Public Hearing
On
Proposed Right-of-Way Acquisition
Papio Creek Watershed Structure
S-27, S-31 and S-32 Rehabilitation Project
Papio-Missouri River Natural Resources District
December 14, 2006
8:00 p.m.

AGENDA

1. Hearing Called to Order – Chairperson Jim Thompson
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 – Paul Peters
5. Identification of Exhibits
6. Explanation of the Purpose and Scope of the Project – Martin Cleveland
7. Receive Testimony and Statements
8. Reception of Exhibits
9. Hearing Adjournment

96306 MC:pb File: 502 (Sites S-27, S-31 and S-32)

Papio-Missouri River Natural Resources District
Notice of Proposed Acquisitions and Notice of Public Hearing
Papio Creek Watershed Structures S-27, S-31 and S-32 Rehabilitation Project

NOTICE

The Papio-Missouri River Natural Resources District (hereinafter referred to as "the District") proposes to acquire certain easements (hereinafter referred to collectively as "the Easements") in, on, over and across certain tract(s) of real estate in Sarpy County, Nebraska (hereinafter referred to collectively as "the Property"), legally described in the legal descriptions attached to this Notice and incorporated herein by reference, which you own or in which you may have a right or interest.

1. The Easements proposed to be acquired and the compensation to be given for the Easements:

   The Easements will permanently permit the District to construct, operate and maintain modified and rehabilitated Papio Creek Watershed Structures S-27, S-31 and S-32 (hereinafter referred to as "the Projects"). The compensation to be offered for the Easements will be the monetary damages, as appraised by licensed real estate appraisers, generally consisting of the difference between the fair market value of the Property before and after the acquisition of the Easements.

2. The authority for the acquisition:

   The District's authority for the proposed acquisitions is contained in Nebraska Revised Statutes, Sections 2-3229, et.seq.

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

   The Easements proposed to be acquired will be used for the modification and rehabilitation of the Projects.

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

   The District proposes to acquire temporary and permanent easements in, on, over and across the Property, including the land upon which the Projects will be constructed, operated, and maintained.

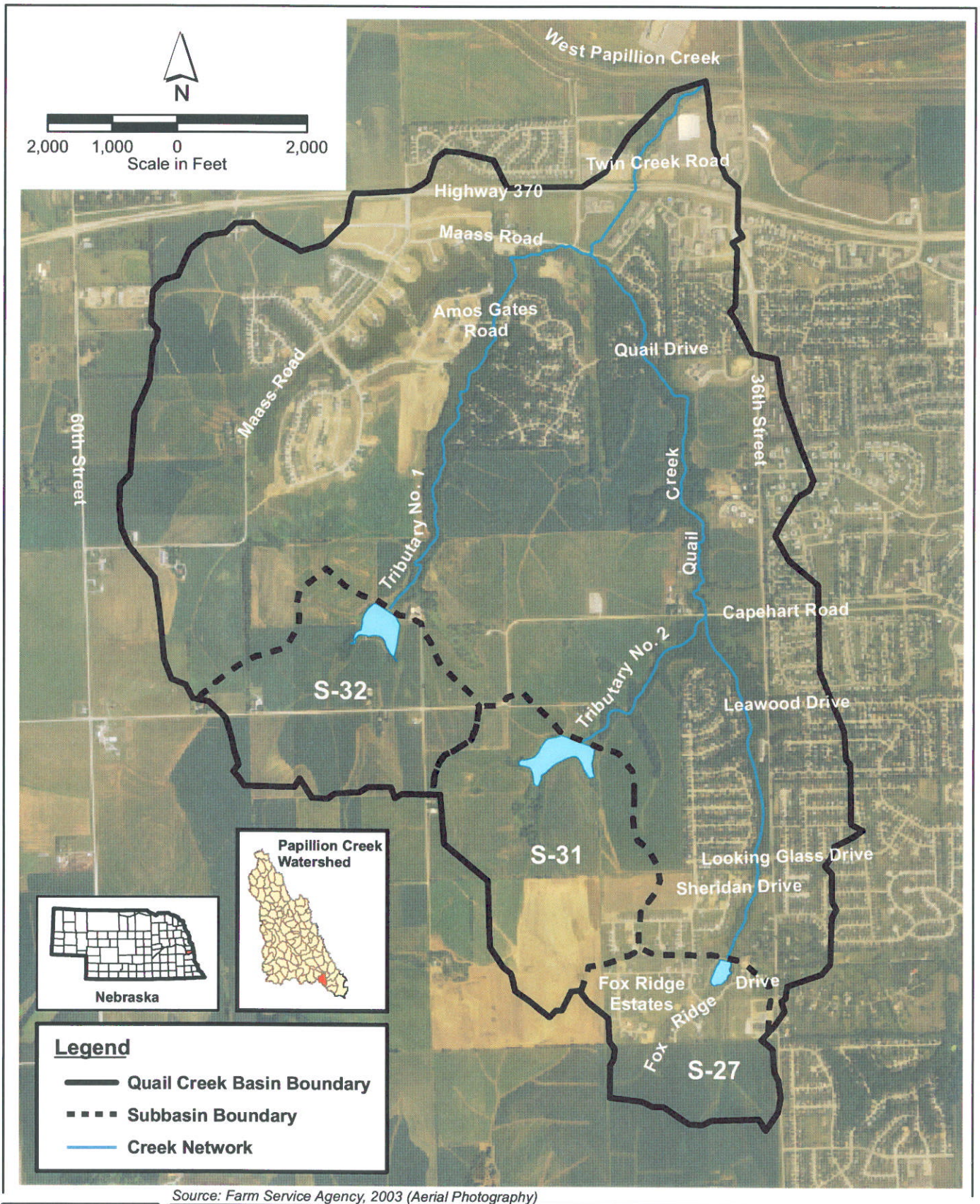
5. The amount of property needed: The acreage amounts, set out in the legal description(s) attached to this Notice and incorporated herein by reference, are required for the Projects.

