Committee Meetings

8:15 a.m. September 1, 2021

AGENDA

- 1. Safety Briefing
- Roll Call
- 3. Open Meetings Act Notice

Construction and Operations - Frost, Friend, Cavanaugh

- 1. Capital Expenditures [Cory O'Brien VP, Engineering & Construction] Tab 5
- 2. Cell Tower Relocation at 120th Street and Military Avenue [Mark Mendenhall Senior Vice-President & General Counsel] **Tab 6**
- 3. Acceptance of Contracts and Payment of Final Estimates [Stephanie Henn Director, Plant Engineering] **Tab 7**
- Bids on Materials and Contracts
 [Jon Zellars VP, Procurement & Enterprise Services] Tab 8

Services & Extensions - Friend, Begley, Howard

- 1. Main Extensions [Cory O'Brien –VP, Engineering & Construction] **Tab 9**
- Creation of Water Main District at Earl Avenue, Bruhn Acres
 [Mark Mendenhall Senior Vice-President & General Counsel] Tab 10

Personnel – Begley, Frost, Friend

- Wage and/or Salary Increases and Ratifications [Bonnie Savine – VP, Human Resources] - Tab 11
- 2. Group Insurance Contract Renewals [Bonnie Savine VP, Human Resources] Tab 12
- 3. Recommendation for Senior Vice-President, Chief Information Officer [Bonnie Savine VP, Human Resources] **Tab 13**

Judicial and Legislative - Cook, Cavanaugh, Howard

- Declaration of Surplus Property at 3710 Madison Street (RESOLUTION)
 [Justin Cooper, Staff Attorney] Tab 14
- Declaration of Surplus Property at 4951 Grover Street (RESOLUTION)
 [Justin Cooper, Staff Attorney] Tab 15

(Turn over for regular Board Meeting agenda)

Regular Monthly Board Meeting

9:00 a.m. September 1, 2021

		AGENDA
	2.	Roll Call Open Meetings Act Notice Pledge of Allegiance Approval of Minutes – Committee Meetings & Regular Board Meeting for August 4, 2021
CONSTRUCTION & OPERATIONS		Capital Expenditures Cell Tower Relocation at 120 th Street and Military Avenue Acceptance of Contracts and Payment of Final Estimates Bids on Materials and Contracts
SERVICES & EXTENSIONS	_	Main Extensions Creation of Water Main District at Earl Avenue, Bruhn Acres
PERSONNEL	11. 12. 13.	· ·
JUDICIAL & LEGISLATIVE		Declaration of Surplus Property at 3710 Madison Street (RESOLUTION) Declaration of Surplus Property at 4951 Grover (RESOLUTION)
BOARD	16.	Other Matters of District Business for Discussion

Adjourn Regular Monthly Board Meeting

(Turn over for Committee Meetings agenda)

Minutes of Committee Meetings

August 4, 2021

Chairperson McGowan called to order the Committee meetings of the Metropolitan Utilities District Board of Directors at 8:15 a.m. at its headquarters building located at 7350 World Communications Drive.

Advance notice of the meetings was published in the print version of *The Omaha World-Herald* on July 25, 2021, and its online version from July 25, 2021, through July 31, 2021. Notice was also provided on the M.U.D. website at www.mudomaha.com and other social media platforms. Agendas and pertinent documents to be presented at the August 4, 2021, meetings were delivered to Board Members and posted to the M.U.D. website on July 28, 2021.

Chairperson McGowan announced that the meeting was being livestreamed and a recording of the meeting would be uploaded to the M.U.D. website after the meeting's conclusion. He also announced that due to the recent uptick in COVID cases both locally and nationally, the District will be returning to a stricter level of COVID precautions. The number of attendees at today's meeting will be limited to the extent possible, unvaccinated people are required to wear masks, and all attendees are required to abide by the six--foot social distancing rule.

Roll Call

On a roll call vote, the following Directors acknowledged their presence: Tanya Cook, Dave Friend, Jack Frost, Mike McGowan, Gwen Howard, Tim Cavanaugh, Jim Begley. Director Cook participated remotely; and all other Directors participated inperson.

Safety Briefing

Vice-President of Safety, Security and Business Continuity Shane Hunter provided a safety briefing for all individuals attending the meeting in-person regarding the protocol in the event of an emergency.

Open Meetings Act Notice

Chairperson McGowan announced that a copy of the Open Meetings Act was located in the back of the Board Room as well as in the conference room designated for any members of the public who may attend.

Construction and Operations – Frost, Friend, Cavanaugh

Vice-President of Engineering & Construction Cory O'Brien reviewed the proposed capital expenditures as outlined in his letter to the Committee dated July 27, 2021.

Director of Plant Engineering Stephanie Henn reviewed the acceptance of contracts and payment of final estimates as outlined in her letter to the Committee dated July 26, 2021.

Vice-President of Procurement and Enterprise Services Jon Zellars reviewed the bids on materials and contracts as outlined in the letter from Director of Procurement Sherri Meisinger to the Committee dated July 23, 2021.

<u>Services & Extensions – Friend, Begley, Howard</u>

Mr. O'Brien reviewed the proposed main extensions as outlined in his letter to the Committee dated July 27, 2021.

Personnel - Begley, Frost, Friend

Vice-President of Human Resources Bonnie Savine provided an update on the current number of employees and the current status of job placements.

Ms. Savine reviewed the proposed wage and/or salary increases and ratifications as outlined in her letter to the Committee dated July 23, 2021.

Ms. Savine reviewed the proposed Senior Vice-President job re-evaluations as outlined in her letter to the Committee dated July 28, 2021. The recommendations were initially intended to have been presented at the February 3, 2021, Board Meeting along with the SPA salary structure adjustment and policy revision but were postponed due to the economic conditions at the time related to the pandemic.

One of the provisions presented and approved by the Board at the February Meeting changed language in the Personnel Policy Manual (Section 5), authorizing the President to make recommendations for salary increases for Director level jobs and above based upon specific criteria and procedures in order to address salary compression issues, equity and recruitment/retention of the District's leadership jobs. The current proposal utilizes the Section 5 provision in the Personnel Policy Manual authorizing the President to increase, in the immediate case, the salary for three Senior Vice-Presidents. According to a compensation analysis that the District conducted in partnership with Silverstone Group/HUB in 2020, market data indicated that a salary of \$303,639 for comparable job duties and performance expectations would fall in the 50th percentile average annual salary range. The present proposal recommends an increase to the Senior Vice-Presidents' salaries to \$250,000 effective August 16, 2021.

Director Howard requested that the Human Resources Department review its employee benefits and personnel policies in light of their impact on women in the workforce. Ms. Savine agreed to follow up with Director Howard.

Judicial & Legislative - Cook, Cavanaugh, Howard

Senior Vice-President & General Counsel Mark Mendenhall presented the proposed amendments to the Interlocal Cooperation Agreement for Central Plains Energy Project (CPEP), as outlined in his letter to the Committee dated July 26, 2021. CPEP is

a governmental entity comprised of three members (M.U.D., and the utilities in Hastings, Nebraska and Cedar Falls, Iowa) whose function is to secure long-term firm natural gas supplies by issuing tax exempt bonds to fund the prepayment of gas purchases. Mr. Mendenhall explained that the amendments are mainly aimed at expanding the energy purchases to include electric power in addition to gas. The energy prepay market recently permitted the inclusion of electric prepay transactions and though M.U.D. does not provide electric power, other members of the CPEP organization do. The agreement also provides for the inclusion of associate members to partner with CPEP members in electric prepay projects in the future. Mr. Mendenhall requested that the Board approve the proposed agreement including the Resolution contained therein.

In response to Director Cavanaugh's questions, Vice-President of Gas Operations Jim Knight affirmed his full support for the proposed agreement as being beneficial for the District and also confirmed that the agreement does not entail any form of power-sharing similar to that of the Southwest Power Pool (which rose to prominence during the February 2021 polar vortex event when frigid temperatures resulted in exorbitant energy costs for members of the Pool). In response to Director Begley's question, Mr. Knight affirmed that adding another commodity to the organization's responsibilities will increase its leverage. Chairperson McGowan expressed concerns regarding the increased demands imposed upon District personnel, particularly for Mr. Knight as CPEP Chairman and (M.U.D. Director of Energy Acquisitions) Dave Bellairs as CPEP Project Manager. Though District personnel are compensated by the CPEP organization for time devoted to CPEP-related work, Chairperson McGowan requested that Mr. Knight provide a status report to the Board in six months as to whether the increased workload is manageable (i.e., due to the addition of electric prepays and permitting associates to be included in prepay projects) and whether the addition of another energy commodity has proven to be an effective strategy.

Chairperson McGowan requested an update from President Mark Doyle in light of the surge in COVID-19 Delta variant cases, the District's response and the current plans for employee occupancy at the Headquarters building. Mr. Doyle reported that the District had moved to Phase 2 calling for 50% occupancy last month but the plan to move into Phase 3 with 100% occupancy in September has been suspended temporarily. The District will not be requiring employee vaccinations. Those who have been vaccinated and who have disclosed their vaccination status will be mailed a sticker to be applied to their District identification badge. For employees choosing not to disclose their vaccination status, they will be required to follow the same protocols that unvaccinated employees must follow.

Director Begley inquired as to whether COVID leave was still being offered by the District to its employees, and if so, he questioned the fairness in allocating COVID sick leave for employees who choose not to be vaccinated, given the significant risk posed by the Delta variant for unvaccinated people. A detailed discussion followed. Ms. Savine responded to Director Begley's question confirming that the District's offers COVID sick leave and confirmed that each employee was eligible for 80 hours of COVID leave as of March 18, 2020, and any amount unused in 2020 was rolled over to 2021. Ms. Savine

also stated that the District must continue to be mindful of those individuals who cannot or should not receive the vaccine due to other health issues. Director Begley agreed that there are religious and medical reasons for not receiving the vaccine.

President Doyle resumed discussion about a return to the workplace while the pandemic continues and indicated employees have voiced concerns about the risks. He also pointed out that working from home has been successful and the District will work towards an adaptation of it that meets the needs of the District and its employees, and also serves as a valuable recruitment tool in attracting new employees.

Mr. Doyle also reported on his recent visits to employee worksites and complimented their exceptional job performance under very difficult conditions with the recent heat wave.

Chairperson McGowan asked whether any Board Members had any further comments. There were none.

Chairperson McGowan announced that due to COVID-related precautions, any members of the public interested in speaking at the meeting were provided access via a Webex connection set up in a conference room adjacent to the Board Room at the Headquarters Building. He asked whether any members of the public were present and wished to speak, and if so, to please relay that information to the conference room moderator. There were none.

At 9:29 a.m., Chairperson McGowan announced that the Committee Meetings had concluded and that the Board would convene at 9:40 a.m. for the regular monthly Board Meeting.

Mark E. Doyle

Secretary and President

MED/mjm

METROPOLITAN UTILITIES DISTRICT Minutes of the Regular Monthly Board Meeting August 4, 2021

Chairperson McGowan called to order the regular monthly Board Meeting of the Metropolitan Utilities District Board of Directors at 9:40 a.m. at its headquarters building located at 7350 World Communications Drive.

