

**MINUTES OF THE MEETING OF THE BOARD OF  
TRUSTEES OF SANITARY & IMPROVEMENT DISTRICT NO. 143  
OF SARPY COUNTY, NEBRASKA**

The meeting of the Board of Trustees of Sanitary & Improvement District No. 143 of Sarpy County, Nebraska, was convened in open and public session at 6:00 p.m. on February 5, 2015 at the Papillion City Hall, Third Floor Conference Room, 122 E. 3<sup>rd</sup> Street, Papillion, Nebraska. Present were the following Trustees: Al Stevens, Jennifer L. Eitzen, Bob Trummer, Scott Gavin and Lacey A. Wrubel. Also present was Justin Feik, engineer for the District. One resident was also in attendance. Notice of the meeting was given in advance thereof by publication in The Papillion Times, Sarpy County, Nebraska, on January 28, 2015, a copy of the Proof of Publication being attached to these minutes. Notice of this meeting was simultaneously given to all members of the Board of Trustees, and a copy of their Acknowledgment of Receipt of Notice to the Trustees of this meeting. All proceedings of the Board were taken while the convened meeting was open to the attendance of the public.

The meeting was called to order by Chairman Bob Trummer who announced that a current copy of the Nebraska Open Meetings Act was available for anyone who wished to review the statute and indicated its location on the table where the meeting was being held.

The Trustees then discussed the minutes of the meeting held on January 15, 2015. The Trustees discussed the method of obtaining signatures on meeting minutes and concluded that going forward, it would be preferred to wait until a following meeting to approve the previous meeting's minutes rather than having signature pages mailed out and coordinating the signing of the signature pages and subsequently mailing back the signed signature pages.

Justin Feik then presented his findings from the due diligence check he completed on Terumm Constructors. He noted that Terumm Constructors and Main Concrete and Construction merged and have been doing business as one company since June 26, 2014. He informed the Trustees that John Main is an employee of Terumm, but is reportedly only a project manager and not involved in the overall management of Terumm. He also was able to obtain two additional references for work completed by Terumm.

Justin Feik has asked Terumm to provide a schedule so that they can notify the Trustees of when and where work will be completed so to give advance notice to the residents in the District. They also intend to meet with any homeowners to personally discuss any driveway disruptions. The intent is to not have any area closed for more than five days. He also stated that the area around Rumsey Station to include Eagle Ridge Drive, Savannah and Fleetwood would not be affected while school is in session. Entrances into Eagle Ridge will be phased so that no entrance will be completely closed while work is being completed.

There was discussion amongst the Trustees. Al Stevens asked what the amount of the performance bond typically is on a project like this. Justin Feik was not able to provide an answer, but indicated that he would look into that and provide a response to the Trustees. Lacey Wrubel requested Mr. Ron Mumm's resume and also for clarification on when Terumm Constructors was incorporated.

Justin Feik assured the District that the field staff has been doing this work for awhile and that they would be out there supervising Terumm Constructors while the work is being completed.

Justin Feik also explained the timeline, stating that first the contracts must be set up, but following that he will hold a preconstruction meeting with Terumm Constructors about two weeks in advance of the work starting. The work is expected to start in April.

There was additional discussion amongst the Trustees and it was concluded that Lacey Wrubel and Jennifer Eitzen would meet with Bob Peterson and Justin Feik to discuss the due diligence. The Trustees also wanted to inquire with Counsel if a meeting to approve the bid award is required or if it could be completed by email.

The Trustees then discussed possible signage that could be used to provide advance notice to the District of when street repairs would be occurring in specific areas.

The Chairman then recognized the next item on the agenda. Lacey Wrubel shared that she and Bob Trummer met with Chris Solberg, a resident and City Planner for LaVista to discuss the proposed Eagle Ridge Village development project. In a separate meeting, both Lacey Wrubel and Bob Trummer also met with Mark Stursma, the Planning Director and Michelle Wehenkel, the City Planner for the City of Papillion to also discuss the proposed Eagle Ridge Village development. At this meeting, they inquired about the possibility of the District leveraging a sales tax on the commercial development as a financing opportunity and were informed that is not an option. There was some discussion on the whether or not a fiscal agent is a requirement for the District as the City indicated it is a requirement. The Trustees concluded they would follow up with Counsel on this matter.

