



**Papio-Missouri River  
Natural Resources District  
Public Hearing  
on Proposed Right-of-Way Acquisition  
Arlington Buyout Project**

**October 12, 2017  
As Part of the Board of Directors Meeting**

**AGENDA**

1. Hearing Called to Order – Chairperson Fred Conley
2. Appointment of Hearing Officer – General Manager, John Winkler
3. Evidence of Proof of Publication of Hearing Notice
4. Explanation of the Purpose of the Hearing – Adam Charlsen, Husch Blackwell
5. Identification of Exhibits
6. Explanation of the Purpose and Scope of the Project – Lori Laster
7. Receive Testimony and Statements
8. Reception of Exhibits
9. Hearing Adjournment



**Papio-Missouri River NRD  
Public Hearing  
on Proposed Right-of-Way Acquisition  
Arlington Buyout Project**

**October 12, 2017  
(As a part of the Board of Directors Meeting)**

**List of Exhibits**

- Exhibit 1 -** Agenda
- Exhibit 2 -** Proof of Publication of Hearing Notice
  - The Pilot-Tribune – October 3, 2017
- Exhibit 3 -** October 5, 2017 Public Hearing Notice and Information Packet sent to Landowners (Certified Mail)
- Exhibit 4 -** Certified Mail Return Receipts for Information Packet mailed to Landowners
- Exhibit 5 -** Map of Project



**Papio-Missouri River NRD  
Public Hearing  
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**October 12, 2017  
(As a part of the Board of Directors Meeting)**

**Exhibit 1  
Agenda**

**Papio-Missouri River  
Natural Resources District  
Public Hearing  
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**October 12, 2017  
As Part of the Board of Directors Meeting**

**AGENDA**

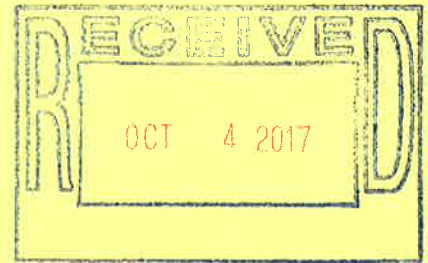
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Arlington Buyout Project**

**October 12, 2017  
(As a part of the Board of Directors Meeting)**

**Exhibit 2  
Proof of Publication of Hearing Notice  
The Pilot-Tribune – October 3, 2017**



# AFFIDAVIT OF PRINTER

State of Nebraska, County of Washington

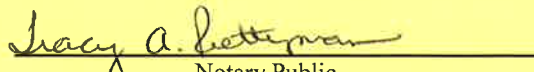
**Chris Rhoades**, Being by me first duly sworn, deposes and says that he is the Associate Publisher of THE PILOT-TRIBUNE, a legal weekly newspaper printed and published at Blair, in Washington County, Nebraska and of general circulation in said County and State: that said newspaper has a bona fide circulation of more than 3,500 copies weekly, in said County: and has been published in said County for more than 52 successive weeks prior to the first publication of the attached notice, that the attached notice was published in said newspaper for 1 consecutive week(s) being the issues of.

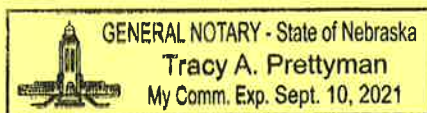
October 3, 2017

  
\_\_\_\_\_  
Associate Publisher Signature

Subscribed in my presence, and sworn to before me

This 3<sup>rd</sup> day of October, 2017.

  
\_\_\_\_\_  
Notary Public



Printers Fee For Publishing This Notice	\$ 11.70
Preparation of Affidavit and Billing	\$
Notary Fees	\$
Copy	\$
25% discount for minutes	\$
<b>TOTAL</b>	<b>\$ 11.70</b>

## PUBLIC NOTICE

### NOTICE OF PUBLIC HEARING

Please take notice that on October 12, 2017 at 7:00 p.m., the Board of Directors of the Papio-Missouri River Natural Resources District will hold a public hearing on the Arlington Buyout Project for two properties located in Arlington, Nebraska, and on the acquisition of real property for the project. Such hearing will be held at the principal offices of the District at 8901 South 154th Street, Omaha, Nebraska 68138-3621.