Advance notice of the meeting was published in the print version of *The Omaha World-Herald* on July 25, 2021, and its online version from July 25, 2021, through July 31, 2021. Notice was also provided on the M.U.D. website at www.mudomaha.com and other social media platforms. Agendas and pertinent documents to be presented at the August 4, 2021, meetings were delivered to Board Members and posted to the M.U.D. website on July 28, 2021.

Chairperson McGowan announced that the meeting was being livestreamed and a recording of the meeting would be uploaded to the M.U.D. website after the meeting's conclusion. He also announced that due to the recent uptick in COVID cases in Douglas County as well as across the country, the District will be returning to a stricter level of COVID precautions. The number of attendees at today's meeting will be limited to the extent possible, unvaccinated people are required to wear masks, and all attendees are required to abide by the six--foot social distancing rule.

AGENDA NO. 1 ROLL CALL

On a roll call vote, the following Directors acknowledged their presence: Tanya Cook, Dave Friend, Jack Frost, Mike McGowan, Gwen Howard, Tim Cavanaugh, Jim Begley. Director Cook participated remotely; all other Directors participated in-person.

AGENDA NO. 2 OPEN MEETINGS ACT NOTICE

Chairperson McGowan announced that a copy of the Open Meetings Act was located in the back of the Board Room as well as in the conference room designated for any members of the public who may attend.

AGENDA NO. 3 PLEDGE OF ALLEGIANCE

Chairperson McGowan invited all who wished to participate to recite the Pledge of Allegiance.

AGENDA NO. 4

<u>APPROVAL OF MINUTES FOR COMMITTEE MEETINGS AND REGULAR MONTHLY</u> <u>BOARD MEETING FOR JULY 7, 2021</u>

Director Frost moved to approve the minutes for the Committee Meetings and regular monthly Board Meeting for July 7, 2021, which was seconded by Director Begley and carried on a roll call vote.

Voting Yes: Cook, Friend, Frost, McGowan, Howard, Cavanaugh, Begley

Voting No: None

AGENDA NO. 5 CAPITAL EXPENDITURES

Director Frost moved to approve the capital expenditures as outlined in Mr. O'Brien's letter to the Committee dated July 27, 2021, which was seconded by Director Begley and carried on a roll call vote.

Voting Yes: Cook, Friend, Frost, McGowan, Howard, Cavanaugh, Begley

Voting No: None

AGENDA NO. 6

ACCEPTANCE OF CONTRACTS AND PAYMENT OF FINAL ESTIMATES

Director Frost moved to approve the acceptance of contracts and payment of final estimates as outlined in the letter from Ms. Henn to the Committee dated July 26, 2021, which was seconded by Director Cavanaugh and carried on a roll call vote.

Voting Yes: Cook, Friend, Frost, McGowan, Howard, Cavanaugh, Begley

Voting No: None

AGENDA NO. 7

BIDS ON MATERIALS AND CONTRACTS

Director Frost moved to approve Management's recommendations regarding the bids on materials and contracts as discussed by Mr. Zellars and as outlined in the letter from Director of Procurement Sherri Meisinger dated July 23, 2021. The motion was seconded by Director Howard and carried on a roll call vote.

Voting Yes: Cook, Friend, Frost, McGowan, Howard, Cavanaugh, Begley

Voting No: None

AGENDA NO. 8

NOTICE OF PURCHASES BETWEEN \$25,000 AND \$50,000

Director Frost requested that the Notice of Purchases letter dated July 21, 2021, from Ms. Meisinger be placed on file.

AGENDA NO. 9 MAIN EXTENSIONS

Director Friend moved to approve the proposed main extensions as outlined in Mr. O'Brien's letter to the Committee dated July 27, 2021, which was seconded by Director Howard and carried on a roll call vote.

Voting Yes: Cook, Friend, Frost, McGowan, Howard, Cavanaugh, Begley

Voting No: None

AGENDA NO. 10

WAGE AND/OR SALARY INCREASES AND RATIFICATIONS

Director Begley moved to approve the wage and/or salary increases and ratifications as outlined in Ms. Savine's letter to the Committee dated July 23, 2021. The motion was seconded by Director Cavanaugh and carried on a roll call vote.

Voting Yes: Cook, Friend, Frost, McGowan, Howard, Cavanaugh, Begley

Voting No: None

AGENDA NO. 11

SENIOR VICE-PRESIDENT JOB RE-EVALUATIONS

Director Begley moved to approve Management's recommendations pertaining to the Senior Vice-President job re-evaluations and corresponding salary increases as outlined in Ms. Savine's letter dated July 28, 2021. The motion was seconded by Director Friend and carried on a roll call vote.

Voting Yes: Cook, Friend, Frost, McGowan, Howard, Cavanaugh, Begley

Voting No: None

AGENDA NO. 12

AMEND INTERLOCAL COOPERATION AGREEMENT WITH CENTRAL PLAINS ENERGY PROJECT (CPEP)

Director Cook moved to approve the amended Interlocal Cooperation Agreement with Central Plains Energy Project (CPEP) as presented by Mr. Mendenhall and as outlined in his letter to the Committee dated July 26, 2021. The motion was seconded by Director Howard and carried on a roll call vote.

Voting Yes: Cook, Friend, Frost, McGowan, Howard, Cavanaugh, Begley

Voting No: None

AGENDA NO. 13

OTHER MATTERS OF DISTRICT BUSINESS FOR DISCUSSION

Chairperson McGowan announced that due to COVID-related precautions, any members of the public interested in speaking at the meeting were provided access via a Webex connection set up in a conference room adjacent to the Board Room at the Headquarters Building. He asked whether any members of the public were present and wished to address the Board. There were none.

Chairperson McGowan announced he will miss the September Board Meeting and Director Frost would serve as Chairperson in his absence.

Director Begley announced the retirement of Gary Troutman after ten years of having served as Manager of Employee Relations and commended him on his value to the District. Mr. Doyle and other Board Members also commended Mr. Troutman and offered their congratulatory comments as well and were followed by a round of applause.

Director Friend moved to adjourn the regular monthly Board Meeting, which was seconded by Director Frost and carried on a roll call vote.

Voting Yes: Cook, Friend, Frost, McGowan, Howard, Cavanaugh, Begley

Voting No: None

The regular monthly meeting was adjourned at 9:47 a.m.

Mark E. Doyle

Secretary and President

MED/mjm

Inter-Department Communication

August 26, 2021

Subject: CAPITAL EXPENDITURES

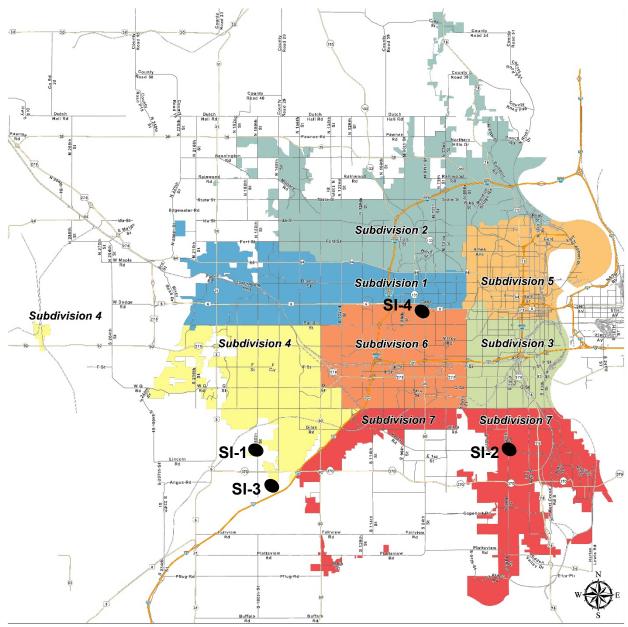
To: Committee on Construction and Operations

cc: all Board Members, Doyle, Mendenhall, Schaffart, Ausdemore, Langel, and all

Vice Presidents

From: Cory J. O'Brien, Vice President, Engineering & Construction

The following items will be on the September 1, 2021, Committee Agenda for consideration and the Board Agenda for approval:



MUD Subdivision Map

SYSTEM IMPROVEMENTS

- 1. R 2065 (100053001466 and 100067001446) \$286,500 Install 630 feet of 12- and 16-inch water main and adjust two hydrants to grade, 180th St. from Cornhusker Rd. to Palisades Dr. This work is required to eliminate conflicts with proposed grading, paving and storm sewers being done for a Sarpy County roadway improvement project. These improvements will expand 180th Street from a gravel, rural two-lane section to a paved, urban three-lane section with roundabouts, viaducts, and a recreational trail. The District's work is anticipated to start in September 2021. This work is not reimbursable as the mains are in public right-of-way. (Subdivision 4 Cavanaugh)
- 2. GP 2649 (100052001818 and 100066002269) \$53,000 Install 900 feet of 6-inch gas main, 36th St. and Cornhusker Rd. This main installation will be used to provide gas service to 9924 South 36th Street. This address is currently fronted by a 4-inch gas main that sits under paving in 36th Street. The existing main may need to be relocated as part of the 36th Street road widening project. The new 6-inch main will be used to provide service for this new commercial application and the proposed main will be installed in a location that will not be affected by the widening project. If the widening project requires relocation of the 4-inch main, two other first cut regulator services will be reconnected to this new main and prevent the District from having to install two costly first cut regulator services. This main will also be used for future development along 36th Street to the south of this area. (Subdivision 7 Frost)
- 3. WP 1842 (100057000497 and associated job numbers) \$339,598 Professional engineering services to design 5,900 feet of 36-inch water approach main in 168th St. from Schram to Capehart Rds., 6,800 feet of 24-inch water approach main in Capehart Rd. from 168th to 156th Sts., 1,600 feet of 24-inch water approach main in Highway 50 from Fairview Rd. to the north, and 3,900 feet of 16-inch water approach main along Fairview Rd. from Highway 50 to the west. A professional engineering consultant is needed to provide design services for the water transmission main extensions to serve Lot 2 of the Gemini Development in Sarpy County. This is a complex extension that will require significant design efforts. This design is for the second of three anticipated main extension phases for the development. Once designed, these main extensions are to be advertised by the District in the summer of 2022 with project completion by approximately April of 2024. A subsequent capital expenditure will be submitted to the Board for main construction after bids are opened. This is tentatively planned for September 2022. Engineering solicited formal, written proposals for this design work from two local engineering firms (HGM Associates and Olsson) with experience designing transmission main extensions for the District. Both firms also have experience with previous water main extension projects in the area and with the developer. After reviewing the proposals, Engineering determined that Olsson was the best firm to perform these services. Board approval of this capital expenditure will authorize the District's President to enter into a professional engineering design services agreement with Olsson for the design phase services related to this project. (Subdivision 4 - Cavanaugh)
- 4. R2156 (100071000707) \$181,500 RATIFICATION Assess the condition of approximately 1,700 feet of 12-inch cast iron water main along Dodge St from 84th St. to W. Dodge Rd. and continuing along W. Dodge Rd. to Beverly Dr. The City of Omaha is planning a road construction project along Dodge Street in 2022. The water main was installed in 1959 and has a history of zero water main breaks. Given the risk of this water main under new pavement and adjacent to two hospitals, the District is considering replacing the main ahead of the City project. This project will utilize the See Snake electromagnetic in-line inspection technology offered by Pipeline Inspection and Condition Analysis Corp. (PICA) to evaluate the condition of the main. This information will be used to limit the scope of the replacement work ahead of the City's project if it is

determined to be cost effective and least disruptive. PICA's See Snake employs high-resolution remote field-testing technology which is designed to find localized areas of pipe wall loss and measure the depth and length of local pipe wall loss indications. PICA provides detailed information about the pipe condition allowing us to make limited, precise repairs to the water main. This capital expenditure is a ratification as the District has begun work in order to provide enough time for this assessment and a report to be completed so the District can evaluate and complete necessary rehabilitation work ahead of the City's project. The condition assessment is scheduled for late September requiring coordination with the critical customers and the contractor prior to Board approval. (Subdivision 6, McGowan)