Scott Gavin then provided an update on his discussion with Rob Wood. He indicated he discussed the unique situation facing the District with the proposed Eagle Ridge Village and that there was a possibility that Mr. Wood may be able to dedicate 6-10 hours to review the final cost estimate and provide feedback.

The Trustees then discussed the current cost estimate, the Design Standards as well as the Mixed Uses, including special use permits. There was discussion about the possibility of requesting that keno be removed from the Mixed Use list. Also discussed was the importance of looking at the Mixed Use list in more detail. Lacey Wrubel indicated that the Trustees would be able to find more specific information on the types of uses that fall under the broad definitions on the Mixed Use List.

The Trustees then discussed the gas station and how it may affect the proposed Eagle Ridge Village development, but no decision was made.

The Chairman inquired about who is responsible for the trail. Robert Thomas, a resident of the District inquired if there has been any consideration to adding a culvert under the sidewalk with reference to all the backfill up to the sidewalk being added where a ditch currently exists.

The Trustees then determined that they could not meet with the residents of the District for a "Town Hall" meeting until the uses and the financial component are worked out.

The Trustees then discussed snow removal as a complaint had been made online about snow removal in the District. Scott Gavin indicated that he spoke with Rich James, the County Treasurer, and was informed that any concerns regarding snow removal should be directed to the County Engineer/Public Works office. Al Stevens shared that he stopped a plow driver in the District and explained the concern the homeowner had shared online. The plow driver indicated he would share that concern with the operator responsible for the area the complaint was regarding. Bob Trummer and Al Stevens both shared that each had been through Eagle Hills and it appeared its streets were more clear, but that the neighborhood also appeared to have less cars parked on the street. Jennifer Eitzen offered to contact Eagle Hills to inquire if they have a policy in place regarding snow emergencies. Also discussed by the Trustees was the possibility of just posting online a simple reminder to residents of the District to remove parked cars from the street as a courtesy to snow plow drivers.

The Trustees discussed the Frequently Asked Questions document and determined it could be updated and posted to the website.

The Chairman then discussed annexation. During his meeting with Mark Stursma, the Planning Director and Michelle Wehenkel, the City Planner for the City of Papillion, Mark echoed the requirement that the city annex adjacent properties. There was also some discussion on when the SID analysis the City of Papillion prepares is completed, but no one knew the exact timeframe.

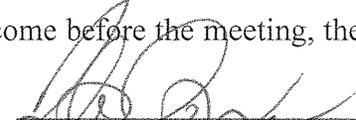
There were no updates on the HOA Status/Issues at this time.

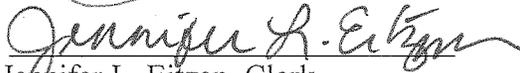
Lacey Wrubel shared that both she and Jennifer Eitzen recently met with Nate Adams, an architect and resident of the District to discuss next steps with the splash pad. Lacey Wrubel also indicated that she would be willing to contacting NRD once the ground thaws to discuss the creek bed in the park area.

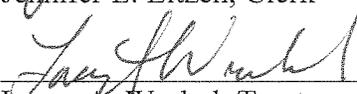
The Trustees also discussed paying bills in a timely manner. It was determined that Jennifer Eitzen would request that Counsel send warrants approved by the Trustees for payment for signature by the Chairman and Clerk and ratified at ensuing meetings.

The Trustees then discussed when to meet next and it was decided that the next meeting time would be tabled until after Al Stevens and Scott Gavin meet with the City of Papillion to discuss the Eagle Ridge Village development.

There being no further business to come before the meeting, the same was adjourned.

  
Robert J. Frummer, Chairperson

  
Jennifer L. Eitzen, Clerk

  
Lacey A. Wrubel, Trustee

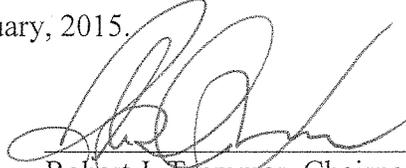
  
Alvin H. Stevens, Trustee

  
Scott Gavin, Trustee

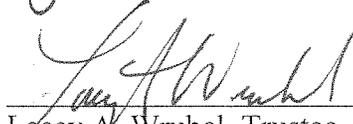
ACKNOWLEDGMENT OF RECEIPT OF NOTICE OF HEARING

The undersigned Trustees of Sanitary and Improvement District No. 143 of Sarpy County, Nebraska, hereby acknowledge receipt of advance notice of a meeting of the Board of Trustees of said District and the agenda for such meeting held February 5, 2015 at 6:00 p.m. at the Papillion City Hall, Papillion, Nebraska.