At the hearing, the District shall explain the nature and necessity for the project, the reasons for selecting the particular location, and the right of each owner of property to be represented by an attorney and to negotiate and accept or reject the offer of damages which will be sustained by the proposed acquisition. The District shall hear and consider any objections from any person.

ZNEZ

**Published in the Pilot-Tribune Tuesday, October 3, 2017.**



**Papio-Missouri River NRD  
Public Hearing  
on Proposed Right-of-Way Acquisition  
Arlington Buyout Project**

**October 12, 2017  
(As a part of the Board of Directors Meeting)**

**Exhibit 3  
October 5, 2017 Public Hearing Notice and Information Packet sent  
to Landowners (Certified Mail)**

October 5, 2017

Kelly and Tiffany Eastwood  
P.O. Box 515  
Arlington, NE 68002



RE: Arlington Buyout Project

Dear Mr. and Mrs. Eastwood,

In April 2016, you indicated you were interested in the Papio-Missouri River Natural Resources District's ("NRD") buyout program of houses in the floodplain. The NRD and the Village of Arlington applied for grant funding from The Federal Emergency Management Agency (FEMA). FEMA has approved the NRD's grant application. This program is a totally voluntary program based on a willing seller and willing buyer basis; **no properties will be condemned or acquired through eminent domain.**

The NRD is writing to notify you that a public hearing will be held on October 12, 2017 at 7 pm at the NRD's office located at 8901 South 154<sup>th</sup> Street in Omaha, Nebraska. The purpose of this hearing is to inform the public that the NRD may be purchasing real property.

At the hearing, the NRD shall explain the nature of the project and the right of each owner of property to be represented by an attorney and to negotiate and accept or reject the purchase offer.

For purposes of the Arlington Buyout Project (hereinafter referred to as the "Project"), the NRD proposes to acquire certain real estate in Section 12 Township 17 North Range 11 East of the 6<sup>th</sup> P.M., Washington County, Nebraska, which you may own or in which you may have an interest (such real estate hereinafter being referred to collectively as "the Property").

The compensation to be given for the Property:

The compensation to be given for the Property will be as appraised by licensed real estate appraisers, generally consisting of the fair market value of the Property acquired. The owner of the Property has the right to present a counter offer and any other information regarding the fair market value of the Property to the NRD.

The authority for the acquisition:

The NRD's authority for the proposed acquisitions is contained in Section 2-3229(2) and 2-3229(3), Reissue Revised Statutes of Nebraska.

The nature of, necessity, and purpose for which the Property shall be used:

The Property proposed to be acquired is located within the Special Flood Hazard Area (SFHA) as identified by FEMA Flood Insurance Rate Maps. The purpose of the project is to reduce the risk of damage to property and loss of life.

The right, title, or interest in the property to be acquired:

The NRD proposes to acquire fee simple title to the Property identified for the Project.

The amount of property needed:



The Property proposed to be acquired is depicted in the parcel map attached to this notice and incorporated herein by reference as Exhibit A.

The reasons for selecting the proposed location:

These properties were selected because the properties are located within the SFHA as identified by FEMA's Flood Insurance Rate Maps and the interest in the Property Owner to sell the property to the NRD.

Approval required from other agencies:

This project has been approved by Nebraska Department of Natural Resources and FEMA. No other approvals are required.

If you have any questions or concerns, please contact me at (402) 315-1773 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