BUILDINGS, PLANTS AND EQUIPMENT

- 1. 100088000781- \$150,000 Purchase one regular cab, single axle semi-tractor with a flatbed body, trailer hitch and toolboxes. The requested truck will replace an existing trailer that currently carries a medium size bore rig, mixing tank and equipment. The current trailer setup requires two vehicles to mobilize the bore rig; one to pull the mixing trailer, and one to pull the bore rig. This truck is being sized large enough to carry the mixing equipment and pull the bore rig as one unit. The engine will be diesel due to the truck load and pulling capacity needed. In addition to better utilization of vehicles, this design reduces the congestion to streets and neighborhoods where work is being performed. The vehicles and trailer currently performing these duties will be reallocated within the fleet.
- 2. 100087000639 \$220,000 Purchase one used replacement rubber tire loader for Construction. This proposed loader is a 2020 John Deere 544L wheel loader with 400 hours of use. Current lead times for new machines are pushing upwards of a year due to supply chain issues. This used loader is currently the only loader available that meets District specifications and needs. Purchasing an in-stock loader will allow for the immediate replacement of a loader currently out of service due to the unavailability of parts. The proposed loader will be serviced before delivery and includes the remaining factory warranty and a 60-month, 5,000-hour comprehensive extended warranty. This loader has attachments that are interchangeable with the last six loaders purchased. The existing out-of-service loader will be sold at auction.
- 3. 100083001027 and 100083001138 \$272,000 Barbwire fencing at Platte South and Platte West. This project is for the installation of barbwire fencing and "No Trespassing" signs along property lines and rights-of-way of the Platte South and Platte West wellfields. The project consists of clearing overgrowth and debris from approximately 7,800 feet of existing adequate fencing, installation of approximately 24,000 feet of new four strand barbwire fencing with associated clearing and grubbing as necessary, and installation of approximately 175 "No Trespassing" signs. Proper delineation and notification of property lines using both fencing and "No Trespassing" signs will help deter trespassers. Currently there is no clear, obvious boundary line distinction in several areas of the wellfields
- 4. 100088000784 \$180,000 Purchase three replacement welder truck bodies and cranes, Construction. These welder truck bodies and cranes will be used by the Construction welders for repairs and fabrication. These will be replacement bodies for 18-year-old bodies that have reached a point wherein they are no longer economical to maintain and will be sold through auction.
- 5. 100090001386 \$255,000 Replace 100 portable gas detectors for Field Service Technicians. This request is the second step in the replacement of all Field Service Technician portable gas detectors. The first step replaced the calibration system to make it compatible with

both existing models and the new model. The existing portable gas detectors are at the end of their life and are requiring expensive maintenance. These detectors are used by the Technicians throughout their scheduled and emergency response work to check for gas leaks, carbon monoxide, sufficient oxygen levels and hazardous gases. The detectors are calibrated on a regular basis to ensure accuracy and DOT compliance in the field. All replacement detectors will be the latest Sensit 4-gas detector model. Sensit detectors have been used in Field Service, Gas Distribution and Gas Production for many years and have provided reliable service with a proven parts and support network. Additionally, standardizing allows for sharing of resources and consistent training between the divisions. The existing functioning units will be traded in for credit as part of the purchase.

- 6. 100088000786 \$56,000 Purchase one Ford Transit van, Gas Distribution. This vehicle will be a replacement for a high mileage, undersized two-wheel drive pickup that lacks adequate space to haul necessary tools. The van will have AWD capabilities and a medium roof height. The AWD option will provide better response during inclement weather and the additional roof height provides better ergonomics for the technicians. The surplus pickup will be sold at auction to recoup the remaining value. There are currently no approved CNG upfit kits listed as available in this class van due to a new gasoline engine being released by Ford.
- 7. GP 2679 (100084001297) \$96,750 Operating Center master plan study phase. The Operating Center facility was constructed in the late 1960's and has undergone various independent improvement projects through the years. Recently several business units were relocated from the Operating Center to the District's newly renovated Headquarters. The Operating Center will be configured to accommodate executive, human resources, safety, security, dispatch, field operations, material management, facilities management and possibly systems control Remodeling and renovations are required for conformance to current codes and standards to meet the modified business needs and upgraded building operations for the facility. The first step in this process will be to conduct a Master Plan Study Phase. Phasing for the needed upgrades will be determined in the study. Services for the design and construction phases will be handled as a separate agreement upon completion of the study phase. Facilities Management initiated the RFQ/RFP process to select an architectural firm to perform the study phase services. Five firms were selected to submit proposals. Due to current workloads of the firms. Leo A. Daly was the only firm to submit a proposal. The selection committee agreed based on the submitted proposal and interview that Leo A. Daly is a good selection to perform the Master Plan Study Phase Leo A. Daly is the original architectural firm who designed the Operating Center. Additionally, they recently completed a Master Plan Study for their own facility that was built about the same time as the Operating Center with similar design concepts. Approval of this capital expenditure will allow the President to enter into a consulting agreement with Leo A. Daly to perform the Master Plan Study Phase services.
- 8. 100090001394 \$89,900 Purchase and install two Rosemount Gas Chromatographs at the two Propane/Air Plants at 63rd and Oak and 117th and Fort Sts. These replacement units are needed for the propane and air mixing operations at both locations. The gas chromatographs collect gas samples continuously and calculate gas heating value of the samples. The information gathered is fed into the SCADA system and is used to modulate valves in the mixing building to maintain the proper proportions of propane and air. These instruments are critical to maintaining proper heat content of the gas being sent out into the gas distribution system. Maintaining proper heat content and mixing is important to prevent banging and fouling of customer furnaces and other gas burning equipment. The existing gas chromatographs are old and obsolete and we are no longer able to get parts for these units.

9. GP 2675 - \$3,200,000 - (100060001429 and associated job numbers) – Install 3,300 feet of 16" steel gas pipe, gas metering equipment, and upgrade the MUD town border station at approximately 116th Court and Fort Street. This gas pipe, town border station improvements, and meter equipment are being installed to provide natural gas to the proposed OPPD Standing Bear power generation facility. The work covered by this capital expenditure request needs to be completed by November 1, 2022. The economic feasibility of the costs to be incurred by the District was addressed via a comprehensive multi-year financial analysis, with review by staff members from Finance, Engineering, Legal and Gas Supply. The applicable revenue streams were compared against the costs to be incurred, and the financial business case in support of these expenditures is sound.

Cory J. O'Brien

Vice President, Engineering & Construction

Approved:

Gina Langel

Sr. Vice President, Chief Operations Officer

Mark E. Doyle

President

Inter-Department Communication

August 25, 2021

Subject: RECOMMENDATION FOR CONTRIBUTION TO RELOCATE

CONFLICTING CELLULAR TOWER

To: Construction and Operations Committee

cc: All Board Members; President Doyle, Senior Vice Presidents

Ausdemore, Schaffart, Langel and all Vice Presidents

From: Mark Mendenhall, Senior Vice President, General Counsel

Management is seeking Board authority to expend up to \$1,000,000 to relocate a cellular tower located near 120th and Military Streets. Relocating the cellular tower will remove a conflict from land subject to a lease that is currently being negotiated with Omaha Public Power District (OPPD). The tower currently interferes with OPPD's plans to develop the area to support electrical generation facilities.

The District entered into a lease with Omaha Cellular Telephone Company d/b/a Verizon Wireless ("Verizon") on August 15, 1990 that allowed Verizon to utilize approximately 3.5 acres of land north of the District's LNG facility to support a cellular tower. The term of the lease was 25 years after an initial 1-year option period, if not terminated by either party resulting in natural termination in 2016. The lease was amended on May 13, 2013, by, amongst other conditions, adding five additional five-year terms to the lease resulting in Verizon's argument that the lease is effective through 2041. Verizon and the District are in dispute as to the ability of each to terminate per the language in the 2013 amendment. Such dispute has been the subject of months of negotiation and is the basis for a suit filed by Verizon.

The Board authorized the Law Department to utilize eminent domain to acquire the leasehold interest from Verizon at the meeting on March 3, 2021. Since that date, the District and Verizon have been in active negotiations to avoid further delay and expense. Verizon, through its agent, American Tower Corporation, agreed to relocate the cellular tower to property owned by the District west of the current site, but clear of OPPD's proposed leased area. The relocation effort is significant and time consuming. Verizon agreed to pay all costs of relocation above \$1,000,000 if those costs exceeded \$1,000,000.

Management is recommending the Board authorize it to negotiate with Verizon to finalize an agreement to fund up to \$1,000,000 to relocate the tower and supporting structures in question. Verizon has estimated costs will exceed \$1,000,000 and that those costs will include engineering and geotechnical studies, labor, steel and

permitting costs to name a few. Relocation includes the use of a temporary cellular tower that will be utilized by the various subtenants while the existing tower is removed.

The Law Department engaged a third party to evaluate Verizon's estimate and we agree that relocation costs will most likely exceed \$1,000,000.

The District has entered into a memorandum of understanding with OPPD that requires OPPD to fund the costs to relocate the tower as part of their Power with Purpose project. The relocation costs will be included in costs to install gas facilities to support the site and will be paid back to the District over five years.

I look forward to discussing this matter before the Committee on September 1, 2021 and answering any questions the Committee or the full Board may have.

Mark Mendenhall

Senior Vice President/General Counsel

Approved:

Mark Doyle President

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Inter-Department Communication

August 25, 2021

Subject: ACCEPTANCE OF CONTRACTS AND PAYMENT OF FINAL ESTIMATES

To: Committee on Construction and Operations

cc: all Board Members, Doyle, Mendenhall, Schaffart, Ausdemore, Langel and all Vice

Presidents

From: Stephanie L. Henn, Director, Plant Engineering

The following items will be on the September 1, 2021, Committee Meeting for consideration and the Board Meeting Agenda for approval. Work has been satisfactorily completed on the following contracts and final payment is recommended:

Contract	Contract	Amounts	
Contract	Approval Date	*Unit Price Bid	Actual
a. L.G. Roloff Construction Co, WP 1518, 100093001219, 100095001221, 100097000000-1, 100041000006, Cast Iron Water Main Replacement, "L" to Holmes Sts., 145 th to 150 th Sts.	March 30, 2020	\$2,281,600.75	\$2,356,338.99

Comments: There was an overall net increase of \$74,738.24 primarily for extra paving replacement work and for horizontal directional drilling more of the project than originally estimated. However, this change saved in restoration costs.