Dated this 5<sup>th</sup> day of February, 2015.

  
\_\_\_\_\_  
Robert J. Frummer, Chairperson

  
\_\_\_\_\_  
Jennifer L. Eitzen, Clerk

  
\_\_\_\_\_  
Lacey A. Wrubel, Trustee

  
\_\_\_\_\_  
Alvin H. Stevens, Trustee

  
\_\_\_\_\_  
Scott Gavin, Trustee

CERTIFICATE

STATE OF NEBRASKA            )  
COUNTY OF SARPY            )  
  )  
SANITARY AND                    )  
IMPROVEMENT                    )  
DISTRICT NO. 143                )

I, the undersigned, Clerk for Sanitary and Improvement District No. 143 of Sarpy County, Nebraska, hereby certify that all of the subjects included in the attached proceedings were contained in the agenda for the meeting of February 5, 2015, kept continually current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that the minutes of the Chairperson and Board of Trustees of the District, from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this 5<sup>th</sup> day of February, 2015.

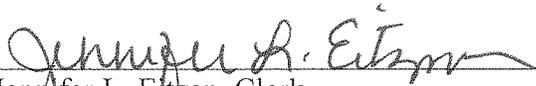
  
Jennifer L. Eitzen, Clerk

**CERTIFICATE OF NOTICE**

STATE OF NEBRASKA       )  
COUNTY OF SARPY        )

I hereby certify that I am the duly qualified and acting Clerk of Sanitary and Improvement District No. 143 of Sarpy County, Nebraska, and that not less than seven (7) days prior to the date set for this meeting of the Board of Trustees of this District, a notice was sent to the Clerk of Sarpy County, Papillion, Nebraska, the municipality or county whose zoning jurisdiction this District is located, notifying said Clerk of this meeting.

Dated this 5<sup>th</sup> day of February, 2015.

  
Jennifer L. Eitzen, Clerk

## CERTIFICATE

The undersigned hereby certify that they are the Chairperson and Clerk of Sanitary and Improvement District Number 143 of Sarpy County, Nebraska, (the "District") and hereby further certify as follows:

1. Annexed to this certificate is a true and correct transcript of the proceedings of the Board of Trustees of the District relating to a meeting of said District held on the date and at the time reflected in the meeting minutes contained in said foregoing transcript (the "Meeting"). All of the proceedings of the District and of the Board of Trustees thereof which are set out in the annexed and foregoing transcript have been fully recorded in the journal of proceedings of the District and the undersigned District Clerk has carefully compared the annexed and foregoing transcript with said journal and with the records and files of the District which are in such Clerk's official custody and said transcript is a full, true and complete copy of said journal, records and files which are set out therein.

2. Advance notice for the Meeting was given by publication as set forth in the affidavit of publication contained in the foregoing transcript and was mailed to the Clerk of the municipality or county within whose zoning jurisdiction the District is located at least seven days prior to the date of the Meeting. Advance notice for the Meeting, including notice of agenda subjects, was given to all members of the Board of Trustees. All news media requesting notification of meetings of said body were provided with advance notice of the times and places of such meetings and the subjects to be discussed.

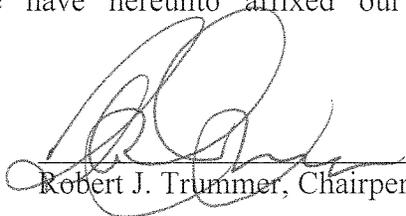
3. All of the subjects addressed at the Meeting were contained in the agenda for the Meeting, which agenda was kept continually current and readily available for public inspection at the address listed in the meeting notice for the Meeting and a copy of which is attached to this Certificate; such subjects were contained in said agenda for at least 24 hours prior to the Meeting and each agenda item was sufficiently descriptive to give the public reasonable notice of the matters to be considered at the Meeting.

4. A current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during the Meeting in the room in which such Meeting was held and all in attendance at the Meeting were informed that such copy of the Nebraska Open Meetings Act was available for review and were informed of the location of such copy in the room in which such Meeting was being held. At least one copy of all resolutions and other reproducible written materials, for which actions are shown in said proceedings, was made available for examination and copying by members of the public at the Meeting.

