

Agenda Item: 7.

**PAPIO-MISSOURI RIVER  
NATURAL  
RESOURCES  
DISTRICT**



**Papio-Missouri River  
Natural Resources District  
Public Hearing  
on Mo-Pac Trail Project**

8901 S. 154TH ST.  
OMAHA, NE 68138-3621  
(402) 444-6222  
FAX (402) 895-6543  
[www.papionrd.org](http://www.papionrd.org)

**January 12, 2006  
(as a part of the Board of Directors Meeting)**

**AGENDA**

1. Hearing Called to Order -- Chairperson
2. Appointment of Hearing Officer -- Steve Oltmans
3. Evidence of Proof of Publication of Hearing Notice -- Steve Oltmans
4. Explanation of the Purpose of the Hearing -- Paul Peters
5. Identification of Exhibits -- Steve Oltmans
6. Explanation of the Purpose and Scope of the Project -- Marlin Petermann
7. Receive Testimony and Statements
8. Reception of Exhibits
9. Hearing Adjournment

PAPIO-MISSOURI RIVER  
NATURAL  
RESOURCES  
DISTRICT



8901 S. 154<sup>TH</sup> ST.  
OMAHA, NE 68138-3624  
402-444-6222  
FAX 402-898-6843  
www.papionrd.org

December 19, 2005

CERTIFIED MAIL

Re: Mopac Trail (Highway 50 to Lied Bridge) Project Public Hearing

Dear Sir/Madam:

This letter and the enclosed information are to inform you of a project public hearing scheduled for Thursday, January 12, 2006 at 8:00 p.m. at the NRD Headquarters at 8901 South 154<sup>th</sup> Street, Omaha, Nebraska. The project consists of the construction of a public recreation trail on the south side of Nebraska Highway 31 between Highway 50 and the Lied Platte River Bridge.

Within the next 60 days, you should be contacted by the following District consultants regarding the NRD's project and the associated land acquisition.

Property Appraisals: Ag One Appraisal Services  
Ken Beckstrom  
15429 Hamilton Street  
Omaha, Nebraska 68154  
402-493-8897

Land Acquisition: Midwest Right-of-Way Services  
Jack Borgmeyer  
13425 A Street  
Omaha, Nebraska 68144  
402-955-2900

If you have any questions, please contact Gerry Bowen, Mopac Trail Project Manager at 402-444-6222.

Optimistically,

Steven G. Oltmans  
General Manager

cc: Jack Borgmeyer, Midwest Right-of-Way Services  
Ken Beckstrom, Ag One Appraisal Services

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Papio-Missouri River Natural Resources District Board of Directors  
David Cooley • John Cooley • Richard Campbell • Tim Loeck • Melissa Handman  
Kurt Johnson • Joseph Neary • Barbara Nichols • Peter Rubin • Robert Teske • Jan Thompson  
Steven G. Oltmans, General Manager

## **NOTICE OF PUBLIC HEARING**

Please take notice that on January 12, 2006, at 8:00 p.m., the Board of Directors of the Papio-Missouri River Natural Resources District will hold a public hearing on the Mopac Trail Project which is located on the south side of Nebraska Highway 31 between Nebraska Highway 50 and the Lied Platte River Bridge, 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.

Papio-Missouri River Natural Resources District

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

**MOPAC TRAIL PROJECT**  
(Highway 50 to the Lied Platte River Bridge)

The Papio-Missouri River Natural Resources District (hereinafter referred to as "the District") proposes to acquire certain tract(s) of real estate in Sections 18, 17, 16, and 15, Township 12 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, which you own or in which you may have a right or interest (such tracts hereinafter referred to collectively as "the Property", whether one tract or more).

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

The compensation to be offered for the Property will be the damages as appraised by licensed real estate appraisers, generally consisting of the fair market value of the Property, or the fair market value of the interest in or portion of the Property acquired plus any difference between the fair market value of the remainder of the Property before and after the acquisition.

2. The authority for the acquisition:

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

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

The property proposed to be acquired will be used for the construction, operation, and maintenance of the Mopac Trail Project.

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

The District proposes to acquire fee simple title to certain lands required for the project, including the land upon which the Project's improvements will be constructed, operated and maintained; and proposes to acquire temporary and permanent easements over adjacent lands as required for the Project.

