

**MINUTES OF ADMINISTRATIVE BRIEFING MEETING  
SARPY COUNTY BOARD OF COMMISSIONERS**

Tuesday, November 4, 2008

Sarpy County Courthouse, Sarpy County Board Room

The location of the posted Nebraska Open Meetings Act was given and the meeting of the Board of Commissioners was convened in open and public session by Sarpy County Board of Commissioners Chairman Inez M. Boyd at 1:30 P.M. at the Courthouse in Papillion, Nebraska.

Notice of the meeting was given in advance thereto by publication in the Midlands Newspapers, Inc. dba Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor on October 29, 2008. A copy of the Proof of Publication is on file in the County Clerk's office. Notice of the meeting was simultaneously given to all members of the Sarpy County Board of Commissioners. Availability of the agenda was communicated in the published notice and in the notice to members of the Board of Commissioners of this meeting.

Commissioners Present: Paul Cook, Joni Jones, Inez Boyd, Rich Jansen  
Aldona Doyle arrived at 2:02 PM

Commissioners Absent: None

Others Present: County Clerk Deb Houghtaling  
Board Administrator Mark Wayne  
Deputy County Attorney Mike Smith

Chairman Boyd requested that Agenda items be addressed in the following order; item #3, followed by item #2, and then #1.

***AGENDA ITEMS***

3. **Nebraska I-Zone Committee.**
2. **Building and Grounds.**
1. **Landfill.**
4. **Adjournment.**

At 2:48 P.M. the Board recessed. The next scheduled Administrative Briefing meeting will be November 18, 2008 at 1:30 P.M.

**MINUTES OF MEETING  
SARPY COUNTY BOARD OF COMMISSIONERS**

Tuesday, November 4, 2008

Sarpy County Courthouse, Sarpy County Board Room  
Immediately following the Board of Equalization Meeting

The location of the posted Nebraska Open Meetings Act was given and the meeting of the Board of Commissioners was convened in open and public session by Sarpy County Board of Commissioners Chairman Inez M. Boyd at 3:07 P.M. at the Courthouse in Papillion, Nebraska.

Notice of the meeting was given in advance thereto by publication in the Midlands Newspapers, Inc. dba Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor on October 29, 2008. A copy of the Proof of Publication is on file in the County Clerk's

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office. Notice of the meeting was simultaneously given to all members of the Sarpy County Board of Commissioners. Availability of the agenda was communicated in the published notice and in the notice to members of the Board of Commissioners of this meeting.

Commissioners Present: Paul Cook, Joni Jones, Inez Boyd, Aldona Doyle, Rich Jansen  
Commissioners Absent: None  
Others Present: County Clerk Deb Houghtaling  
Board Administrator Mark Wayne  
Deputy County Attorney Mike Smith

Commissioners and Administrator's comments were recorded.

### **CONSENT AGENDA**

NOTE: These are items of business that are routine which are expected to be adopted without dissent. Items are automatically approved when the consent agenda is approved unless an item is REMOVED by a Commissioner or any member of the public. Removed items will be placed under New Business for action by the County Board.

1. **Approve minutes (October 28, 2008).**
2. **Approve claims report.**
3. **Resolution: Authorize the Chairman to Sign the Juvenile Detention Services Agreement for the Use of the Lancaster County Youth Services Center. (2008-300)**
4. **Approve the following disbursement requisition, Limited Tax Building Bonds, Series 2007, Construction Fund, Courthouse Addition.**  
**#151 ASI Modulex \$109.39**
5. **Resolution: Reappoint Doug Whitfield to the Sarpy County Planning Commission. (2008-301)**
6. **Resolution: Authorize Legal Action Against Waste Management of Nebraska (Incorrectly identified as Waste Connections) for Damages Suffered in Landfill Accident. (2008-302)**
7. **Resolution: Authorize Chairman to sign Change Order #1 for the Courthouse Remodel Project. (2008-303)**

**MOTION:** Jansen moved, seconded by Cook, to approve the Consent Agenda items as presented. Ayes: Cook, Jones, Boyd, Doyle & Jansen. Nays: None.

### **NEW BUSINESS**

8. **Public Hearing: Vacation of Olney Street from Trumble Avenue to Jasper Avenue.**

A public hearing was held during which the applicant, Todd Nowka addressed the Board. Comments were received.

