



**Papio-Missouri River NRD  
Public Hearing  
Papio Dam Site 15A Project\*  
Land Acquisition**

**July 10, 2014  
(As a 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 – Steve Grasz
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

\* Plan is available for viewing online at  
[http://www.papiopartnership.org/projects/damsite\\_15a.shtml](http://www.papiopartnership.org/projects/damsite_15a.shtml)



**Place Ad Here**

**NOTICE OF PUBLIC HEARING**

Please take notice that on July 10, 2014 at 7:00 P.M., the Board of Directors of the Papio-Missouri River Natural Resources District will hold a public hearing on the Papio Dam Site 15A Project which is generally located at 168th Street and Fort Street in Douglas County, 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, and the right to require that such damages be determined pursuant to the procedures for acquisition by eminent domain. The District shall hear and consider any objections from any person.

**Proof of publication**

**AFFIDAVIT**

State of Nebraska, County of Douglas, ss:


Kiley Petersen, being duly sworn, deposes and says that she is an employee of The Omaha World-Herald, a legal daily newspaper printed and published in the county of Douglas and State of Nebraska, and of general circulation in the Counties of Douglas, and Sarpy and State of Nebraska, and that the attached printed notice was published in the said newspaper on the 30 day of June, 2014, and that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge. The Omaha World-Herald has an average circulation of 132,416 Daily and 165,454 Sunday, in 2014.

(Signed) 

Title: Account Executive

Subscribed in my presence and sworn to before me this 30 day of June, 2014.



  
Notary Public

Printer's Fee \$ \_\_\_\_\_

Affidavit \_\_\_\_\_

Paid By \_\_\_\_\_

Papio-Missouri River Natural Resources District

**Notice of Proposed Acquisition and Notice of Public Hearing**

PAPIO DAM SITE 15A (DS15A) PROJECT  
(Douglas County, Nebraska)

Please take notice that on July 10, 2014 at 7:00 P.M., the Board of Directors of the Papio-Missouri River Natural Resources District will hold a public hearing on the Papio Dam Site 15A Project which is generally located at 168th Street and Fort Street, 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 154<sup>th</sup> 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, and the right to require that such damages be determined pursuant to the procedures for acquisition by eminent domain. The District shall hear and consider any objections from any person.

For purposes of the Papio Dam Site 15A Project (hereinafter referred to as the “DS15A Project”), the Papio-Missouri River Natural Resources District (hereinafter referred to as “the District”) proposes to acquire certain real estate in Sections 28 and 29, Township 16 North , Range 11 East of the 6<sup>th</sup> P.M., Douglas 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”).

1. The compensation to be given for the Property:

The compensation to be given for the Property will be the damages sustained by the respective owner thereof, as appraised by licensed real estate appraisers, generally consisting of the fair market value of the Property acquired, or, if any easement is acquired, the fair market value of the Property acquired plus any difference between the fair market value of the owner’s remainder before and after the acquisition.

2. The authority for the acquisition:

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

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

The Property proposed to be acquired will be used for the construction, operation and maintenance of the District’s DS15A Project, a regional flood control dam and reservoir project.

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

The District proposes to acquire fee simple title to, and/or permanent and temporary easements in, on, over and across lands required for the DS15A Project.

5. The amount of property needed:

The Property needed consists of rights-of-way over the lands depicted in the parcel map attached to this notice and incorporated herein by reference as Exhibit A; and, such other Property as may be within the dam footprint and flood pools of the reservoir depicted in the preliminary diagram of the District's DS15A project attached hereto and incorporated herein by reference as Exhibit B.

6. The reasons for selecting the proposed location:

The project is generally located at 168<sup>th</sup> Street and Fort Street, along North Branch West Papillion Creek. This location was selected as the best method of providing flood control for West Papillion Creek.

7. Approval required from other agencies:

Approvals from the Nebraska Department of Natural Resources and from the United States Army Corps of Engineers will be required for the DS15A Project.