6. The reasons for selecting the proposed location:

   Structure improvements comprising the Projects must be located proximate to the existing structures that are being modified and rehabilitated. A map showing the Property and the location of the Projects is attached hereto and incorporated herein by reference.

7. Approval required from other agencies:

   None.



Source: Farm Service Agency, 2003 (Aerial Photography)

Z:\Projects\NRCS\9310_Watershed_Rehab\map_docs\arcmap\Project_Map_S-1.mxd

HDR

Project Map
Quail Creek Basin

Papio Creek Watershed Structures S-27, S-31, and S-32
NRCS Watershed Rehabilitation Program

DATE
July 2005

EXHIBIT
S-1

LAND RIGHTS MAP

Date
Designed JWC
Drawn RDO
Checked PCS
Approved

LAND RIGHTS ACQUISITION MAP
GRADE STABILIZATION STRUCTURE
STRUCTURE S-27 REHABILITATION
PAPILLION CREEK WATERSHED
SARPY COUNTY, NEBRASKA

HDR
HDR Engineering, Inc.

PAPIO-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT
OMAHA, NE

File No.
Drawing No.
Sheet 1 of 2

TRACT NO.	LANDOWNER	ESTIMATED ACRES							SARPY COUNTY PARCEL NO.
		PERMANENT EASEMENT				TEMPORARY EASEMENT		TOTAL ADDITIONAL ACRES	
		REQUIRED	EXISTING	ADDITIONAL	RIGHTS ASSUMED NEEDED	REQUIRED	RIGHTS ASSUMED NEEDED		
1	Outlot A Heartland Hills (SID 197)	0.93 Ac.	0.59 Ac.	0.34 Ac.	a–j,l,m	0.55 Ac.	a,b,c,f & h	0.89 Ac.	011339675
2	Raymond W. Fornoff	1.21 Ac.	0.56 Ac.	0.65 Ac.	a–j,m	0.51 Ac.	a,b,c,f & h	1.16 Ac.	011216085
3	Outlot A Fox Ridge Estates (SID 177)	6.54 Ac. ①	6.54 Ac. ②	0.00 Ac.	a–i,k–m	N/A ①		0.00 Ac.	011304006
4	James M. And Melinda L. Winterschied	0.02 Ac.	0.00 Ac.	0.02 Ac.	c–i,m	0.04 Ac.	a,b,c,f & h	0.06 Ac.	011303468
5	Dennis And Kathleen Hynes	0.06 Ac. ③	0.06 Ac.	0.00 Ac.	l,m	0.06 Ac.	a,b,c,f & h	0.06 Ac.	011303972
6	Outlot B Fox Ridge Estates (SID 177)	0.10 Ac.	0.00 Ac.	0.10 Ac.	l	0.00 Ac. ①		0.10 Ac.	011304014
7	Paul R. And Karen N. Nowak	0.03 Ac.	0.00 Ac.	0.03 Ac.	l	0.00 Ac.		0.03 Ac.	011303530
8									
9									
10									
11									
	TOTAL	8.89 Ac.	7.75 Ac.	1.14 Ac.		1.16 Ac.		2.30 Ac.	

