

## MEMORANDUM

**To:** Programs, Projects, and Operations

**Subject:** Proposed City of Papillion Fire Station at Walnut Creek Lake and Recreation Area (108<sup>th</sup> & Schram Road)

**Date:** January 4, 2007

**From:** Randall C. Lee, Park Superintendent

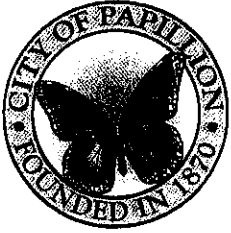
The City of Papillion is requesting that the Papio Missouri River NRD approve its request to build a new Fire Station for the city of Papillion at 108<sup>th</sup> & Schram Road on approximately 2.5 acres of property in the Walnut Creek Lake and Recreation Area now owned & operated by the District. The City of Papillion will take possession of the recreation area on October 1, 2007 and will maintain and operate the facility after that date. The District retained an easement for the Flood Control Dam (Papio Site 21) and all areas within the flood pool area for future maintenance.

The proposed fire station will be situated in an area at the southwest corner of the recreation area that has seen very little use except for foot traffic. This building site is located in an area without any parking lots, playgrounds, or trails at this time. The location is however due south of the Amphitheater project but has several hundred feet of separation between the projects with no line of site between them that would interfere with either operation. Sometime back, the City completed a study that suggested that the City build a new fire station in this vicinity. With the eventual transfer of this property this makes the project ideal for the Papillion's future.

The Papio Site 21 Project was partially funded (65%) by the Nebraska Natural Resources Commission through the Nebraska Resources Development Fund. Therefore approval of this project must be obtained from the Commission. See attached draft letter to DNR Director, Ann Bleed.

The city has an architect on retainer at this time and plans to design immediately and begin construction early this spring.

**Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be and is hereby authorized to execute a lease grant or conveyance to the City of Papillion of such rights as may be necessary to enable the City to construct, operate and maintain a City Fire Station on a portion of the Papio Dam Site 21 Project (Walnut Creek Lake and Recreation Area), subject to the General Manager's approval of the plans and specifications for such facility and the Nebraska Natural Resources Commission approval of such lease, grant or conveyance.**



CITY OF PAPIILLION

James E. Blinn, Mayor

Dan Hoins, City Administrator

122 East Third Street  
Papillion, Nebraska 68046  
Phone 402-597-2029  
Fax 402-339-0670  
E-mail dhoins@monarch.papillion.ne.us

January 2, 2007

JAN - 4 2007

Mr. John Winkler  
General Manager  
Papio-Missouri River Natural Resources District  
8901 South 154th Street  
Omaha, NE 68138-3621

RE: Papillion Fire Station #2

Dear Mr. Winkler:

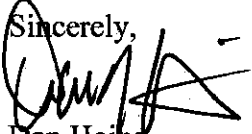
In order to meet the growing demands of the Papillion Fire Department, the City of Papillion and the Papillion Rural Fire District Board are proposing the construction of a fire station on land currently owned by the Papio-Missouri River Natural Resources District (P-MRNRD). The ideal location for the station is on the southwest corner of the Walnut Creek Lake and Recreation Area property (see maps and legal description on following pages).

The entire Walnut Creek Lake and Recreation Area is scheduled to be turned over to the City of Papillion in October, 2007. We are asking the P-MRNRD Board for permission and approval to begin construction of the fire station prior to that time.

