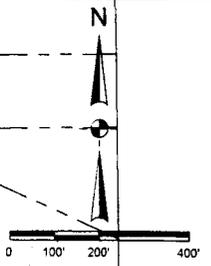
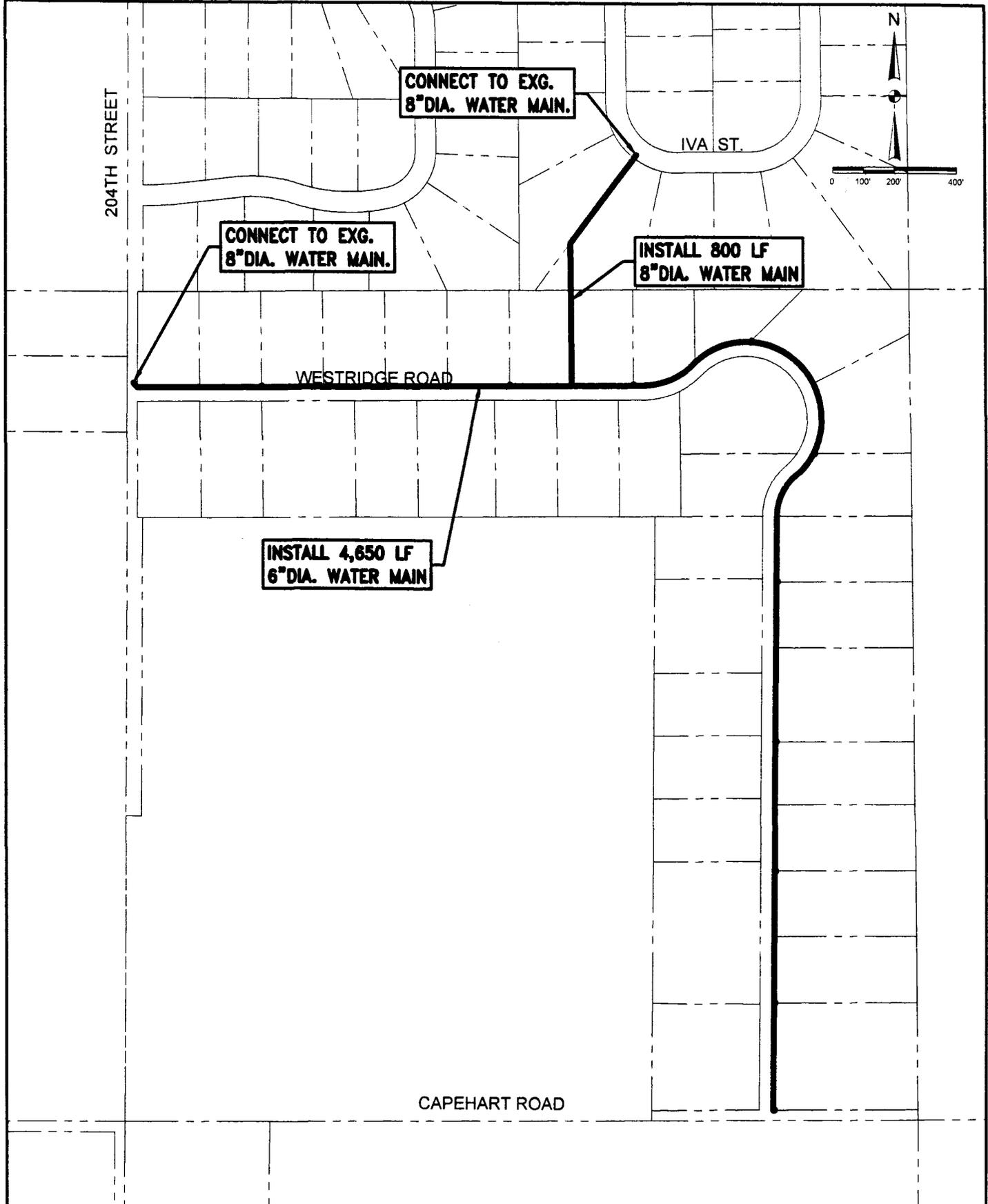
We are available to discuss the above with the SID Board at their next meeting.



Gregory E. Perry, PE



SHEET NO. Ex. A	PROJECT NO. 14004-29 DATE DECEMBER 2014	ALTERNATIVE NO. 1 BULK METER DELIVERY VAULT	WATER SYSTEM CONNECTION SID NO. 29 (WESTRIDGE FARMS) SARPY COUNTY, NEBRASKA	OLMSTED & PERRY CONSULTING ENGINEERS INC. 10730 PACIFIC STREET SUITE 232 OMAHA, NEBRASKA
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SHEET NO. Ex. B	PROJECT NO. 14004-29 DATE DECEMBER 2014	ALTERNATIVE NO. 2 WATER SYSTEM REPLACEMENT	WATER SYSTEM CONNECTION SID NO. 29 (WESTRIDGE FARMS) SARPY COUNTY, NEBRASKA	OLMSTED & PERRY CONSULTING ENGINEERS INC. 10730 PACIFIC STREET SUITE 232 OMAHA, NEBRASKA
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