INDEX
a) PARKING
b) INVESTIGATION
c) SURVEY
d) CLEARING
e) BORROW
f) CONST. OPERATION
g) INSPECTION
h) ESTAB. OF VEG.
i) DAM AND SPILLWAY
j) SPILLWAY FLOWAGE
k) PERM. FLOODING
l) TEMP. FLOODING
m) OPERATION AND MAINT.

BASED ON AVAILABLE FIELD INFORMATION AND PRESENT DESIGN CRITERIA, THIS TOPOGRAPHIC MAP REPRESENTS THE APPROXIMATE RIGHTS REQUIRED FOR CONSTRUCTION AND IS TO BE USED ONLY AS A TOOL IN SECURING THESE RIGHTS.

NOTE: Apparent/assumed property lines are based on aerial photography and/or surveyed fence alignments.

NOTE: The Conservation Pool boundry is approximate and may differ from what is drawn. 2.6 acres is the area of the Conservation Pool reported on the drawings dated May 2006.

NOTE: R.O.W. area includes the area between the Conservation Pool (elevation 1121.5) and the Auxiliary Spillway Crest plus 1–Foot (elevation 1127.0), Spillway flowage area and construction/parking area.

UTILITIES AND ROADS
City of Bellevue Street R.O.W.
City of Bellevue Sanitary Sewer Easement
City of Bellevue Storm Sewer Easement

The acquiring sponsoring agency will determine the type and location of utilities affected by the project by notifying the Nebraska One Call System.

① Required area lies within the boundaries of the existing easement The existing easement description includes construction activities

② Total area of Outlot in Fox Ridge Estates

③ Includes entire Existing Easement.

THE ACQUIRING SPONSORING AGENCY WILL DETERMINE ROUTES OF INGRESS AND EGRESS REQUIRED FOR INSTALLATION AND MAINTENANCE AND ACQUIRE THE NECESSARY RIGHTS FOR SUCH ROUTES.

Date

Designed

Drawn

Checked

Approved

LAND RIGHTS ACQUISITION SUMMARY TABLE
GRADE STABILIZATION STRUCTURE
STRUCTURE S-27 REHABILITATION
PAPILLION CREEK WATERSHED
SARPY COUNTY, NEBRASKA

