

# N-CORPE

## *Nebraska Cooperative Republican Platte Enhancement Project*

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### **Board of Directors Meeting Minutes February 24, 2014, 9 a.m.**

#### **McMillen Hall Room 213, McCook Community College, McCook, Neb.**

Agendas were sent to all Board Members and all others requesting agendas. Agendas were posted in the following offices: Twin Platte NRD; Lower Republican NRD; Middle Republican NRD; and Upper Republican NRD.

**Board Members Present:** Marlin Murdoch (Lower Republican NRD Alternate); Brad Randel (Middle Republican NRD); Jerry Weaver (Twin Platte NRD); and Terry Martin (Upper Republican NRD).

**Others Present:** Jasper Fanning, Nate Jenkins, James Meismer, Benjie Loomis, Jack Russell, Mike Keller, Kent Miller, Mike Clements, Dean Large, Kevin Fornoff, Dan Estermann, Marlene Estermann, Doug Ohlson

**Information Sent to Board Members:** Agenda; minutes of the Jan. 22, 2014 meeting.

**Information Available at Board Meeting:** Agenda; minutes of the Jan. 22, 2014 meeting; financial report; profit and loss statement; project change orders; excavator cost/lease information; proposed change to NCORPE bylaws; grass drilling bids.

Chairman Terry Martin called the meeting to order at 9:09 a.m. He turned the meeting over to Jasper Fanning, manager of the Upper Republican NRD. Fanning announced that a copy of the Open Meetings Act was posted in the meeting room. Roll call was taken. Voting representatives from URNRD (Terry Martin); TPNRD (Jerry Weaver); LRNRD (Marlin Murdoch) and Middle Republican NRD (Brad Randel) were present.

#### **Minutes:**

- Martin moved to approve the minutes of the February 24, 2014 meeting as presented. Seconded by Randel. Roll call vote: 4-yes. 0-no. Motion approved.

**Financial Report:** Fanning reviewed the financial report and February payables and January profit and loss. Weaver asked about expenses for 3,000 acres worth of grass seed.

- Weaver moved to approve financial report and payables as presented. Seconded by Murdoch. Roll call vote: 4-yes. 0-no. Motion approved.

**Irrigated Land Lease:** Jenkins reviewed bids submitted through a sealed bid process open to the public to lease 8 irrigated quarters of land owned by NCORPE east of Highway 83. There were 14 bids, ranging from \$97 an acre to \$270. The high bid of \$270 per acre was submitted by Beau and Sam Kramer of Wauneta. Jenkins reviewed the proposed lease.

- Martin moved to approve the lease as presented for \$270 an acre to Beau and Sam Kramer. Seconded by Randel. Roll call vote: 3-yes. 1 abstention. Motion approved.

## Project Update

- A.) Construction Status/Progress:** Fanning said some culvert installations still need to occur and reviewed issues specific to individual culverts. Some flow will occur to clear any debris to prevent damage to the flow meter. Some work remains on Phase II including motors for the wells. Fanning said the project should be operational in March. Miller gave an update on the north pipeline. Financing is being arranged and should be completed by early summer. The process of obtaining easements has begun. Pipe will be purchased and stored and construction may begin in the fall. The plan is for the pipeline to end in a canal rather than go further north to the Platte.
- B.) Contract Change Orders:** Fanning reviewed a change order for the following with Sargent Irrigation: Plastic caps near the wells; reducing power disconnects at each well from two to one; changing horsepower on two wells from 175hp to 150hp. That change order reduced costs to NCORPE by \$32,138.
- Murdoch moved to approve change order #1. Seconded by Weaver. Roll call vote: 4-yes. 0-no. Motion approved.
- Fanning reviewed a second change order with Merryman Excavating for the following: Relocating an air relief valve; excavating instead of boring under a gas line; adding a fire hydrant near headquarters; adding culvert installation to Merryman's contract. The total change order increased costs by \$659,992.96 largely due to Merryman doing the culvert installation.
- Martin moved to approve change order #2. Seconded by Randel. Roll call vote: 4-yes. 0-no. Motion approved.
- C.) Medicine Creek Structures/Agreements:** Fanning said they would be discussed in executive session later in the meeting.

## Property Management/Maintenance

- A.) Purchase or Rent of Maintenance Equipment:** Fanning and Jenkins discussed the need for a small excavator and trailer and truck with which to haul it with the Board. The excavator would be used to do channel and culvert clearing as needed to transmit water. They reviewed costs of small excavators and sizes. Directors concluded they would like something with a reach of 24'-25'.
- Martin moved to authorize NCORPE to seek and purchase a used excavator and supporting equipment not to exceed \$150,000. Seconded by Randel. Roll call vote: 4-yes. 0-no. Motion approved.
- B.) Facilities Sale or Lease:** Jenkins said it would be appropriate to discuss negotiations regarding the headquarters grain storage and Kason potato facility in executive session.
- C.) Grass Bids:** Jenkins said three bids were received for seeding 3,000 acres at NCORPE to grass. The low bid was from McConnell's Custom Grass Seeding from Fort Morgan, Col. for \$14.40 an acre. The seeding will occur sometime between March 1 and May 15. McConnell has drilled grass seed at the URNRD's Rock Creek Augmentation Project.
- Weaver moved to approve awarding the grass seeding bid to McConnell's Custom Seeding at \$14.40 per acre. Seconded by Murdoch. Roll call vote: 4-yes. 0-no. Motion approved.

**Bylaws Modification:** Jenkins reviewed a proposed modification to the bylaws, also presented to the Board at its January meeting, that states: "The Chairman of NCORPE is authorized to sign documents on behalf of NCORPE. When the Chairman is not available to provide his/her signature in a timely manner, the Chairman may delegate the authority to do so to another member of the NCORPE Board of Directors or a staff member of a member District. When the Chairman is not available to delegate signature authority, said authority may be delegated to another member of the Board of Director in the manner state above."

- Randel moved to approve the bylaws modification as presented. Seconded by Martin. Roll call vote: 4-yes. 0-no. Motion approved.

**Open Forum:** Dan Estermann said he was confused about how many culverts needed to be replaced. He asked what would be done at the Wellfleet Lake Dam and raised concerns about it.

**Next Meeting:** March 19 at 9 a.m. at the same location was established as the next meeting date.

The Board took a five minute break.

**Executive Session:**

- Martin moved to enter into executive session to discuss negotiations regarding Medicine Creek structures/easements and negotiations regarding the sale and lease of NCORPE facilities, to include board members and member NRD staff. Seconded by Randel. Roll call vote: 4-yes. 0-no. Motion approved.  
The board went into executive session at 10:28 a.m.
- At 12:08 p.m. Martin moved to exit executive session. Seconded by Randel. Roll call vote: 4-yes. 0-no. Motion approved.
- Martin moved to accept an offer from CSS Farms to purchase the Kason potato storage and facilities at the storage site for \$325,000. Seconded by Randel. Roll call vote: 4-yes. 0-no. Motion approved.

The meeting adjourned at 12:15 p.m.

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Brad Randel, Board Secretary

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Date