8. For further information, please contact Lori Laster at (402) 444-6222, or by email at [llaster@papionrd.org](mailto:llaster@papionrd.org).



June 30, 2014

Arthur Logeman  
5701 Old Hwy 8  
Fremont, NE 68025

RE: Papio Dam Site 15A Land Acquisition – Public Hearing

Dear Mr. Logeman:

Enclosed is information related to the scheduled right-of-way acquisition public hearing for the referenced project.

The public hearing is being conducted in order to adhere to Nebraska Statutes for right-of-way acquisition by public entities and is an administrative requirement.

You are welcome to attend the public hearing at the Papio-Missouri River NRD office at 8901 S. 154<sup>th</sup> Street, Omaha NE 68138, at 7:00 p.m. on July 10, 2014, but your attendance is not required.

As always, please feel free to call or email me at any time. I can be reached at (402) 444-6222 or [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

A handwritten signature in black ink, appearing to read "L. Laster", is written over a series of horizontal lines.

Lori Ann Laster, CFM  
Stormwater Management Engineer

CC: John Engel, HDR  
Jack Borgmeyer, Midwest Right of Way  
Steve Grasz, David Newman, Husch Blackwell  
Marlin Petermann, P-MRNRD



June 30, 2014

Melvin Logeman  
54466 307 St.  
Malvern, IA 51551

RE: Papio Dam Site 15A Land Acquisition – Public Hearing

Dear Mr. Logeman:

Enclosed is information related to the scheduled right-of-way acquisition public hearing for the referenced project.

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Sincerely,

A handwritten signature in black ink, appearing to read "Lori Ann Laster", is written over a series of horizontal lines.

Lori Ann Laster, CFM  
Stormwater Management Engineer

CC: John Engel, HDR  
Jack Borgmeyer, Midwest Right of Way  
Steve Grasz, David Newman, Husch Blackwell  
Marlin Petermann, P-MRNRD



June 30, 2014

Allen Logeman  
16028 Lindenwood Circle  
Bennington, NE 68007

RE: Papio Dam Site 15A Land Acquisition – Public Hearing

Dear Mr. Logeman:

Enclosed is information related to the scheduled right-of-way acquisition public hearing for the referenced project.

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Sincerely,

A handwritten signature in black ink, appearing to read "Lori Ann Laster", is written over a large, stylized, scribbled-out signature.

Lori Ann Laster, CFM  
Stormwater Management Engineer

CC: John Engel, HDR  
Jack Borgmeyer, Midwest Right of Way  
Steve Grasz, David Newman, Husch Blackwell  
Marlin Petermann, P-MRNRD



June 30, 2014

Lavern Logeman  
P.O Box 374  
Bancroft, NE 68004

RE: Papio Dam Site 15A Land Acquisition – Public Hearing

Dear Ms. Logeman:

Enclosed is information related to the scheduled right-of-way acquisition public hearing for the referenced project.

The public hearing is being conducted in order to adhere to Nebraska Statutes for right-of-way acquisition by public entities and is an administrative requirement.

You are welcome to attend the public hearing at the Papio-Missouri River NRD office at 8901 S. 154<sup>th</sup> Street, Omaha NE 68138, at 7:00 p.m. on July 10, 2014, but your attendance is not required.

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Sincerely,

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Lori Ann Laster, CFM  
Stormwater Management Engineer

CC: John Engel, HDR  
Jack Borgmeyer, Midwest Right of Way  
Steve Grasz, David Newman, Husch Blackwell  
Marlin Petermann, P-MRNRD





June 30, 2014

Karen Boever  
13220 N. 192nd St.  
Bennington, NE 68007

RE: Papio Dam Site 15A Land Acquisition – Public Hearing

Dear Ms. Boever:

Enclosed is information related to the scheduled right-of-way acquisition public hearing for the referenced project.

The public hearing is being conducted in order to adhere to Nebraska Statutes for right-of-way acquisition by public entities and is an administrative requirement.