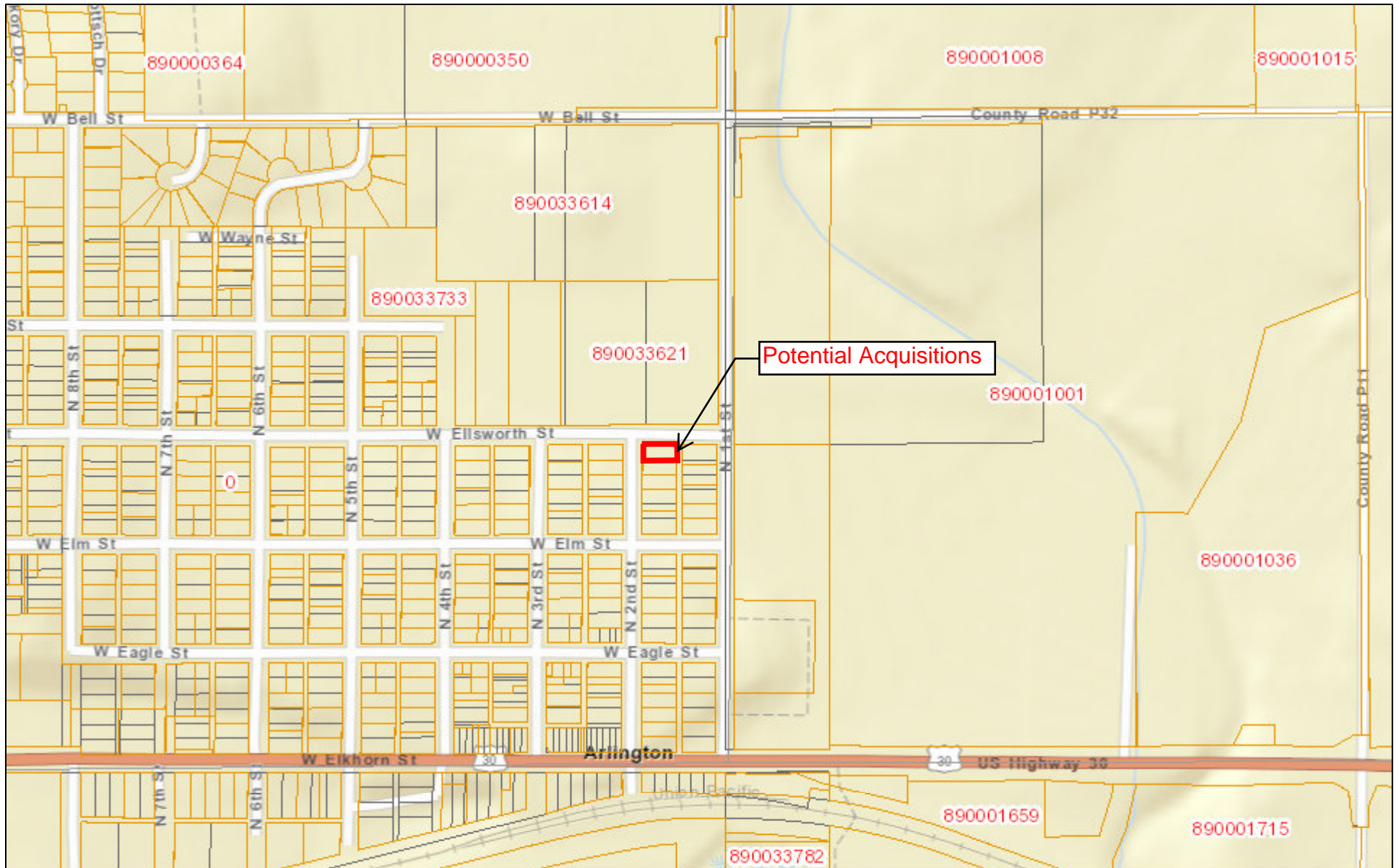
Sincerely,



Lori Ann Laster, P.E., CFM  
Stormwater Management Engineer

Cc: Village of Arlington

Project: 533

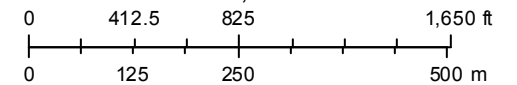


October 4, 2017

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Tax Parcels
- Sections

1:9,028



October 5, 2017

Larry Meyer  
1118 Michelle Parkway  
Papillion, Nebraska 68046



RE: Arlington Buyout Project