Contract	Contract	Amounts	
Contract	Approval Date	*Unit Price Bid	Actual
b. Cedar Construction Co, WP 1767, 100055001335, Install Water Mains in Falling Waters North Elementary School, 199 th Ave. and "Z" St.	July 2, 2020	\$270,210.00	\$265,029.30

Comments: There was an overall decrease of \$5,180.70. Included in this overall decrease was Change Order No. 1 for \$4,305.30 due to an increase in pipe supplier's costs caused by supply chain issues in providing materials. Approval of this final will also approve Change Order No. 1.

Contract	Contract	Amounts		
Contract	Approval Date	*Unit Price Bid	Actual	
c. Kersten Construction, WP 1784, 100055001349, 1000570489, Install Water Mains in Tiburon Ridge Commercial Subdivision 180 th St. and Hwy. 370.	February 4, 2021	\$411,006.00	\$383,808.90	

Comments: There was a decrease of \$27,197.10 primarily due to needing less pipe and fittings than originally estimated because of small field adjustments made during construction.

Contract	Contract	Amounts	
Contract	Approval Date	*Unit Price Bid	Actual
d. Valley Corporation, WP 1764, 100055001347, 100057000481, 100057000482, Install Water Mains in Willa Subdivision, Hwy. 370 from 138 th to 132 nd Sts.	December 3, 2020	\$999,581.91	\$989,618.74

Comments: There was a decrease in unit quantities of \$9,963.17 primarily due to needing less pipe and fittings than originally estimated because of small field adjustments made during construction.

*Based upon Engineering's estimated unit quantities.

Stephanie L. Henn

Director, Plant Engineering

Approved:

Cory J. O'Brien

Vice President, Engineering & Construction

Gina Langel

Senior Vice President, Chief Operations Officer

Mark E. Doyle President **REVISED**

METROPOLITAN UTILITIES DISTRICT

Inter-Department Communication

August 26, 2021

Subject: BIDS ON MATERIALS AND CONTRACTS DURING THE MONTH OF AUGUST

To: Construction & Operations Committee

cc: All Board Members, Doyle, Ausdemore, Langel, Mendenhall, Schaffart and all

Vice Presidents

From: Sherri A Meisinger, Director, Procurement

The following items will be on the September 1, 2021, Committee Agenda for consideration and the September 1, 2021, Board Agenda for approval. The recommended bid is bolded and listed first. Nonlocal bidders have been indicated in italics.

WATER/GAS MAIN CONTRACTS

<u>Item</u>	Bids Sent / Rec'd	<u>Bidders</u>	Bid Amount
Install Water Mains in Earl Ave. Water Main District, Earl Avenue N. of Military Rd 100063000001 100065001666 WP1827 Engineering Estimate: \$209,310.00 A C&A in the amount of \$ 282,291.00 w approval.)	18/3 vill be presente	Pat Thomas Constr. Cedar Construction Judds Bros Constr. d to the Board on Septem	\$197,599.80 222,345.00 223,450.00 ber 1, 2021 for

Install Water Mains in Windsor West SW of S. 180th St. & Giles Rd Kersten Construction 1,729,916.21 100053001499 100055001317 Judds Bros Constr. 1,897,845.00 100057000474 100057000475

WP1713S

Engineering Estimate: \$1,535,025.00

(A C&A in the amount of \$2,258,650.00 will be presented to the Board on September 1, 2021

for approval.)

Install Water Mains in Anchor View,	18/2	Cedar Construction	\$373,788.00
177 th and Potter Streets		Kersten Construction	387,429.00
100055001376 WP1844			

Engineering Estimate: \$489,945.00

(A C&A in the amount of \$523,303.00 will be presented to the Board on September 1, 2021 for approval.)

Install Water Mains in The Trails,	18/3	Cedar Construction	\$214,580.00
192 nd Street and Grand Ave.		Kersten Construction	239,897.00
100055001377 WP1845		Pat Thomas Constr.	284,568.00

Engineering Estimate: \$298,875.00

(A C&A in the amount of \$306,420.00 will be presented to the Board on September 1, 2021 for approval.)

Install Water Mains in R & R	18/3	Cedar Construction	\$125,013.00
Commerce Park Phase IV,		Kersten Construction	136,371.00
150 th Street and Gold Coast Rd.		Pat Thomas Constr.	137,300.00
100055001378 WP1848			

Engineering Estimate: \$157,935.00

(A C&A in the amount of \$270,652.00 will be presented to the Board on September 1, 2021 for approval.)

Install Water Mains in The Heritage	18/3	Cedar Construction	\$260,357.00
Replat 6, 149 th Street and		Kersten Construction	277,810.00
Rainwood Road		Pat Thomas Constr.	330,823.88
100055001379 WP1851			

Engineering Estimate: \$332,255.00

(A C&A in the amount of \$374,524.00 will be presented to the Board on September 1, 2021 for approval.)

OTHER

<u>ltem</u>	Bids Sent <u>/ Rec'd</u>	<u>Bidders</u>	Bid Amount
Platte South Wellfield Fencing	5/3	Mill Iron W LLC	\$121,588.70
100083001027 WP1458		Elkhorn Fencing LLC	208,051.00
		Eldridge Fencing Inc.	234,228.07
			_

(A C&A in the amount of \$182,000.00 will be presented to the Board on September 1, 2021 for approval.)

Platte West Wellfi 100083001138 (A C&A in the am	WP1458	5/3 e presented	Mill Iron W LLC Eldridge Fencing Inc. Elkhorn Fencing Inc. to the Board on Septembe	\$59,800.00 85,596.16 108,414.00 r 1, 2021 for
approval.)				
One (1) Rubber T Construction 100087000639 (A C&A in the amapproval.)		1/1 be presented	Murphy Tractor I to the Board on Septemb	\$185,990.00 er 1, 2021 for
Three (3) Weld Tr Cranes 100088000784 (A C&A in the ama approval.)		10/1 be presented	Aspen Equipment I to the Board on Septemb	\$141,800.00 er 1, 2021 for
	a Bid, Contract 15414 O		Anderson Ford to the Board on Septembe	\$37,847.00* r 1, 2021 for
One (1) Regular of Axle, Diesel Chas 100088000788 (A C&A in the amapproval.)	sis	2/2 be presented	Omaha Truck Center Midwest Peterbuilt Group I to the Board on Septemb	
One (1) 36" DI Ga Mechanical Joint		10/5	American Underground Omaha Winwater	l \$49,790.00

ANNUALS

<u>Item</u>	Bids Sent / Rec'd	<u>Bidders</u>	Bid Amount
Automotive and Construction Equipment Filters (August 1, 2021 to July 31, 2022) *Bid Rejected, non-responsive	9/2	NAPA Auto Parts Factory Motor Parts	\$33,514.07 24,707.89*
Construction Phase Inspection Services for Contracted Water Mains Extension #5 (October 1, 2021 to September 30, 2024	1/1	JEO Consulting	\$828,100.00

Sherri A. Meisinger Director, Procurement (402) 504-7253

Approved:

Jon Zellars

Vice President, Procurement and Enterprise Services

Steven E. Ausdemore

Senior Vice President, Safety, Security and Field Operations

Mark E. Doyle President

Inter-Department Communication

August 26, 2021

Subject: MAIN EXTENSIONS

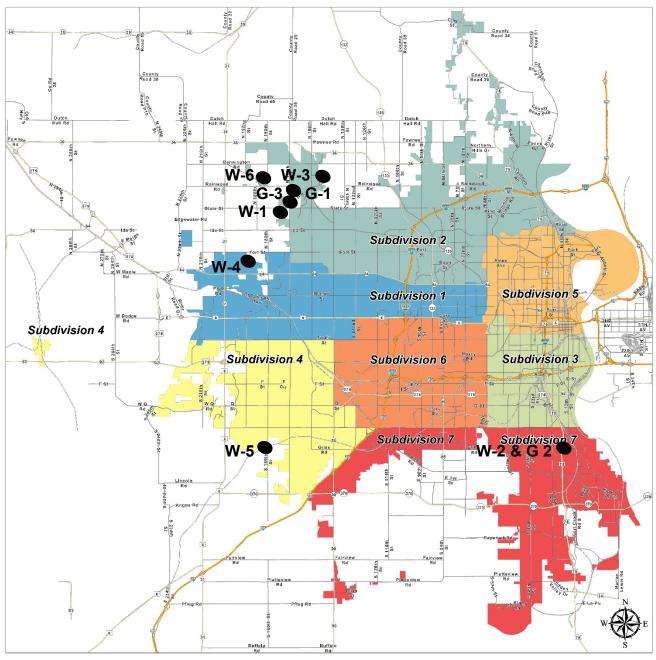
To: Services and Extensions Committee

cc: All Board Members, Doyle, Mendenhall, Schaffart, Ausdemore, Langel, and all

Vice Presidents

From: Cory J. O'Brien, Vice President, Engineering & Construction

The following main extensions will be on the September 1, 2021, Committee Agenda for consideration and the Board Agenda for approval:



MUD Subdivision Map

		WATER		
Project Number	Project Cost	Applicant Contribution	Construction by Applicant	M.U.D. Cost
WP 1844	\$523,303	\$622,709	\$0	\$0

Subdivision 2, Friend: These mains are being installed to provide domestic water service and fire protection to 132 single residence lots in Anchor View Subdivision, 177th and Potter Sts. Work is requested to be completed by October 2021. There are pioneer main fees due to the existing 36-inch water mains in State St. in the amount of \$99,406. (City of Omaha zoning, HRC anchor View, LLC)

Project Number Project Cost		Applicant Contribution	Construction by Applicant	M.U.D. Cost
WP 1771	\$403,985	\$85,000	\$318,985	\$0

Subdivision 7, Frost: REVISION. This project was originally approved by the Board on August 5, 2020, for a total estimated cost of \$154,908. The developer has requested to add an additional phase to the subdivision. This work is now being done to provide domestic water service and fire protection to 78 single residence lots in Spring Ridge Subdivision, Phases 2 and 3, 21st St. and Cary Cir. These mains will be installed under the District's WCD policy. Work is requested to be completed by March 2022. (City of Bellevue zoning, Orchard Valley, Inc.)

