

Agenda Item: 7.

## Memorandum

**To:** FEL Committee  
**From:** Amanda Grint, Water Resources Engineer  
**Date:** May 2, 2014  
**Re:** West Papillion Regional Detention Basin 5 (WP-5) Excess Property

---

Throughout 2009 and 2010, land was acquired for the WP-5 flood control reservoir. During the land rights negotiations several tract owners (Tracts 2, 4, 5 and 6 on attached map) requested that their entire parcel be purchased and this was approved by the Board. In total 469 acres were purchased by the District for the project.

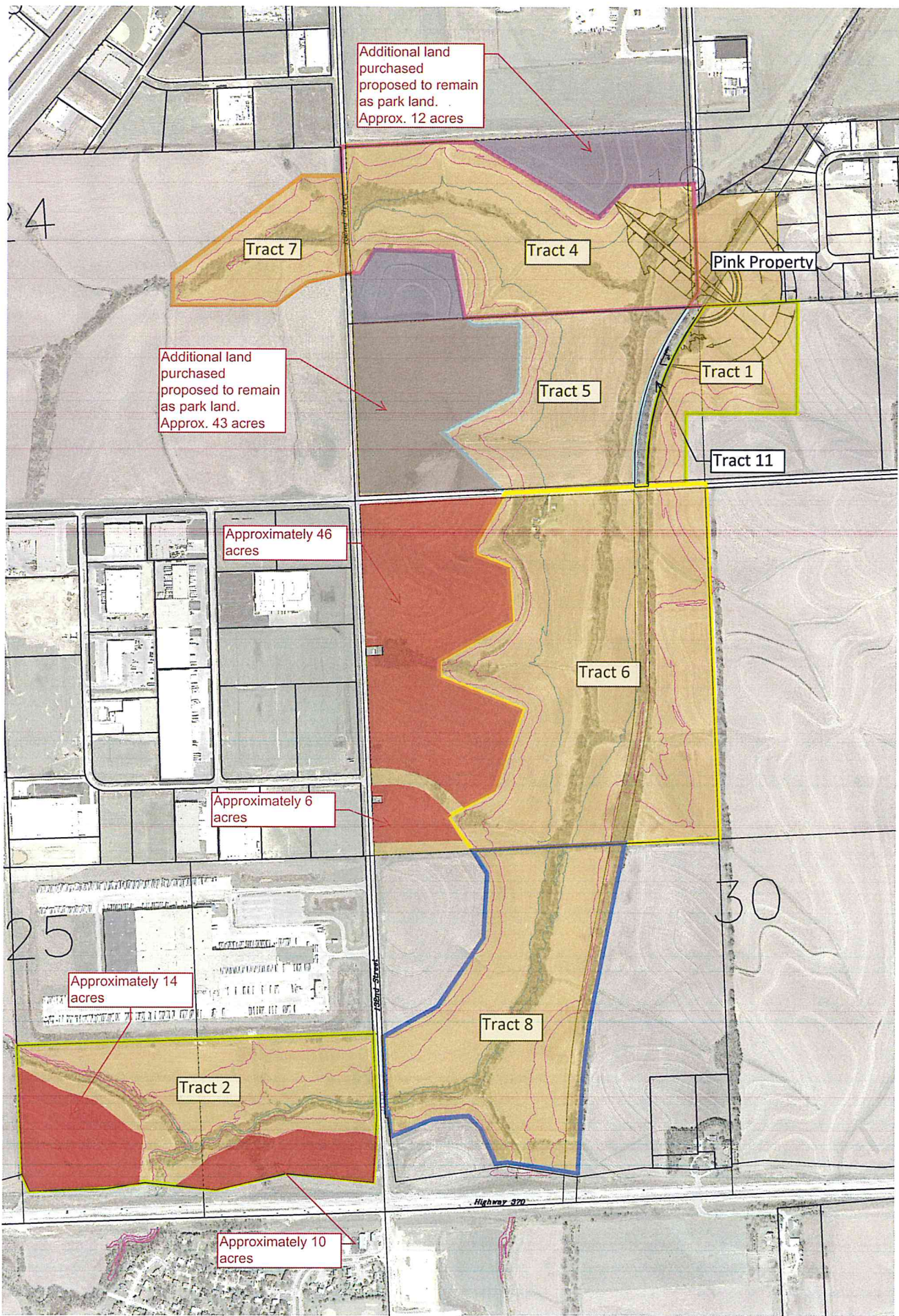
Several tracts that were purchased included upland areas not required for flood control. Also in 2009, a series of planning workshops and stakeholder interviews were conducted. Through that process several areas were identified by the City of Papillion and other stakeholders as park features in the City of Papillion sub area master plan. The City of Papillion will eventually take over responsibility of the lake and recreation area either through annexation or by 2025 according to the approved Interlocal Agreement.

The attached map shows the District owned WP-5 property (orange highlighted) and the colored lines represent the area needed for flood pool (top of dam elevation) for each tract. The red areas, approximately 76 acres, are recommended to the Board to be declared surplus property. The blue areas, approximately 55 acres, represent excess land purchased with the tracts that has a planned use per the Papillion sub area master plan and is therefore proposed to remain as park land. With the blue shaded areas and the flood pool area the park is approximately 390 acres.

Staff believes that the sale of this excess property (red shaded areas) could provide a considerable sum to help finance future Papillion Creek Watershed Partnership projects and recommends that appraisals be completed and a method of sale be established for Board consideration. Current zoning shows the property as agriculture however the comprehensive plan for the City of Papillion shows the proposed excess property zoned as industrial and mixed use, commercial and industrial.

**Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to declare the proposed 76 acres of the WP-5 project lands as excess District property and to bring to the Subcommittee in following months a recommendation on the sale of the excess property, subject to such other terms and conditions as the General Manager determines necessary and Legal Counsel approves as to form.**





Additional land purchased proposed to remain as park land. Approx. 12 acres

Additional land purchased proposed to remain as park land. Approx. 43 acres

Approximately 46 acres

Approximately 6 acres

Approximately 14 acres

Approximately 10 acres

4

25

30

Highway 370

Tract 7

Tract 4

Pink Property

Tract 5

Tract 1

Tract 11

Tract 2

Tract 6

Tract 8