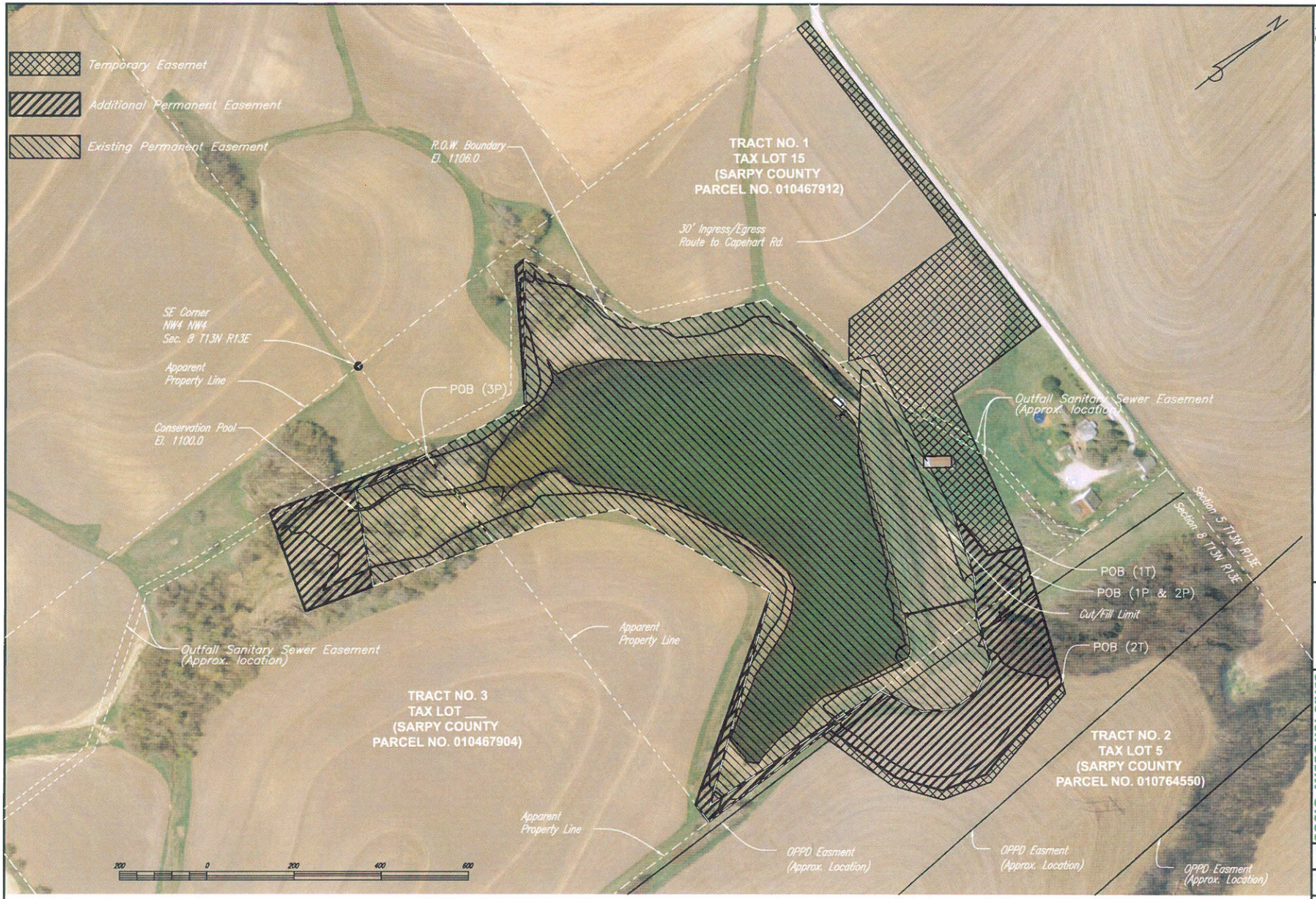
HDR Engineering, Inc.

PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT
OMAHA, NE

File No.

Drawing No.

Sheet 2 of 2



LAND RIGHTS MAP

Date

Designed JWC

Drawn RDO

Checked PCS

Approved

LAND RIGHTS ACQUISITION MAP
GRADE STABILIZATION STRUCTURE
STRUCTURE S-31 REHABILITATION
PAPILLION CREEK WATERSHED
SARPY COUNTY, NEBRASKA

HDR

PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT
OMAHA, NE

File No.

Drawing No.

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1 of 2

TRACT NO.	LANDOWNER	ESTIMATED ACRES							SARPY COUNTY PARCEL NO.
		PERMANENT EASEMENT, DAM & AUXILIARY SPILLWAYS				TEMPORARY CONSTRUCTION EASEMENT		TOTAL ADDITIONAL ACRES	
		REQUIRED	EXISTING	ADDITIONAL	RIGHTS ASSUMED NEEDED	REQUIRED	RIGHTS ASSUMED NEEDED		
1	Mary P. Moore	16.57 AC.	15.82 AC.	0.75 AC.	a–m	3.64 AC.	a,b,c,f & h	4.39 AC.	010467912
2	Greater Omaha Investment Co.	3.04 AC.	0.65 AC.	2.39 AC.	a–j, l, m	0.32 AC.	a,b,c,f & h	2.71 AC.	010764550
3	Darlene B. Miller	2.34 AC.	1.26 AC.	1.08 AC.	k,l,m	0.00 AC.	none	1.08 AC.	010467904
4									
5									
6									
7									
8									
9									
10									
	TOTAL	21.95 AC.	17.73 AC.	4.22 AC.		3.96 AC.		8.18 AC.	