Project Number Project Cost		Applicant Contribution	Construction by Applicant	M.U.D. Cost
WP 1851	\$374,524	\$377,364	\$0	\$0

Subdivision 2, Friend: These mains are being installed to provide domestic water service and fire protection to 37 single residence lots in The Heritage Replat 6 Subdivision, 149th and Rainwood Rd. Work is requested to be completed by Fall 2021. There are pioneer main fees due to the existing 24-inch water main in 156th St. in the amount of \$2,840. (City of Bennington zoning, Heritage Bennington, LLC)

Project Number Project Cost		Applicant Contribution	Construction by Applicant	M.U.D. Cost
WP 1845	\$306,420	\$342,963	\$0	\$0

4. Subdivision 1, Begley: These mains are being installed to provide domestic water service and fire protection to 85 single residence lots in The Trails Subdivision, 192nd St. and Grand Ave. Work is requested to be completed by January 2022. There are pioneer main fees due to the existing 30-inch water main in W. Maple Rd. in the amount of \$36,543. (City of Omaha zoning, Smart Development – Indian Trails, LLC)

	W	ATER (con't)		
Project Number	Project Cost	Applicant Contribution	Construction by Applicant	M.U.D. Cost
WP 1713S	\$2,258,650	\$1,417,640	\$0	\$1,038,006

Subdivision 4, Cavanaugh: These mains are being installed to provide domestic water service and fire protection to 93 single residence lots and two multi residence lots in Windsor West Subdivision, 180th St. and Giles Rd. Work is requested to be completed by January 2022. There are pioneer main fees due to the existing 36-inch water mains in Harrison St., 192nd St., and Giles Rd. in the amount of \$196,996. The District will pay for oversizing the mains in the amount of \$1,038,006. (Sarpy County zoning, Windsor West Development, LLC/Southern Crossing, LLC)

Project Number	Project Number Project Cost		Construction by Applicant	M.U.D. Cost
WP 1827	\$282,291	\$297,926	\$0	\$0

Subdivision 2, Friend: These mains are being installed to provide domestic water service and fire protection to 13 platted lots in Bruhn Acres in West Military Subdivision, Earl Ave. and Military Rd. Work is requested to be completed by Fall 2021. These mains are being installed under the District's WMD policy. There are pioneer main fees due to the existing 36-inch water mains in State St. in the amount of \$15,635. (Douglas County zoning)

			GA	AS		
	Project	Total	Co	st	Allowable	
	Number	Estimated	Developer Equivalent	Developer Estimate	Revenue Credits Developer	Deficiency
1	GP 2613	\$124,010	\$74,674	\$67,034	(\$4,847)	\$71,881

Subdivision 2, Friend: These mains are being installed to provide gas service to new Bennington middle and elementary schools in the 168 Snowden Commons Subdivision, 168th St. and Military Rd. Work is requested to be completed by January 2022. The developer has agreed to pay the cost of the deficiency in the amount of \$71,881. (City of Omaha zoning, Bennington Public Schools)

Droinet	Total	Co	Cost		
Project Number	Total Estimated	Developer Equivalent	Developer Estimate	Revenue Credits Developer	Deficiency
GP 2566	\$77,901	\$77,901	\$69,931	\$84,162	\$0

Subdivision 7, Frost: REVISION. This project was originally approved by the Board on August 3, 2020, for a total estimated cost of \$16,302. The developer has requested to add an additional phase to the subdivision. This work is now being done to provide gas service to 78 single residence lots in Spring Ridge Subdivision, Phases 2 and 3, 21st St. and Cary Cir. Work is requested to be completed by February 2022. (City of Bellevue zoning, Melvin Sudbeck Homes)

			Gas (d	con't)		
Proiect Total		Cost		Allowable		
	Project Number	Estimated	Developer Equivalent	Developer Estimate	Revenue Credits Developer	Deficiency
3.	GP 2646	\$146,376	\$113,415	\$101,810	\$335,826	\$0

Subdivision 2, Friend: These mains are being installed to provide gas service to 194 single residence lots and 1 multi residence lot in Majestic Pointe II Subdivision, 168th and State Sts. Work is requested to be completed by January 2022. (City of Omaha zoning, Majestic Pointe II, LLC)

Cory J. O'Brien

Vice President, Engineering & Construction

Approved:

Gina Langel

Sr. Vice President, Chief Operations Officer

Mark E. Doyle President

Inter-Department Communication

August 26, 2021

SUBJECT: CREATION OF WATER MAIN DISTRICT (WMD)

MUD Project Numbers 100063000001 and 100065001666 (WP1827)

TO: Services & Extensions Committee, Friend, Chairman; Begley, Howard

Cc: All Board Members, Doyle, Mendenhall, Schaffart, Ausdemore, Langel

and all Vice Presidents

FROM: Cory J. O'Brien, Vice President, Engineering and Construction

A water main district (WMD) is a mechanism provided for in Neb. Rev. Stat. § 18-401 et seq. to facilitate water main extensions to partially developed areas. A WMD allows property owners within an area to spread the costs of construction of the water main throughout all impacted properties. A unique feature of WMD's is that property owners are assessed a prorated cost (by footage of property abutting the main) to be paid back annually to the District through County property taxes over 10 years.

WMD's were once a very common means of extending District mains to existing properties. In fact, well over 2,500 WMD's have been created, beginning in 1912. Though a somewhat involved, multi-step process, WMD's remained common through the 1950s before declining significantly in the 1960s due to the use of S.I.D.s to develop land. The most recent WMD (2532) was completed in 1993 however, there have been several inquiries in recent years.

Several years ago, a water association serving many property owners (from multiple wells with deteriorating water quality) approached the District's Engineering Department about the possibility of connecting to the District's water distribution system. Many options were discussed, explored and considered by both parties before the association agreed (in 2019) to pursue a WMD. Because a majority of owners did not support a petition (as required by procedure) for a sizable WMD, it was not pursued further.

Since then, a smaller sub-group of owners along a single street (Earl Avenue) served by one of the failing wells again approached Engineering regarding a much smaller WMD. This time the District received a petition on April 5, 2021, to create a WMD on Earl Avenue north of Military Road.

The petition was supported and signed by 11 of the 13 property owners representing 88% of the assessable footage along the mains. After bids were opened and costs increased from preliminary (pre-design) District estimates, nine of the original signers, representing 75% of the assessable footage, remained supportive and requested a WMD. The petition has been reviewed and all supporting signatures appear to be valid.

If approved by the Board, this WMD will include approximately 930' of 8" water main in Earl Avenue and approximately 440' of 12" water main in Military Road to serve 13 lots. District estimated costs to be reimbursed over the 10-year period is \$297,926.

Under Nebraska Law, the Board of Directors has the authority and ability to approve a WMD and set an interest rate to be applied to deferred assessments by owners served by the WMD. The District's Accounting Department determined that a 4% annual interest rate would be appropriate for this WMD.

It is also worth noting that all but two property owners are current on property tax payments. One owner (who did not sign/support the petition) has a homestead exemption and another is currently a few weeks delinquent on second-half property taxes.

It is recommended that a resolution creating WMD 100063000001 (and WAJ 100065001666) be approved by the Board and that the annual interest rate for deferred assessment payments on this WMD be set at 4%. This item will be placed on the agenda of the September 2021 Board meeting for consideration.

Cory J. O'Brien

Vice President, Engineering and Construction

Approved:

Mark A. Mendenhall

Senior Vice President, General Counsel

Mark E. Doyle

Secretary and President

RESOLUTION TO CREATE WATER MAIN DISTRICT NO. 100063000001 & 100065001666

RESOLUTION OF THE BOARD OF DIRECTORS OF METROPOLITAN UTILITIES DISTRICT OF OMAHA, NEBRASKA, creating Water Main District No. 100063000001 & 100065001666, and fixing and defining the boundaries of said District; ordering a water main to be laid and constructed therein, and directing a notice to be published in the official paper of the City of Omaha, addressed to the owners of the real estate within said District, notifying them of the creation of, and the property included within said District, of the ordering of the laying of a water main through said District, and that they will have thirty days from and after the publication of such notice to file the Board of Directors of Metropolitan District their written protests, if any, against the creation of said District and against the laying of said Main within said District, and the setting of the rate of interest for deferred assessments.

BE IT RESOLVED BY THE DIRECTORS OF METROPOLITAN UTILITIES DISTRICT:

Resolution 1: That Water Main District No. 100063000001 & 100065001666 be and the same hereby is created; that said Water Main District shall comprise all real estate abutting upon that part of the following street or road: Earl Avenue from Military Road north approx. 1000 feet thereof and the outer boundary and depth being shown upon plat on file in the office of the Secretary of the Board at the Metropolitan Utilities District Headquarters in the City of Omaha, and shall include therein the following described real estate to the depth hereinbelow designated, to wit:

Lot 1 Bruhn Acres on West Military

Lot 2 Bruhn Acres on West Military

N ½ of Lot 3 Bruhn Acres on West Military

S ½ of Lot 3 Bruhn Acres on West Military

Lot 4 Bruhn Acres on West Military

Lot 5 Bruhn Acres on West Military

Lot 6 Bruhn Acres on West Military

Lot 7 Except E 15' Bruhn Acres on West Military

E 15' of Lot 7 Bruhn Acres on West Military

Lot 8 Bruhn Acres on West Military

Lot 9 Bruhn Acres on West Military

Lot 10 Bruhn Acres on West Military

Lot 11 Bruhn Acres on West Military

Resolution 2: BE IT FURTHER RESOLVED That a water main 12 inches in diameter be laid in West Military Road and an 8" water main be laid in Earl Avenue in said Water Main District thereof hereinbefore described.

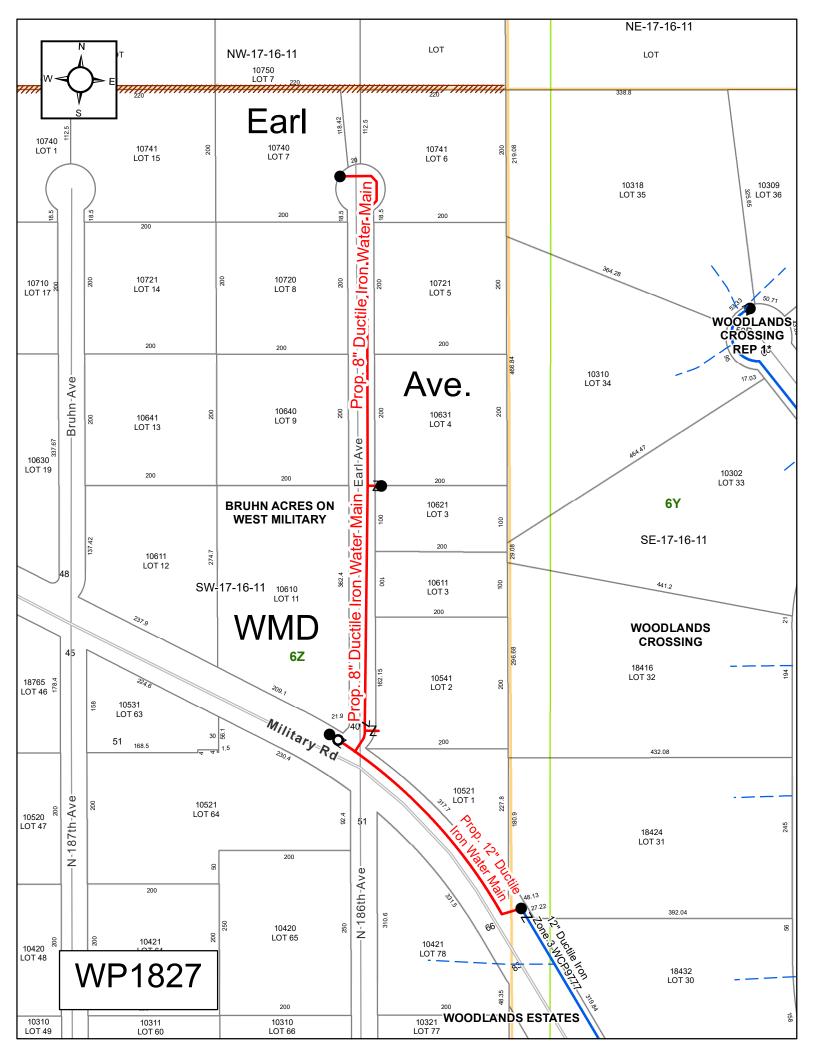
Resolution 3: BE IT FURTHER RESOLVED That the Secretary of Metropolitan Utilities District cause to be published in the official paper of the City of Omaha a notice addressed generally to the owners of the real estate in said Water Main District notifying them of the creation of and the property included in said District, and that they will have thirty days from and after the publication of such notice to file with the Board of Directors their written protest, if any, against the creation of said District and the laying of the water main therein as ordered.