Dear Mr. Meyer,

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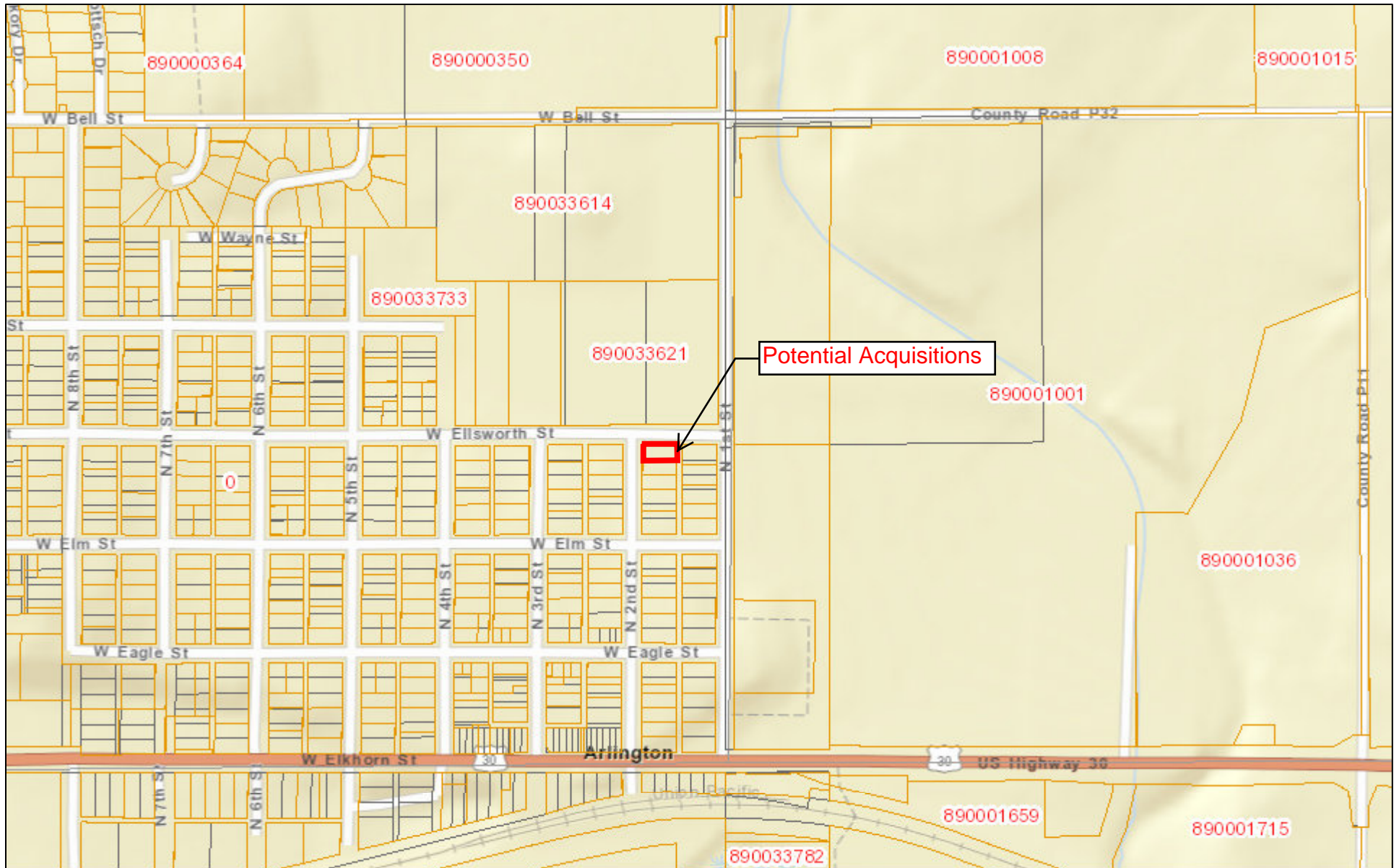
Sincerely,



Lori Ann Laster, P.E., CFM  
Stormwater Management Engineer

Cc: Village of Arlington

Project: 533

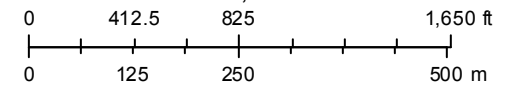


October 4, 2017

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- Parcels
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1:9,028