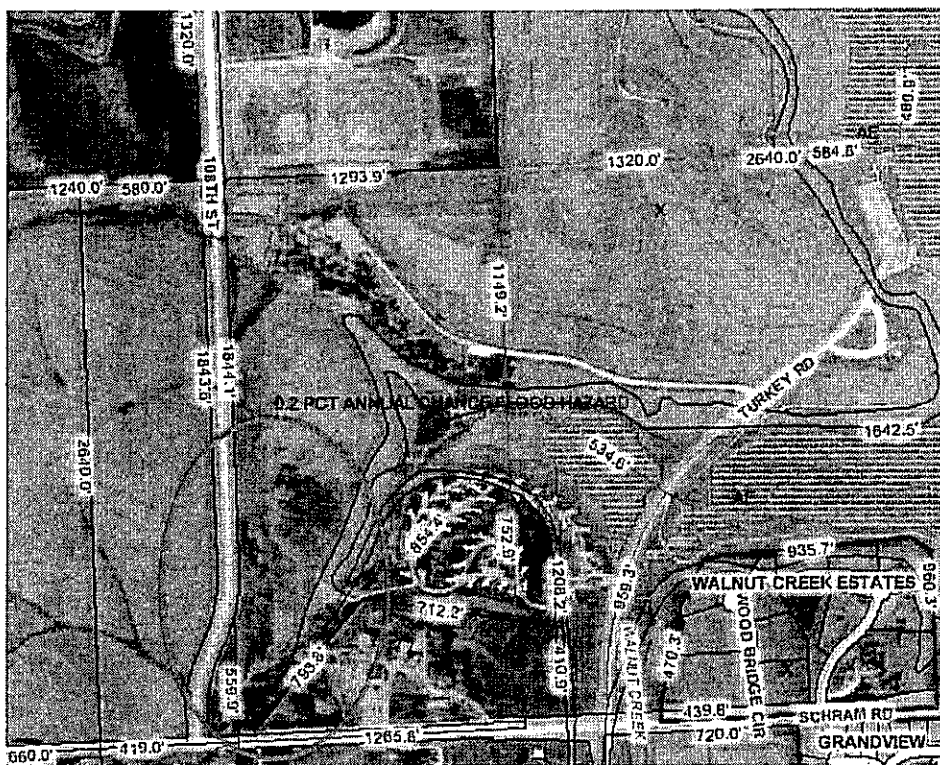
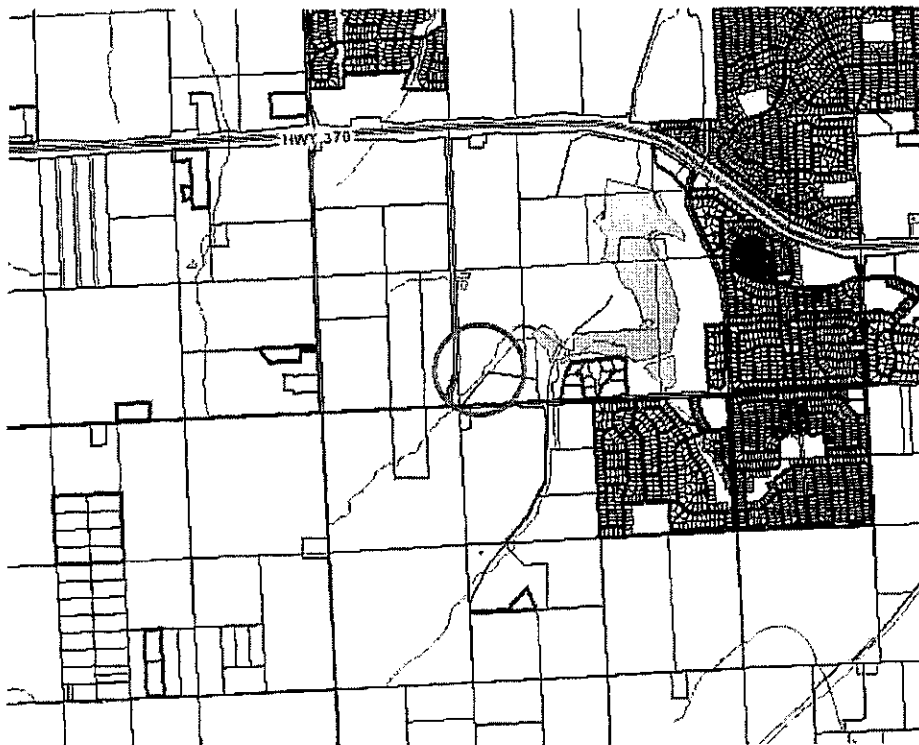
The station is expected to be about 13,000 square feet in size with three or four apparatus bay doors. The building construction is undetermined at this time but will meet or exceed all design standards of the City. We are expecting to staff the station with four career firefighters, supplemented with volunteer firefighters. This will allow us to respond to emergencies in the area with a fire engine as a first-out truck, followed by whatever equipment and trucks are necessary for the call.

If you have any questions about this project, or seek further information, please contact me at 597-2032.