Resolution 4: BE IT FURTHER RESOLVED That in the matter of the creation of said Water Main District No. 100063000001 & 100065001666 and in ordering and making and causing to be made the laying of a water main in and through said District, the Board of Directors of Metropolitan Utilities District hereby elects and determines to proceed under the provisions of Section 18-401 to 18-411, Revised Statutes of Nebraska, as amended, authorizing the creation of Water Main District and Gas Main Districts.

Resolution 5: BE IT FURTHER RESOLVED That the rate of interest for deferred assessment payments on Water Main District No. 100063000001 & 100065001666 be set at an annual rate of four (4) percent.

Resolution 6: BE IT FURTHER RESOLVED That this resolution shall take effect from and after its adoption.

Adopted:



NOTICE OF CREATION OF DISTRICT

To The Owners of Real Estate in Water Main District
No. 100063000001 & 100065001666 in the County of Douglas
You are hereby notified that on the 1^{st} day of September , $20 21$
the Board of Directors of Metropolitan Utilities District, by resolution duly passed, createdWater
Main District No. <u>100063000001 & 100065001666</u> said District comprising all real estate abutting upon that part of
Earl Avenue from Military Road north approx. 1000 feet , the outer boundary and depth of the district being as shown upon plat on file in the office of the Secretary of the Board at the Utilities Building in the City of Omaha, and shall include therein the following real estate to the depth hereinbelow designated to-wit:
Lot 1 Bruhn Acres on West Military
Lot 2 Bruhn Acres on West Military
N ½ of Lot 3 Bruhn Acres on West Military
S ½ of Lot 3 Bruhn Acres on West Military
Lot 4 Bruhn Acres on West Military
Lot 5 Bruhn Acres on West Military
Lot 6 Bruhn Acres on West Military
Lot 7 Except E 15' Bruhn Acres on West Military
E 15' of Lot 7 Bruhn Acres on West Military
Lot 8 Bruhn Acres on West Military
Lot 9 Bruhn Acres on West Military
Lot 10 Bruhn Acres on West Military
Lot 11 Bruhn Acres on West Military
That by said Resolution the Board of Directors of Metropolitan Utilities District ordered a water main 12 & 8 inches in diameter to be laid and constructed on Earl Avenue from Military Boad parts approx 920 feet and in Military Boad from the cost property line (EBL) of Let 1
Military Road north approx. 930 feet and in Military Road from the east property line (EPL) of Lot 1
Bruhn Acres on West Military to the EPL of Lot 11 Bruhn Acres on West Military (approx. 440 feet)
in and through said District.
You are further notified that you will have thirty days from and after the publication of this Notice to file with the Board of Directors of Metropolitan Utilities District your written protest, if any, against the creation of said District and the extension and laying of the main therein as ordered.
Dated at Omaha, Nebraska, this 1st day of September , 20 21,
METROPOLITAN UTILITIES DISTRICT OF OMAHA, NEBRASKA
$\mathbf{D}_{\mathbf{v}_{t}}$
By Chariman of the Board of Directors
ATTEST:
Secretary

Inter-Department Communication

August 20, 2021

Subject: Wage and/or Salary Increases and Ratifications, September 2021 Board Meeting

To: Personnel Committee members Begley, Friend, and Frost

cc: Board Members Cavanaugh, Cook, Howard, and McGowan

President Doyle, and Senior Vice Presidents Ausdemore, Mendenhall, Schaffart and Interim

Senior Vice President O'Brien

From: Bonnie Savine, Vice President, Human Resources

The Human Resources Department is recommending the Board of Directors approve the wage or salary increases outlined below. All positions involve District employees earning more than \$10,000 per year and therefore require your approval.

1. Operating and Clerical (OAC) Wage Increases Due To Promotion

The Human Resources Department is recommending the Board of Directors approve wage increases for the following Employees within the OAC classification. These wage increases are based on a job selection process, are in compliance with the Collective Bargaining Agreement, and are made following the posting and application process for a job opening in the District. The effective date for these increases will be the beginning of the next OAC pay period following Board approval.

Employee: Jefferson Schaecher

Current position (department): Computer Aided Drafting Technician II (Engineering Design) **New position (department):** Engineering Technician – Estimator (Engineering Design)

Current rate; step/grade: \$30.84; Step 2 Proposed rate; step/grade: \$33.48; Step 1

Percent of increase: 8.56%

District hire date: August 20, 2018

2. Operating and Clerical (OAC) Wage Increases Due To Job Transfer

The Human Resources Department is recommending the Board of Directors approve wage increases for the following Employees within the OAC classification. A transferring employee who is at less than Standard Wage will be moved to an equal rate in the new job classification or, if there is not an identical wage rate, to the nearest higher wage rate in the new job classification. These wage increases are based on a formal selection process, are in compliance with the Collective Bargaining Agreement, and are made following the posting and application process for a job opening in the District. The effective date for these increases will be the beginning of the next OAC pay period following Board approval.

Employee: Lynn Crawley

Current position (department): Customer Service Clerk I (Customer Service)

New position (department): Administrative Clerk III (Accounting)

Current rate; step/grade: \$26.15; Step 2 Proposed rate; step/grade: \$27.34; Step 3

Percent of increase: 4.55%

District hire date: November 19, 2018

3. Operating and Clerical (OAC) Wage Increases Due To Job Progression

The Human Resources Department is recommending the Board of Directors approve the following wage increases for the OAC employees who have successfully completed required training and who have been recommended by their supervisor for promotion as they progress within their job family. All increases are based on the bargaining unit wage structure. The effective date for these increases will be the beginning of the next OAC pay period following board approval.

Employee: Alejandro Cervantes

Current position (department): Apprentice Customer Service Technician Trainee (Field Services)

New position (department): Customer Service Technician (Field Services)

Current rate; step/grade: \$34.71; Step 4 Proposed rate; step/grade: \$36.76; Step 2

Percent of increase: 5.91%

District hire date: June 9, 2014

Employee: Darrell James

Current position (department): Apprentice Customer Service Technician Trainee (Field Services)

New position (department): Customer Service Technician (Field Services)

Current rate; step/grade: \$34.71; Step 4 Proposed rate; step/grade: \$36.76; Step 2

Percent of increase: 5.91%

District hire date: September 26, 2005

Employee: Benjamin Johnson

Current position (department): Apprentice Customer Service Technician Trainee (Field Services)

New position (department): Customer Service Technician (Field Services)

Current rate; step/grade: \$34.71; Step 4 Proposed rate; step/grade: \$36.76; Step 2

Percent of increase: 5.91%

District hire date: June 16, 2014

Employee: James Marotta

Current position (department): Apprentice Customer Service Technician Trainee (Field Services)

New position (department): Customer Service Technician (Field Services)

Current rate; step/grade: \$34.71; Step 4 Proposed rate; step/grade: \$36.76; Step 2

Percent of increase: 5.91%

District hire date: October 25, 2014

Employee: Lucas Matulka

Current position (department): Apprentice Customer Service Technician Trainee (Field Services)

New position (department): Customer Service Technician (Field Services)

Current rate; step/grade: \$34.71; Step 4 Proposed rate; step/grade: \$36.76; Step 2

Percent of increase: 5.91%

District hire date: December 22, 2014

4. Supervisory, Professional and Administrative (SPA) Salary Increases Due To Job Promotion

The following SPA employees are selected for promotion. It is recommended the President be authorized to increase the salary of these employees. These SPA positions have been evaluated, graded, appropriate job descriptions completed, and posting guidelines fulfilled. The effective date for these salaries will be the beginning of the next SPA pay period following board approval.

Employee: Jessica Couture

Current position (department):Human Resources Assistant (Human Resources)New position (department):Manager, Employee Relations (Human Resources)

Current rate; step/grade: \$29.42; Step 3 Proposed rate; step/grade: \$85,866; SPA – 05

Percent of increase: 40.32%

District hire date: May 14, 2018

Employee: Jared Svagera

Current position (department): Infrastructure Engineer (Infrastructure Integrity)

New position (department): Senior Infrastructure Engineer (Infrastructure Integrity) Job Re-Evaluation

Current rate; step/grade: \$113,150; SPA – TX Proposed rate; step/grade: \$118,808; SPA – 07

Percent of increase: 5.00%

District hire date: June 17, 2019

5. Supervisory, Professional and Administrative (SPA) New Hire Ratification

Board of Director Ratification of salaries, for new SPA employees hired from outside the District, is required to confirm the salary within the grade established for the position. Authorization to ratify the annual salary of SPA employees hired from outside the District will be requested each month, if appropriate.

There are no New Hire Ratifications for this month

Bonnie Savine

Vice President, Human Resources

Mark A. Mendenhall

Senior Vice President, General Counsel

Mark E. Doyle President

Inter-Department Communication

August 23, 2021

Subject: GROUP INSURANCE CONTRACT RENEWALS

To: Personnel Committee members Begley, Friend, and Frost

cc: Board Members Cavanaugh, Cook, Howard, and McGowan President Doyle, and Senior Vice Presidents Ausdemore, Langel,

Mendenhall and Schaffart

From: Bonnie Savine, Vice President, Human Resources

The following group insurance contracts are being recommended for 2022: PPO health, HMO health, dental, vision, flexible spending accounts, basic life insurance, supplemental (voluntary) life insurance, accidental death & dismemberment (AD&D), long-term disability (LTD), and COBRA administration.

With the ongoing COVID-19 pandemic situation impacting our organization the recommendations below include minor changes for our employees and their families. These recommendations will help make the open enrollment period easier to communicate using a mix of in-person and virtual meetings along with the traditional written communications. Currently, we plan to hold our annual Benefits Fair in person on Tuesday, October 26th at the Omaha Firefighters Union Hall. Covid safety protocols will be evaluated and communicated prior to this event.