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UTILITIES AND ROADS
Omaha Public Power District
Sarpy County ROW
Outfall Sewer Easement

The acquiring sponsoring agency will determine the type and location of utilities affected by the project by notifying the Nebraska One Call System.

THE ACQUIRING SPONSORING AGENCY WILL DETERMINE ROUTES OF INGRESS AND EGRESS REQUIRED FOR INSTALLATION AND MAINTENANCE AND ACQUIRE THE NECESSARY RIGHTS FOR SUCH ROUTES.

NOTE: Apparent/assumed property lines are based on Sarpy County GIS parcel data.

NOTE: The Conservation Pool boundry is approximate and may differ from what is drawn. 9.0 acres is the area of the Conservation Pool reported on the drawings dated May 2006.

NOTE: R.O.W. area includes the area between the Conservation Pool (elevation 1100.5) and the Auxiliary Spillway Crest Elevation plus 1–foot (1106.0), Spillway flowage area and construction/parking area.

Date
Designed
Drawn
Checked
Approved

LAND RIGHTS ACQUISITION SUMMARY TABLE
GRADE STABILIZATION STRUCTURE
STRUCTURE S-31 REHABILITATION
PAPILLION CREEK WATERSHED
SARPY COUNTY, NEBRASKA

HDR Engineering, Inc.

PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT
OMAHA, NE

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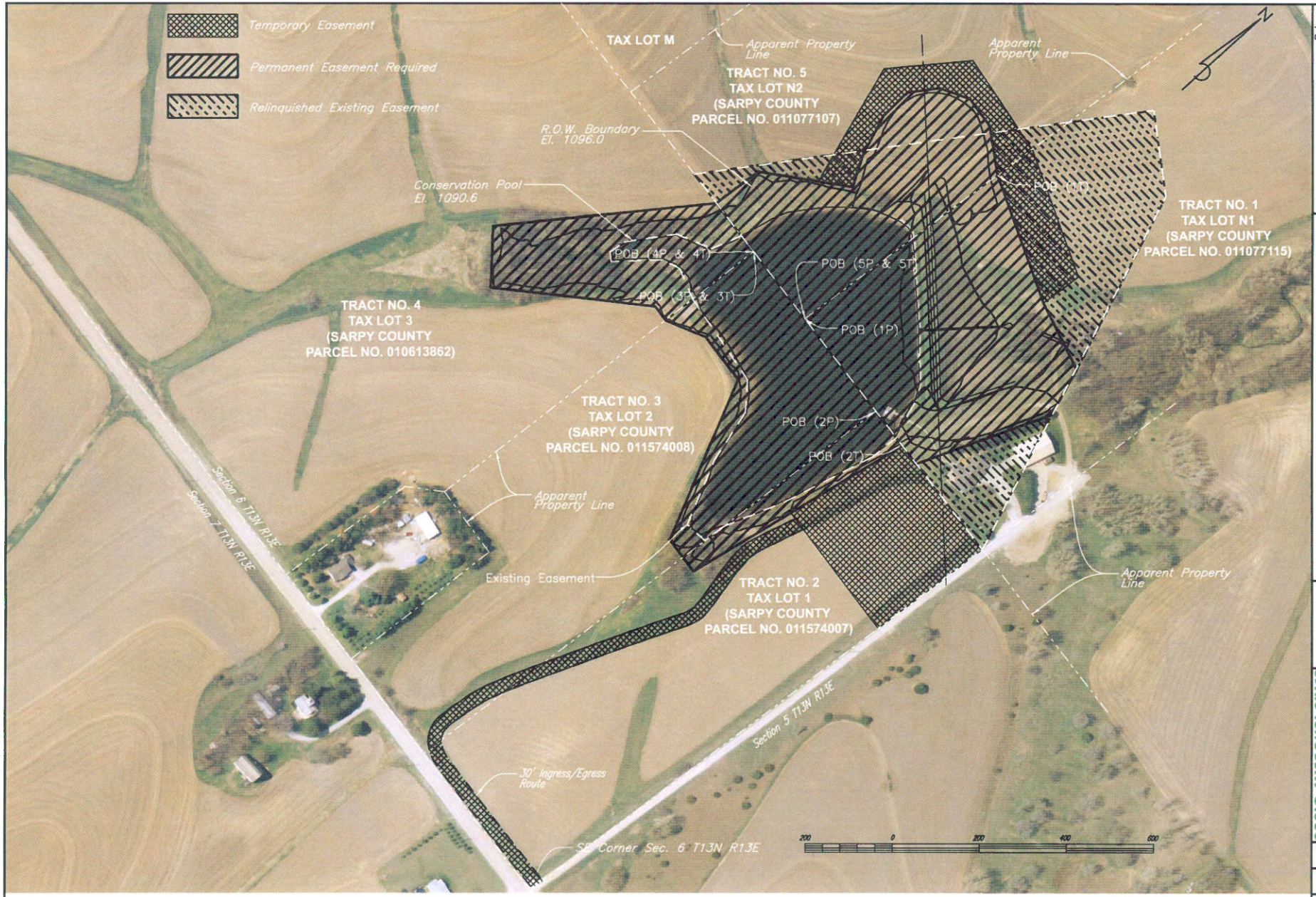