5. The minutes of the Meeting were in written form and available for public inspection within ten (10) working days after the Meeting or prior to the next convened meeting, whichever occurred earlier, at the office of the District; within thirty (30) days after the date of the Meeting, a copy of the minutes of the Meeting was sent to the Clerk of the municipality or county within whose zoning jurisdiction the District is located.

6. No litigation is now pending or threatened to restrain or enjoin the District from the issuance and delivery of any warrants or other obligations issued by the District or the levy and collection of tax or other revenues or relating to any of the improvements for which any such warrants or other obligations were or are issued nor in any manner questioning the proceedings and authority under which any such warrants or other obligations were or are issued or affecting the validity thereof; neither the corporate existence or boundaries of the District nor the title of its present officers to their respective offices is being contested; no authority or proceedings for the issuance of any warrants or other obligations by the District have been repealed, revoked or rescinded as of the date hereof. All actions taken by the Board of Trustees referred to in said transcript were taken at a public meeting while open to the attendance of the public.

IN WITNESS WHEREOF, we have hereunto affixed our official signatures this 5<sup>th</sup> day of February, 2015.

  
Robert J. Trummer, Chairperson

  
Jennifer L. Eitzen, Clerk

**SANITARY AND IMPROVEMENT DISTRICT NO. 143  
OF SARPY COUNTY, NEBRASKA**

**MEETING SIGN-IN SHEET**  
February 5, 2015  
122 East Third Street,  
Papillion City Hall, 3<sup>rd</sup> Floor Conference Room  
Papillion, Nebraska

Name	Address	Email
Jennifer Eitzen	2121 LEIGH ST PAPILLION 68133	jeneitzen@gmail.com
AL STEVENS	2009 SKYHAWK AVE PAPILLION 68133	al.h.stevens@gmail.com
BOB TRUMMER	2110 LIBERTY LN	rjstandtnt@cox.net
SCOTT GAVIN	1917 DANA	REMAXSCOTTGAVIN @AOL.COM
JUSTIN FEIK	OLSSON	jfeik@olssonassociates.com
LACEY WUBEL	2012 LIBERTY LN	lacey.johnson@gmail.com
BOB THOMAS	2002 SKYHAWK AVE	ALTHOMAS22@COX.COM



**SANITARY AND IMPROVEMENT DISTRICT (SID) NO. 143  
OF SARPY COUNTY, NEBRASKA**

**AGENDA**

February 5, 2015

Papillion City Hall at 6:00 pm.

**A. CALL TO ORDER**

1. Roll Call
2. Review proof of publication of meeting for SID 143
3. Review meeting minutes approval process.

**B. DISCUSSION TOPICS:**

1. **Street Repair Project - Justin**
  - Status of Terumm Construction bid/approval
  - Schedule of Work
2. **Roger's Eagle Ridge Village Development Project**
  - Planner Meetings Summary
  - Roger's Meeting Prep
  - "Town Hall" Meeting date
3. **Snow Removal**
4. **Way-Ahead Issues:**
  - Draft FAQ
  - Annexation Status & Requirements
  - HOA Status/Issues
  - Others...

**C. ADJOURNMENT & NEXT MEETING: \_\_\_\_\_**

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }  
 } SS.  
Cou. of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Anne Lee deposes and says that she is the Business Manager of the **Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor**, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, January 28, 2015 Papillion Times

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

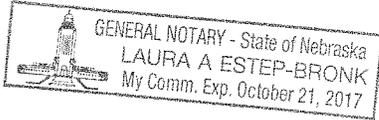
*[Handwritten signature]*  
\_\_\_\_\_

Shon Barenklau OR Anne Lee  
Publisher Business Manager

Today's Date *1/28/2015*  
Signed in my presence and sworn to before me:

*[Handwritten signature]*  
\_\_\_\_\_

Notary Public



Printer's Fee \$9.02  
Customer Number: 20908  
Order Number: 0001829260

LAUGHLIN PETERSON & LANG  
Attorneys  
11718 Nicholas Street, Suite 101  
Omaha, NE 68154

NOTICE

NOTICE IS HEREBY GIVEN that a meeting of the Board of Trustees of Sanitary and Improvement District No. 143 of Sarpy County, Nebraska will be held at 6:00 p.m. on Thursday, February 5, 2015 in the Third Floor Conference Room at City Hall, 122 East 3rd Street, Papillion, Nebraska, which meeting will be open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the Chairman of the Board of the District.

Jennifer Eitzen, Clerk  
1829260; 1/28