Blue Cross and Blue Shield of Nebraska – PPO & HMO Health Plans

The District worked with SSGI-HUB to review the contract renewals for the 2022 health plans. Renewals for both the PPO & HMO were received from Blue Cross and Blue Shield of Nebraska (BCBS). The current three-year contract with Blue Cross Blue Shield of Nebraska (BCBSNE) is expiring at the end of 2021. A new three-year term was offered by BCBSNE, with no change to the per employee per month (PEPM) fee of \$47.40 for 2022 (inclusive of the AmWell telehealth and Magellan spine management program fees), and subsequently will include an increase to \$48.15 (1.58%) for both 2023 and 2024.

SSGI-HUB is recommending a one-year commitment with Prime Therapeutics for the pharmacy benefits instead of a three-year commitment. Currently, the pharmacy benefits are seamlessly built in with BCBSNE. Per SSGI-HUB there are rapid changes going on within the pharmacy industry and the one-year commitment will allow the District to reevaluate the pharmacy benefits in the subsequent renewal periods.

At this time, we would like to implement the Virta diabetes management program with BCBSNE which is projected to provide additional cost savings to the District. Virta is a nutrition and wellness program designed to reverse type 2 diabetes using a ketogenic

Group Insurance Contract Renewals August 23, 2021 Page 2

diet method. Members will use Virta-designed tools and equipment and personnel for clinical engagement.

Included with the administrative fees above is program support for items such as the Retiree Drug Subsidy. Also, the value of the prescription plans drug rebates reports in excess of \$1.4 million based on a rolling 12-month review through June 2021. Also included is support for the MUD Wellness Program, BALANCE, through the collaboration on the Personal Health Assessment offered to employees and their spouses for the 4th consecutive year. The bargained changes for the PPO health plan will be effective January 1, 2022. No changes are being recommended for the HMO health plan for 2022.

HM Life - Aggregate and Specific Stop Loss Coverage

Aggregate stop loss coverage is under contract with the current administrator, HM Life. A preliminary stop loss renewal from HM has been received. The renewal figures will be finalized after a review of August 2021 claims. Based on the preliminary renewal SSGI-HUB has performed, a 20.5% increase to the specific stop loss is proposed. Review and finalization of the aggregate stop-loss will also coincide with the specific stop-loss review. The proposed aggregate stop-loss premium increase is 6.1%. A final offer will be provided by HM Life upon receipt and review of August 2021 claims. Recent experience would suggest that more favorable terms would be warranted. Absent an improved final offer, a market review would be requested.

Ameritas - Dental Plan

The initial three-year term with Ameritas as the claims administrator for dental expires at the end of 2021. Ameritas provided a renewal offer to leave their fee unchanged at \$3.89 PEPM, guaranteed for two years until January 1, 2024.

Ameritas - Voluntary Vision Care

Ameritas underwrites the vision plan with employees having access to a dual choice plan with both the EyeMed or Vision Service Plan (VSP) networks. The initial rate guarantee expires at the end of 2021. Ameritas offered the renewal with a 6.0% increase to premium rates guaranteed for two years until January 1, 2024. The cost of these benefits is paid by employees that enroll for the plans.

PayFlex - Flexible Spending Accounts

PayFlex administers the District's flexible spending accounts (FSA); Health Care and Dependent Care. A market analysis was conducted for the FSA support. PayFlex is offering a fee reduction to \$4.25 (from \$5.41), guaranteed for 3 years. MUD plans to renew with PayFlex for another 3-year agreement but have the option to reassess at the start of each annual renewal period.

Life Insurance, AD&D, and LTD Plans - Mutual of Omaha

Mutual of Omaha administers the District's basic and supplemental (voluntary) life insurance plans. Both plans are fully insured. Mutual of Omaha is also the administrator of the accidental death & dismemberment (AD&D) and long-term disability (LTD) plans.

The previous three-year term expires at the end of 2021. Basic Life/AD&D and Voluntary Life plan rates are not changing for the 2022 renewal period. Mutual of Omaha is requesting a \$0.03 increase (4.6%) to the LTD rate for 2022. The District agrees with SSGI-HUB recommendation to continue our contract with Mutual of Omaha for these insurance products.

WEX - COBRA Administration

Third party COBRA Administrative services are being provided by WEX (formerly Discovery Benefits). These services provide administration of the COBRA regulatory notices as required under the Act. The current administration fee of \$0.55 PEPM is guaranteed until January 1, 2026.

Long-Term Care (LTC)

A group long-term care benefit is being evaluated for potential introduction in Spring 2022. A recommendation on the group long-term care benefit will be brought to the Board at a later time for consideration should management choose to recommend this benefit.

Recommendation

The District recommends the Board of Directors approve the negotiated rates for the Group Insurance products outlined above at the September 1, 2021 meeting. I will be at the meeting to answer any questions you may have.

Bonnie Savine

Vice President, Human Resources

Mile Mili

Mark A. Mendenhall Sr. Vice President, General Counsel Mark E. Doyle President





11516 Miracle Hills Drive, Suite 100 Omaha, NE 68154 800.288.5501

hubinternational.com

		nubinternational.com
		August 17, 2021
		Ms. Bonnie Savine Vice President, Human Resources
		Metropolitan Utilities District (MUD) 3100 South 61st Avenue
		Omaha, NE 68106
		RE: Renewal Summary & Suggestions – 2022 Plan Year
		Dear Bonnie:
		On behalf of SilverStone Group, a HUB International company (SSGI-HUB), we thank you for the opportunity to work with Metropolitan Utilities District (MUD) as your benefits
		consultant. The following will summarize our suggestions for the January 1, 2022 renewal of your employee benefits programs.
		General Medical/Rx Overview
		The current three-year contract with Blue Cross Blue Shield of Nebraska (BCBSNE)
		is expiring at the end of 2021. A new three-year term was offered by BCBSNE, with no change to the per employee per month (PEPM) fee of \$47.40 for 2022 (inclusive
		of the AmWell telehealth and Magellan spine management program fees), and then an increase to \$48.15 for both 2023 and 2024.
		Revised renewal terms were provided by Prime Therapeutics (Prime) for the pharmacy
		contract, including an improved position for minimum guarantees on both the network pricing and rebates. The contract will continue to be a "pass-through"
		arrangement where MUD will receive the "better of" the minimum guarantees or the actual discounts and rebates. Rebate guarantees for specialty medications will also
		be incorporated into the renewal contract.
		The pharmacy program reconciliation for the 2020 plan year shows that MUD achieved an additional \$871,108 in value above the minimum guarantees. Network performance
		(pricing) accounted for \$396,199 of this value, with the remaining \$474,909 attributed to rebates. The value of rebates reported for the 12-month period ending June 2021 was
		\$1,479,816.
		BCBSNE will be updating its standard contract provisions, and we would suggest the adoption of the new provisions, with most referring to clarifications within the existing
		contract. Optional programs around diabetes management were also presented for consideration.

Ms. Bonnie Savine August 17, 2021 Page -2-

PPO Medical

On the PPO medical plan, the Affordable Care Act (ACA) maximum allowable out-of-pocket for 2022 changes to \$8,700 for an individual and \$17,400 for a family. With no changes to be made to the negotiated medical out-of-pocket maximum, the prescription drug out-of-pocket maximum will change to \$6,450 for an individual and \$12,900 for a family as a result. This equates to the ACA maximum, less the negotiated medical out-of-pocket maximum for 2022.

The employee contribution amounts will transition to 15.0% for the 2022 plan year. This percentage will be incorporated into the MUD rate figuration review based on a three-year average of premium costs.

HMO Medical

No plan changes were evaluated for the 2022 renewal. Changes to be considered for 2023 include the implementation of coinsurance for facility-related claims, a modest increase of out-of-pocket maximum and increases to various medical/prescription drug copays.

Prescription Drugs

The renewal offer includes the choice between a one-year contract and a three-year contract. The first-year terms of the three-year offer are identical to the one-year offer, while the three-year contract includes improvements in 2023 and 2024. Given the rapid changing pharmacy environment, a one-year contract is attractive to prevent MUD from being locked into predetermined terms if the market would bear more favorable terms in the future. However, this is tempered somewhat given that the contract will continue to be a "pass-through" arrangement where MUD receives the better of the minimum guarantees or the actual savings.

SSGI-HUB engaged RxBenefits to evaluate a carve-out option for the pharmacy benefit services. While the recent performance of the plan in terms of pricing/discounts with Prime is competitive with the market, there are potential savings in the area of rebates (\$95,000 to \$540,000) based on the minimum guarantees that were offered by the alternate pharmacy benefit managers (PBMs). There would be an additional administration fee charged by BCBSNE to accommodate the required reporting and claims/eligibility connectivity with an outside PBM.

Stop-Loss

HM Life provided an initial preliminary offer with a 20.5% increase to the specific stoploss premium, a 6.1% increase to the aggregate stop-loss premium and a 12.7% increase to the aggregate claim factors. There are two existing specific deductible lasers that would remain in place for the 2022 policy year.

A final/firm offer will be provided by HM Life upon receipt and review of August claims. Recent experience would suggest that more favorable terms would be warranted. Absent an improved final offer, a market review would be suggested.

Ms. Bonnie Savine August 17, 2021 Page -3-

Alternate specific deductible amounts of \$450,000 and \$475,000 were provided for consideration, with premium savings available in exchange for absorbing more claims risk per covered member.

Dental

The initial three-year term with Ameritas as the claims administrator expires at the end of 2021. Ameritas provided a renewal offer to leave their fee unchanged at \$3.89 PEPM, guaranteed for two years until January 1, 2024.

Premium Equivalencies for Medical/Rx and Dental

SSGI-HUB will finalize the projected premium equivalencies for the 2022 plan year with the inclusion of claims through August 2021. These evaluations will be shared with MUD prior to the October annual enrollment. Preliminary projections show a needed increase to the medical/Rx funding of 3.6% (0.9% on the PPO plan and 7.0% on the HMO plan), with the inclusion of a COVID-19 adjustment factor. The dental plan is running in a surplus position and would not require an increase for the 2022 plan year.

Vision

A voluntary vision plan was introduced to MUD employees effective January 1, 2019. Ameritas underwrites the vision plan with employees having access to a dual choice plan with both the EyeMed or Vision Service Plan (VSP) networks.

The initial rate guarantee expires at the end of 2021. Ameritas offered the renewal with a 6.0% increase to premium rates guaranteed for two years until January 1, 2024. The current and renewal premium rates are as follows:

Tier	Current Premium	Renewal Premium
Employee only	\$6.96	\$7.36
Employee and spouse	\$13.40	\$14.20
Employee and child(ren)	\$13.68	\$14.52
Family	\$21.36	\$22.64

Life and Disability

Mutual of Omaha underwrites the basic life/accidental death and dismemberment (AD&D), voluntary life and long-term disability (LTD) plans. While the performance of the plans has been unfavorable the last several years in terms of paid claims and reserves relative to the paid premiums, rates are not changing for the basic life/AD&D or voluntary life plans. Mutual of Omaha is requesting a \$0.03 increase (4.6%) to the LTD rate to help offset the \$1.7 million in reserves currently set aside to pay for future claims on 26 open claimants.