You are welcome to attend the public hearing at the Papio-Missouri River NRD office at 8901 S. 154<sup>th</sup> Street, Omaha NE 68138, at 7:00 p.m. on July 10, 2014, but your attendance is not required.

As always, please feel free to call or email me at any time. I can be reached at (402) 444-6222 or [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Ann Laster", with a large, stylized flourish at the end.

Lori Ann Laster, CFM  
Stormwater Management Engineer

CC: John Engel, HDR  
Jack Borgmeyer, Midwest Right of Way  
Steve Grasz, David Newman, Husch Blackwell  
Marlin Petermann, P-MRNRD



June 30, 2014

Marilyn Bonow  
2750 E. Day Dr.  
Fremont, NE 68025

RE: Papio Dam Site 15A Land Acquisition – Public Hearing

Dear Ms. Bonow:

Enclosed is information related to the scheduled right-of-way acquisition public hearing for the referenced project.

The public hearing is being conducted in order to adhere to Nebraska Statutes for right-of-way acquisition by public entities and is an administrative requirement.

You are welcome to attend the public hearing at the Papio-Missouri River NRD office at 8901 S. 154<sup>th</sup> Street, Omaha NE 68138, at 7:00 p.m. on July 10, 2014, but your attendance is not required.

As always, please feel free to call or email me at any time. I can be reached at (402) 444-6222 or [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

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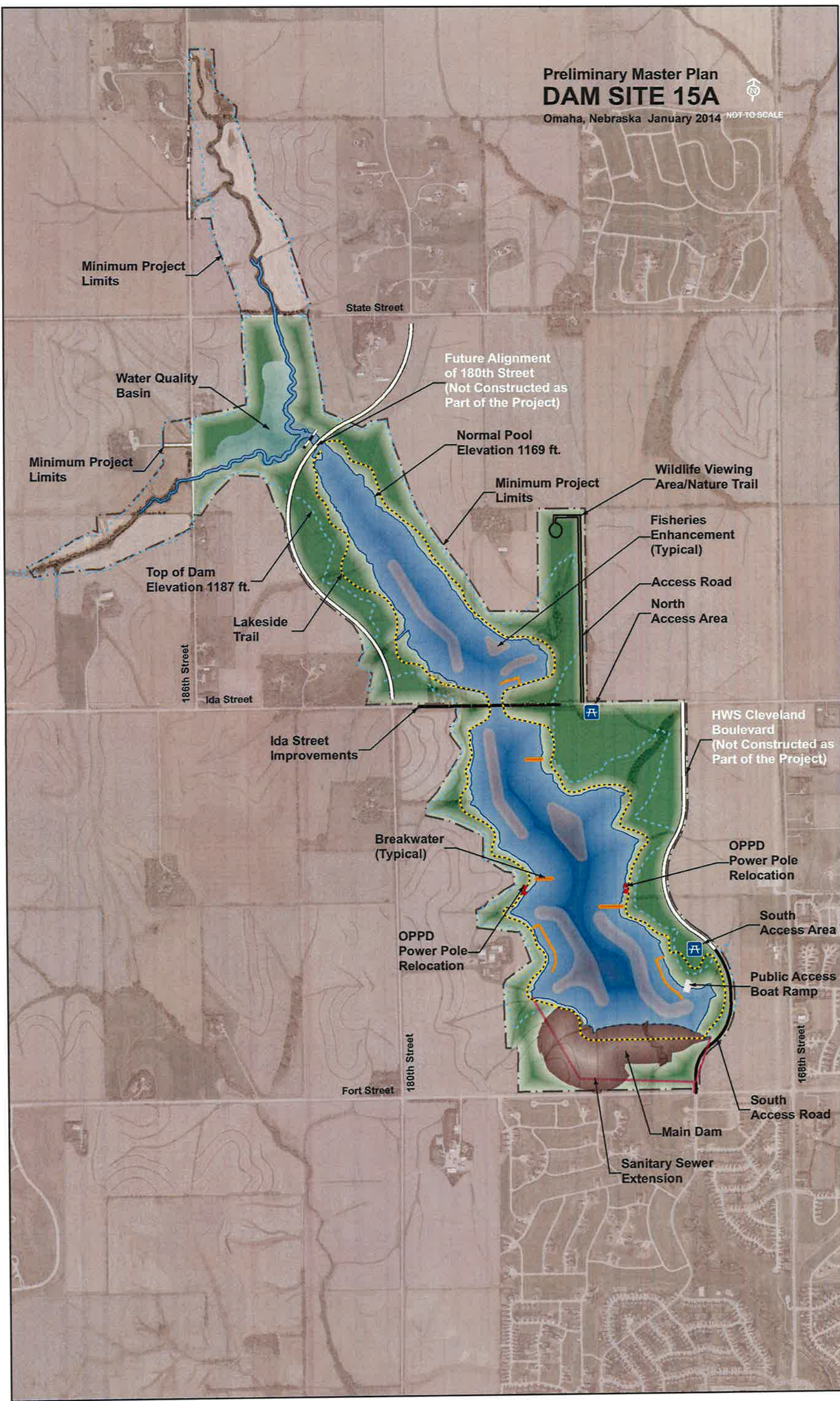
Lori Ann Laster, CFM  
Stormwater Management Engineer