Chairman Boyd requested that Agenda items #12 and #13 be heard before Agenda item #9.

12. **Resolution: Authorize Chairperson to Sign Purchase Agreement for Real Estate located at 1414 Washington Street for Use as County Offices. (2008-307)**

**MOTION:** After a discussion was held, Cook resolved, seconded by Jansen, to authorize the Chairman to sign the Purchase Agreement with Alegent Health – Bergan Mercy Health System by which Sarpy County would purchase the real estate described as Lots 164, 165, 166, 167, 168, 169,

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170, and 171, Southamptton, 1414 South Washington Street, Papillion, Nebraska. As it is necessary to acquire said property to provide for the future needs of county government, the purchase price of \$3,300,000 is fair and reasonable and may be modified upon further negotiation. Further, Sarpy County shall have 75 days from the full execution of said agreement to conduct any desired tests or inspections and to undertake the necessary proceedings to the satisfaction of Sarpy County as to the suitability and condition of said property. Ayes: Cook, Jones, Boyd, Doyle, & Jansen. Nays: None.

**13. Resolution: Authorize Professional Services Related to Minor League Baseball Stadium. (2008-308)**

**MOTION:** After a discussion was held, Jansen resolved, seconded by Jones, that Sarpy County desires to take further action in determining the feasibility of the construction and operation of recreational and athletic facilities by, among other things, negotiating an agreement with the Omaha Royals, identifying possible sites, exploring funding possibilities, and proposing legislation that may be useful in the financing of said facilities. Further, the Chairman, County Administrator and County Attorney are authorized to execute such documents as may be necessary to formalize the employment of the firm of Brashear LLP for the purposes as described herein, and the County Administrator is hereby authorized to direct the activities of Brashear LLP on behalf of Sarpy County, Nebraska, until such time as further action is taken by this board. Ayes: Jones, Boyd, Doyle, & Jansen. Nays: Cook.

At 4:05 P.M. Commissioner Doyle left the meeting.

**9. Public Hearing & Resolution: Award Bid for High Density File Shelving for Courthouse Remodel Project. (2008-304)**

**MOTION:** Beth Cunard, County Purchaser, reported that bids have been solicited, made, opened and reviewed pursuant to Board authorization. After a public hearing, Cook resolved, seconded by Jansen, to accept the low bid of OSDI Midwest Inc. in the amount of \$75,524.90, which does not include Option 1 – electrical shelving for District Court Clerk and this Board’s Chairman, Clerk and Attorney are authorized to execute the necessary documents. Ayes: Cook, Jones, Boyd & Jansen. Nays: None. Absent: Doyle.

**10. Public Hearing & Resolution: Reject Bids for Coffee Service. (2008-305)**

**MOTION:** Beth Cunard, County Purchaser, reported that informal bids have been received and reviewed by the Sarpy County Purchasing Department. After a public hearing Jansen resolved, seconded by Boyd, to reject all bids as recommended by the Purchasing Department. The County Clerk is hereby directed to take such steps as may be necessary to effectuate the rejection of the offered bids. Ayes: Cook, Jones, Boyd, Jansen. Nays: None. Absent: Doyle.

**11. Public Hearing & Resolution: Bid Award for Avaya VOIP Phones for the Courthouse Remodel Project. (2008-306)**

**MOTION:** Beth Cunard, County Purchaser, reported that bids have been solicited, made, opened and reviewed pursuant to Board authorization. After a public hearing, Cook resolved, seconded by Jansen, to accept the low bid of STL Communications in the amount of \$24,564, which includes new 4602 and refurbished phones, Option 1 (\$1,632) and Option 2 – Trade In (\$290) and this Board’s Chairman, Clerk and Attorney are authorized to execute the necessary documents. Ayes: Cook, Jones, Boyd & Doyle. Nays: None. Absent: Doyle.

**14. Adjournment**

**MOTION:** At 4:51 P.M. Jansen moved, seconded by Jones, to adjourn until 11/18/2008 immediately following the Sarpy County Board of Equalization Meeting to be held at 3:00 P.M. Ayes: Cook, Jones, Boyd & Jansen. Nays: None. Absent: Doyle.

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**Inez M. Boyd, Chairman  
Sarpy County Board of Commissioners**

**Attest:**

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**Debra J. Houghtaling  
Sarpy County Clerk**