Flexible Spending Accounts (FSAs) Administration

The initial three-year term with PayFlex expires at the end of 2021. We are awaiting delivery of the renewal to determine if the current fee of \$5.41 per participant per month will be changing. A market analysis was conducted for the FSA administration, with consideration given to WEX as a potential replacement for PayFlex. WEX did offer a lower administration fee (\$3.50 per participant per month), guaranteed for three years.

Ms. Bonnie Savine August 17, 2021 Page -4-

COBRA Administration

Administrative services are provided by WEX. The current administration fee of \$0.55 PEPM is guaranteed until January 1, 2026.

Long-Term Care

A group long-term care program is still open for consideration for potential introduction in spring 2022. Coverage would be issued with an initial simplified underwriting process. Future new hires enrolling when initially eligible would go through a similar simplified underwriting process. Employees not electing during the initial offering, or when initially eligible, would be subject to full underwriting requirements if enrollment was requested at a later date. Going forward, the LTC enrollment would coincide with MUD's annual enrollment cycle.

Consulting Fees & Commissions

There are no changes to the consulting fees payable to SSGI-HUB for 2022. MUD will continue to remit the consulting fees to the medical/Rx and dental administrators as separate line items on the monthly administration invoices. The medical/Rx and dental administrators will remit to SSGI-HUB. The medical/Rx fee will remain at \$5.53 PEPM, while the dental fee will remain at \$0.96 PEPM.

The voluntary vision plan commissions will not change for 2022 and the premiums for the basic life/AD&D, voluntary life and LTD benefits are net of commissions.

Again, we appreciate the opportunity to work with you as your benefits consultant. If you have any questions regarding this review or our suggestions, please do not hesitate to contact me.

Best regards,

Bill Fox, CEBS

Principal, Senior Consultant

BF/je

Inter-Department Communication

August 24, 2021

Subject: Senior Vice President, Chief Information Officer

To: Personnel Committee members Begley, Friend, and Frost

cc: Board Members Cavanaugh, Cook, Howard and McGowan, President Doyle and Senior Vice Presidents Ausdemore, Langel, Mendenhall, Schaffart

From: Bonnie Savine, Vice President, Human Resources

It is recommended that the Board of Directors approve the selection of Sue Lobsiger as Senior Vice President, Chief Information Officer.

Ms. Lobsiger holds a Master of Arts Degree in Management Information Systems from the University of Nebraska – Lincoln. She also earned a Bachelor of Science Degree in General Engineering from the United States Military Academy – West Point, NY. Ms. Lobsiger is also a retired United States Army Captain after serving 8 years.

Ms. Lobsiger was hired by the District on October 08, 2018, as Vice President, Information Technology Services.

The Human Resources team conducted a thorough recruitment and job placement process. Over multiple months, candidates were reviewed resulting in sixteen candidates from throughout the United States further vetted. The candidate list was narrowed down to six candidates for interviews. The District's Senior Management team and I agreed on this selection. Based on her education, credentials, and proven work experience both within and outside of the District, Ms. Lobsiger is being recommended for promotion to the position of Senior Vice President, Chief Information Officer.

In view of the responsibilities of this position as the Senior Vice President, Chief Information Officer, it is recommended the President be authorized to increase the salary of Ms. Lobsiger from \$173,191 to \$250,000 per year, effective September 16, 2021.

Bonnie Savine

Vice President, Human Resources

Mark A. Mendenhall Senior Vice President, General Counsel

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Mark E. Doyle President

Inter-Department Communication

August 18, 2021

Subject:

DECLARATION OF SURPLUS PROPERTY - GAS REGULATOR

STATION BUILDING AND PROPERTY, 3710 MADISON ST.

To:

Judiciary and Legislative Committee

Cc:

All Board Members; Doyle; Ausdemore; Langel, Schaffart, and

all Vice Presidents

From:

Mark Mendenhall, Senior Vice President, General Counsel

District management recommends that the gas regulator station building and property at 3710 Madison Street be declared surplus. The regulator building was disconnected from the gas distribution system on July 23, 2021, and there are no current or future plans to use the property. The area to be declared surplus is more fully described on the attached Exhibit "A".

A resolution has been prepared authorizing the Senior Vice President/General Counsel to advertise the property for sale subject to the final approval of the sale by the Board of Directors.

This matter will appear on the agenda at the J&L Committee meeting for discussion on September 1, 2021, and on the agenda of the September 1, 2021 board meeting.

Mark Mendenhall

Senior Vice President/General Counsel

402-504-7129

Approved:

Mark Doyle

President 402-504-7187

WW for WD

RESOLUTION

WHEREAS, Management of the Metropolitan Utilities District of Omaha (the "District") has determined that the gas regulator station building and property at 3710 Madison Street are no longer needed for current or future operations of the District, and it is the best interest of the District to sell the property.

WHEREAS, Exhibit "A" is attached and incorporated by reference providing a legal description of the area to be declared surplus.

THEREFORE, the Board of Directors declares the building and property at 3710 Madison Street as defined in the letter to the J&L Committee and in Exhibit "A" as surplus and directs the Senior Vice President/General Counsel to provide for the sale of the property subject to a final approval of the sale by this Board.

Adopted:

Exhibit A

Sunshine Addition Lot 190 Block 0



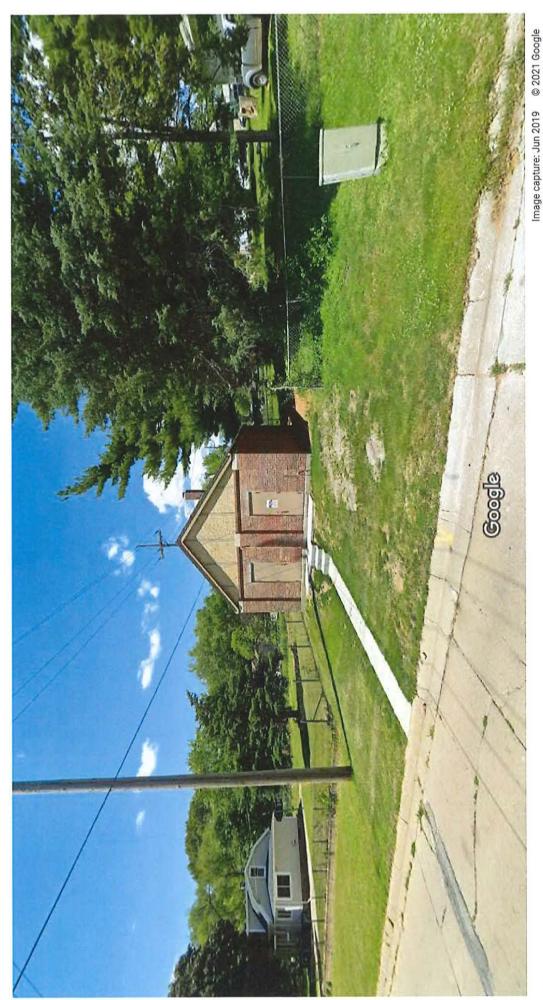


Image capture: Jun 2019

Omaha, Nebraska

Soogle Google

Street View

Google Maps 3710 Madison St



Imagery @2021 Maxar Technologies, U.S. Geological Survey, Map data @2021

Inter-Department Communication

August 18, 2021

Subject:

DECLARATION OF SURPLUS PROPERTY - GAS REGULATOR

STATION BUILDING AND PROPERTY, 4951 GROVER ST.

To:

Judiciary and Legislative Committee

Cc:

All Board Members; Doyle; Ausdemore; Langel, Schaffart, and

all Vice Presidents

From:

Mark Mendenhall, Senior Vice President, General Counsel

District management recommends that the gas regulator station building and property at 4951 Grover Street be declared surplus. The station has not been in service since December 30, 2020, and there are no current or future plans to use the property. The area to be declared surplus is more fully described on the attached Exhibit "A".

A resolution has been prepared authorizing the Senior Vice President/General Counsel to advertise the property for sale subject to the final approval of the sale by the Board of Directors.

This matter will appear on the agenda at the J&L Committee meeting for discussion on September 1, 2021, and on the agenda of the September 1, 2021 board meeting.

Mark Mendenhall

Senior Vice President/General Counsel

402-504-7129

Approved:

Mark Doyle

MM to MD

President

402-504-7187

RESOLUTION

WHEREAS, Management of the Metropolitan Utilities District of Omaha (the "District") has determined that the gas regulator station building and property at 4951 Grover Street are no longer needed for current or future operations of the District, and it is the best interest of the District to sell the property.

WHEREAS, Exhibit "A" is attached and incorporated by reference providing a legal description of the area to be declared surplus.

THEREFORE, the Board of Directors declares the building and property at 4951 Grover Street as defined in the letter to the J&L Committee and in Exhibit "A" as surplus and directs the Senior Vice President/General Counsel to provide for the sale of the property subject to a final approval of the sale by this Board.

Adopted:

Exhibit A

Syndicate Place Subdivision Lot 10 Block 2

Grover St - Google Maps



8/20/2021

Grover St

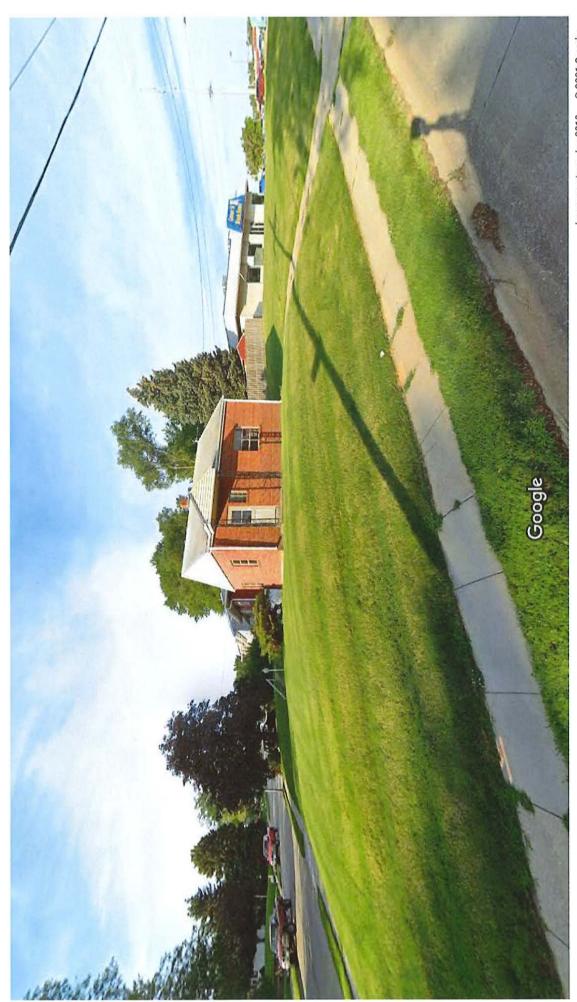


Image capture: Jun 2019 © 2021 Google

Omaha, Nebraska



Soogle Google

Street View

41°13'36.5"N 95°59'21.8"W



Imagery @2021 Maxar Technologies, U.S. Geological Survey, Map data @2021 50 ft