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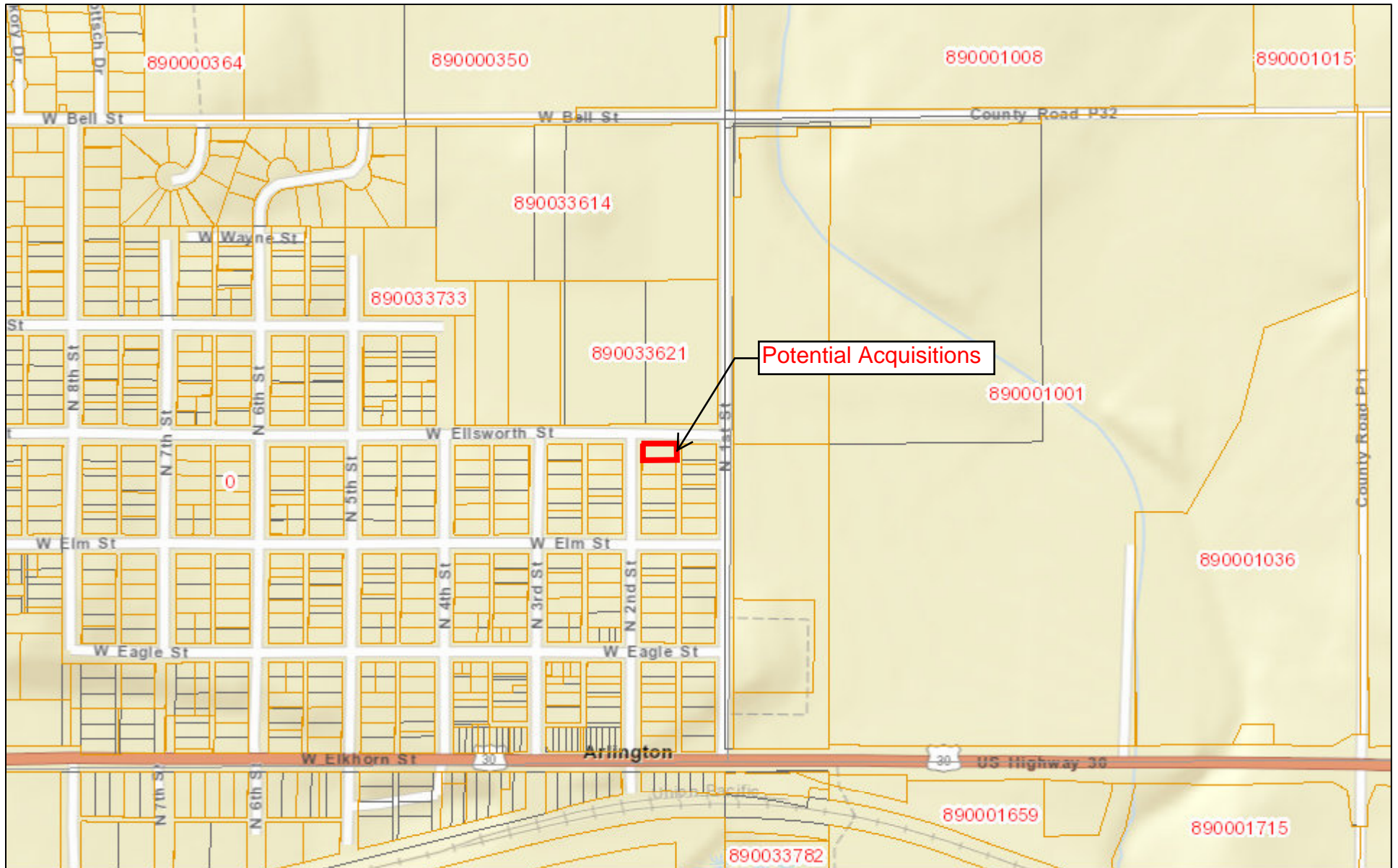
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Certified Mail Return Receipts for Information Packet Mailed to  
Landowners**



**Papio-Missouri River NRD  
Public Hearing  
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**Exhibit 5  
Map of Project**



October 4, 2017

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