Sincerely,

  
Dan Hoins  
City Administrator

Proposed Fire Station #2  
 108<sup>th</sup> St., north of Schram Rd.  
 Papillion Fire Department

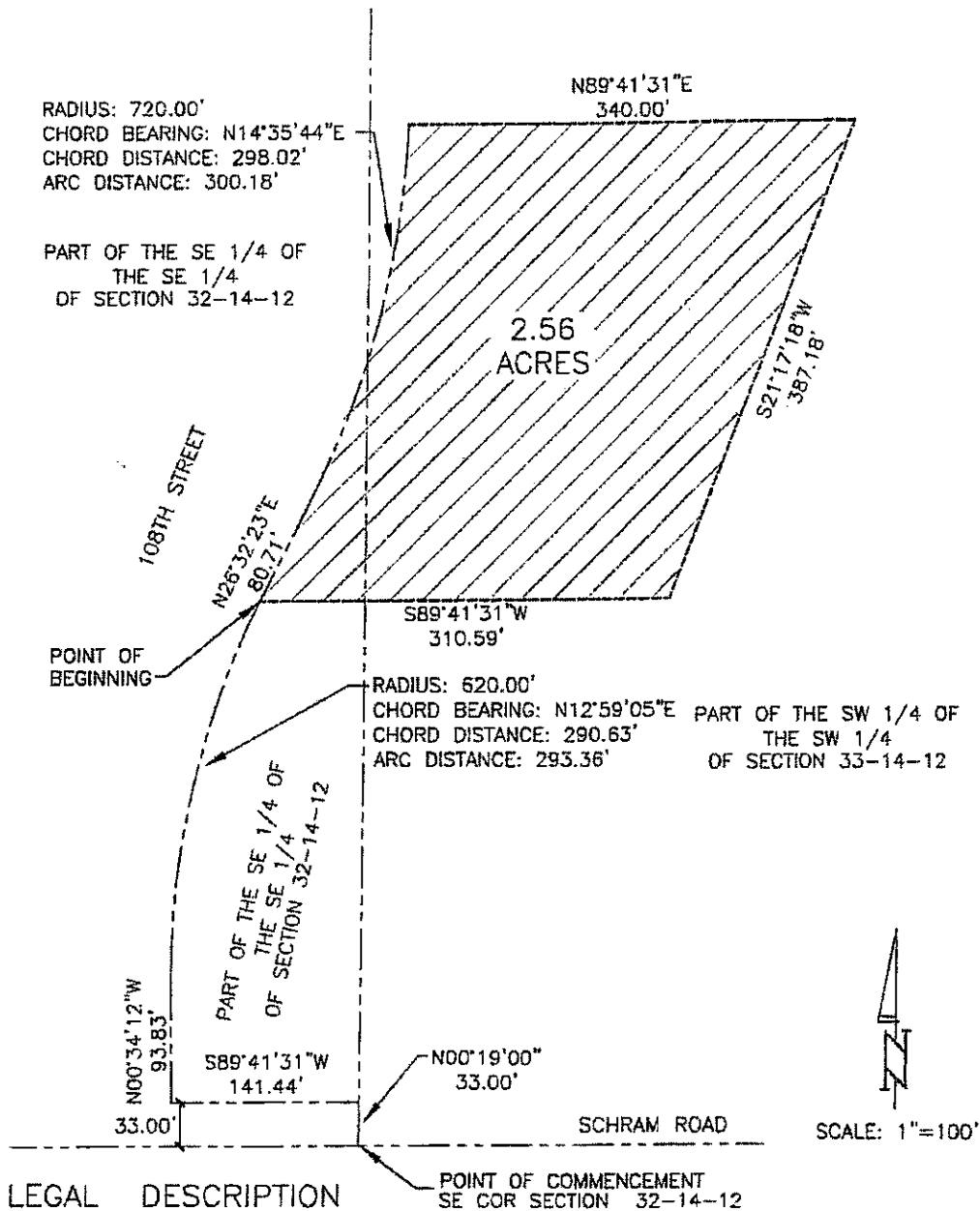


Papillion Fire Department Station #2  
108th and Schram Rd.