LAND RIGHTS MAP

Date

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Drawn RDO

Checked PCS

Approved

LAND RIGHTS ACQUISITION MAP
GRADE STABILIZATION STRUCTURE
STRUCTURE S-32 REHABILITATION
PAPILLION CREEK WATERSHED
SARPY COUNTY, NEBRASKA

HDR Engineering, Inc.

PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT
OMAHA, NE

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TRACT NO.	LANDOWNER	ESTIMATED ACRES							SARPY COUNTY PARCEL NO.
		PERMANENT EASEMENT, DAM & AUXILIARY SPILLWAYS				TEMPORARY CONSTRUCTION EASEMENT		TOTAL ADDITIONAL ACRES	
		REQUIRED	EXISTING	ADDITIONAL	RIGHTS ASSUMED NEEDED	REQUIRED	RIGHTS ASSUMED NEEDED		
1	Norma J. Kuhlman Revocable Trust Kenneth W. Kuhlman Revocable Trust	5.20 Ac.	9.12 Ac.	0.00 Ac.	a–m	0.68 Ac.	a–c, f–h	0.68 Ac.	011077115
2	Mark Dietz and Elizabeth Dietz	0.89 Ac.	0.49 Ac.	0.40 Ac.	a–c, f–h, k–m	2.95 Ac.	a–c, f–h	3.35 Ac.	011574007
3	Scott Dobbs and Judith Dobbs	3.41 Ac.	2.93 Ac.	0.48 Ac.	k–m	0.19 Ac.	f–h	0.67 Ac.	011574008
4	Patricia J. Moore	2.43 Ac.	0.49 Ac.	1.94 Ac.	k–m	0.00 Ac.	none	1.94 Ac.	010613862
5	Donald C. Dittus	3.58 Ac.	3.61 Ac.	0.00 Ac.	a–c, f–h, k–m	0.97 Ac.	a–c, f–h	0.97 Ac.	011077107
	TOTAL	15.51 Ac.	16.64 Ac.	2.82 Ac.		4.79 Ac.		7.61 Ac.	

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UTILITIES AND ROADS
Sarpy County R.O.W.

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NOTE: Apparent/assumed property lines are based on Sarpy County GIS parcel data.

NOTE: The Conservation Pool boundry is approximate and may differ from what is drawn. 6.9 acres is the area of the Conservation Pool reported on the drawings dated May 2006.

NOTE: R.O.W. area includes the area between the Conservation Pool (elevation 1090.6) and the R.O.W. Boundry (elevation 1096.0), Spillway flowage area and construction/parking area.

Date

Designed

Drawn

Checked

Approved

LAND RIGHTS ACQUISITION SUMMARY TABLE
GRADE STABILIZATION STRUCTURE
STRUCTURE S-32 REHABILITATION
PAPILLION CREEK WATERSHED
SARPY COUNTY, NEBRASKA

HDR
HDR Engineering, Inc.

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OMAHA, NE

File No.

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