CC: John Engel, HDR  
Jack Borgmeyer, Midwest Right of Way  
Steve Grasz, David Newman, Husch Blackwell  
Marlin Petermann, P-MRNRD



# Preliminary Master Plan DAM SITE 15A

Omaha, Nebraska January 2014 NOT TO SCALE



Minimum Project Limits

State Street

Future Alignment of 180th Street (Not Constructed as Part of the Project)

Water Quality Basin

Normal Pool Elevation 1169 ft.

Minimum Project Limits

Wildlife Viewing Area/Nature Trail

Top of Dam Elevation 1187 ft.

Minimum Project Limits

Fisheries Enhancement (Typical)

186th Street

Lakeside Trail

Ida Street

Access Road North Access Area

Ida Street Improvements

HWS Cleveland Boulevard (Not Constructed as Part of the Project)

Breakwater (Typical)

OPPD Power Pole Relocation

OPPD Power Pole Relocation

South Access Area

Fort Street

180th Street

168th Street

Public Access Boat Ramp

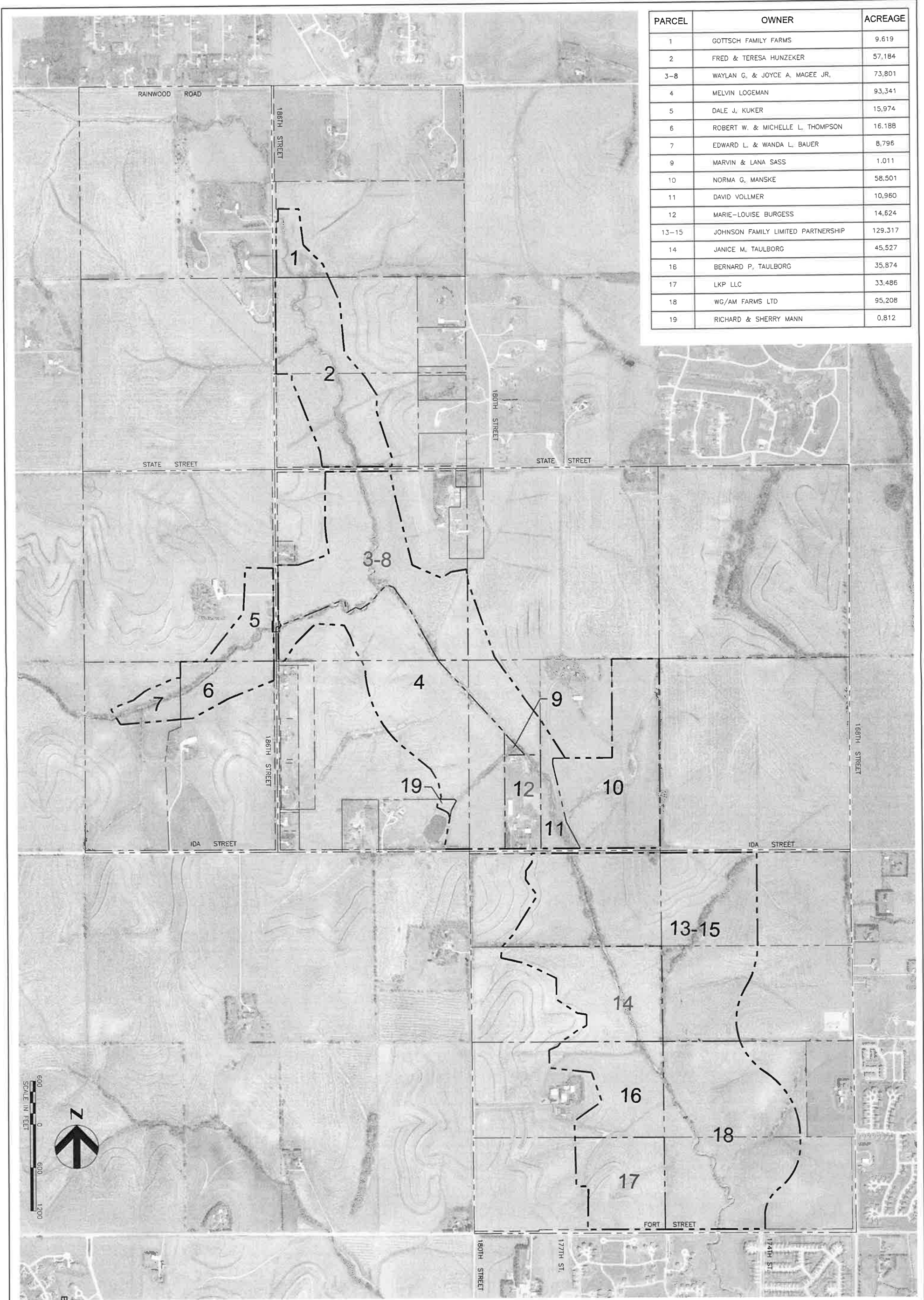
South Access Road

Main Dam

Sanitary Sewer Extension



# Exhibit A



PARCEL	OWNER	ACREAGE
1	GOTTSCH FAMILY FARMS	9.619
2	FRED & TERESA HUNZEKER	57,184
3-8	WAYLAN G. & JOYCE A. MAGEE JR.	73,801
4	MELVIN LOGEMAN	93,341
5	DALE J. KUKER	15,974
6	ROBERT W. & MICHELLE L. THOMPSON	16,188
7	EDWARD L. & WANDA L. BAUER	8,796
9	MARVIN & LANA SASS	1,011
10	NORMA G. MANSKE	58,501
11	DAVID VOLLMER	10,960
12	MARIE-LOUISE BURGESS	14,624
13-15	JOHNSON FAMILY LIMITED PARTNERSHIP	129,317
14	JANICE M. TAULBORG	45,527
16	BERNARD P. TAULBORG	35,874
17	LKP LLC	33,486
18	WG/AM FARMS LTD	95,208
19	RICHARD & SHERRY MANN	0,812

CAD file: <b>BNDY-DAM_SITE_15A.dwg</b> Drawing No. 00G002 00-02			<b>TRACT MAP</b>  DAM SITE 15A DAM & ASSOCIATED IMPROVEMENTS  DOUGLAS COUNTY, NE	Date _____
				Designed _____
				Drawn <u>TRM</u> 1/20/14
				Checked _____
				Approved _____