*Disclaimer:* This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

**Map Scale**  
1 inch = 162 feet



**LEGAL DESCRIPTION**

PART OF THE SE ¼ OF THE SE ¼ OF SECTION 32, TOGETHER WITH PART OF THE SW ¼ OF THE SW ¼ OF SECTION 33, ALL IN T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE N00°19'00"E (ASSUMED BEARING) 33.00 FEET ON THE EAST LINE OF SAID SECTION 32 TO THE NORTH LINE OF SCHRAM ROAD; THENCE S89°41'31"W 141.44 FEET ON THE NORTH LINE OF SCHRAM ROAD AND ON A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32 TO THE EAST LINE OF 108th STREET; THENCE NORTHEASTERLY ON THE EAST LINES OF 108th STREET ON THE FOLLOWING DESCRIBED 4 COURSES; THENCE N00°34'12"W 93.83 FEET; THENCE NORTHEASTERLY ON A 620.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N12°59'05"E, CHORD DISTANCE 290.63 FEET, AN ARC DISTANCE OF 293.36 FEET TO THE POINT OF BEGINNING; THENCE N26°32'23"E 80.71 FEET; THENCE NORTHEASTERLY ON A 720.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N14°35'44"E, CHORD DISTANCE 298.02 FEET, AN ARC DISTANCE OF 300.18 FEET; THENCE N89°41'31"E 340.00 FEET ON A NON-TANGENT LINE; THENCE S21°17'18"W 387.18 FEET; THENCE S89°41'31"W 310.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.56 ACRES MORE OR LESS.

**DRAFT**

January 12, 2007

Ann Bleed, Director  
Nebraska Dept. of Natural Resources  
301 Centennial Mall South 4<sup>th</sup> Floor  
P.O. Box 94676  
Lincoln, Nebraska 68509-4676

Re: Request from City of Papillion to Build a New Fire Station at Papio Site 21 Project (Walnut Creek Lake and Recreation Area)

Dear Director Bleed,

The Papio-Missouri River NRD hereby requests that the Nebraska Natural Resources Commission approve a request by the City of Papillion to build a new Fire Station near the intersection of 108<sup>th</sup> and Schram Road at the southwest corner of the Walnut Creek Lake and Recreation Area (Papio Site 21 Project. See the attached January 2, 2006 letter received from City Administrator, Dan Hoins.

The Commission provided funding for this flood control / recreation project through the Nebraska Resources Development Fund (NRDF Contract No. 51 for the Papio Site 21 Project). The funding contract requires that the proposed project be approved by the Commission. The P-MRNRD Board approved the following resolution on January 11, 2007.

**Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be and is hereby authorized to execute a lease grant or conveyance to the City of Papillion of such rights as may be necessary to enable the City to construct, operate and maintain a City Fire Station on a portion of the Papio Dam Site 21 Project (Walnut Creek Lake and Recreation Area), subject to the General Manager's approval of the plans and specifications for such facility and the Nebraska Natural Resources Commission approval of such lease, grant or conveyance.**

The District has operated and maintained the Recreation Area since it's opening in March of 1999. However, a long standing agreement dating back to 1991 envisioned the City of Papillion eventually assuming responsibility for the project after substantial urban development occurred within the watershed. The District has a signed agreement with the City of Papillion to turn over maintenance responsibilities to them on October 1, 2007. The Interlocal Agreement between the District and the City of Papillion allows for a smooth transition on that date.

**DRAFT**

# DRAFT

The site for the proposed Fire Station is in an area that see's very little public use due to its location and limited access to parking areas. At this time no trails, picnic areas, or playgrounds would be interfered with. This area at this time is planted to a mix of grasses mostly cool season species.

The City of Papillion completed a study and decided that this location was right for a new Fire Station. Papillion has experienced growth and urban development to the south and southwest parts of the city which is what has brought this request. With the urban development, a new high school just North of the park, and a new sewer line that now has opened up the rest of the watershed for development the need is urgent to build this new Fire Station.

In summary, the district respectfully request that the Nebraska Natural Resources Commission approve this request by the City of Papillion to build a new Fire Station within the boundaries of Papio Site #21 (Walnut Creek Lake and Recreation Area)

If you have any questions, please call me or Assistant Manager Marlin Petermann.

Optimistically,

John Winkler  
General Manager, P-MRNRD

Enclosures:

CC: Marlin Petermann and Randall C. Lee P-MRNRD  
Dan Hoins, City of Papillion

11107 JW:RL:pb file 275

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