5. The amount of property needed:

The square footage amounts, set out in the legal descriptions attached to this notice and incorporated herein by reference, are required for the Project.

6. The reasons for selecting the proposed location or route:

The Project will follow the south side of Nebraska Highway 31 which the most direct route and/or transportation corridor to connect the existing Mopac Trail segment from Springfield with the Existing trail and bridge across the Platte River. A map of the proposed route for the trail is attached hereto and incorporated herein by reference.

7. Approval required from other agencies:

None.

December 19, 2005

Mopac Trail (Hwy 50 to Lied Bridge)  
Parcel Summary

Owner	Parcel #	Type of Instrument	Parcel Size (sq.ft.)		
			Acquisition	Perm. Easement	Temp. Easement
Albert M. Heisner, Jr.	HE-A	Perm. Easement		1,437	
	HE-B	Perm. Easement		418	
	HE-C	Temp. Easement			3,175
	HE-D	Temp. Easement			991
Nebco, Inc.	NE-A	Acquisition	1,995		
	NE-B	Perm. Easement		1,500	
	NE-C	Perm. Easement		898	
	NE-D	Temp. Easement			9,509
Lanny E. Smith Linda L. Smith	SM-A	Acquisition	5,647		
	SM-B	Perm. Easement		2,569	
	SM-C	Temp. Easement			1,375
	SM-D	Temp. Easement			5,341
Frank Citta	CI-A	Acquisition	55,209		
	CI-B	Perm. Easement		4,563	
	CI-C	Perm. Easement		2,564	
	CI-D	Perm. Easement		900	
	CI-E	Perm. Easement		5,450	
	CI-F	Perm. Easement		1,816	
	CI-G	Perm. Easement		3,204	
	CI-H	Perm. Easement		751	
	CI-I	Temp. Easement			9,931
	CI-J	Temp. Easement			4,646
	CI-K	Temp. Easement			42,351
	CI-L	Temp. Easement			256
Patrick J. Kennedy Elsbeth Kennedy	PK-A	Acquisition	30,761		
	PK-B	Perm. Easement		593	
	PK-C	Perm. Easement		1,165	
	PK-D	Temp. Easement			19,129
	PK-E	Temp. Easement			19,962

December 19, 2005

Mopac Trail (Hwy 50 to Lied Bridge)  
Parcel Summary

Owner	Parcel #	Type of Instrument	Parcel Size (sq.ft.)		
			Acquisition	Perm. Easement	Temp. Easement
Francis T. Kennedy, Sr.	FK-A	Acquisition	17,166		
	FK-B	Acquisition	20,514		
	FK-C	Perm. Easement		3,935	
	FK-D	Perm. Easement		2,400	
	FK-E	Perm. Easement		1,201	
	FK-F	Acquisition	631		
	FK-G	Acquisition	625		
	FK-H	Acquisition	2,870		
	FK-I	Temp. Easement			22,245
	FK-J	Temp. Easement			21,159
Russell G. Hans	HA-A	Acquisition	62,263		
	HA-B	Perm. Easement		9,309	
	HA-C	Perm. Easement		1,195	
	HA-D	Temp. Easement			30,251
James Kantor	KA-A	Perm. Easement		1,324	
Patricia Kantor	KA_B	Temp. Easement			4,463
Richard C. Lehan Suzanne K. Lehan	LE-A	Perm. Easement		1,359	
	LE-B	Temp. Easement			1,804
	LE-C	Temp. Easement			2,210
Sarpy R&R Company	SA-A	Perm. Easement		674	
	SA-B	Temp. Easement			5,619
Terry L. Miller Patricia I. Miller	MI-A	Acquisition	4,102		
	MI-B	Acquisition	4,536		
	MI-C	Temp. Easement			2,658
	MI-D	Temp. Easement			7,327
Board of Education Lands and Funds	ED-A	Acquisition	2,038		
	ED-B	Acquisition	17,261		
	ED-C	Perm. Easement		4,327	
	ED-D	Perm. Easement		750	
	ED-E	Temp. Easement			834
	ED-F	Temp. Easement			8,634
	ED-G	Temp. Easement			14,935



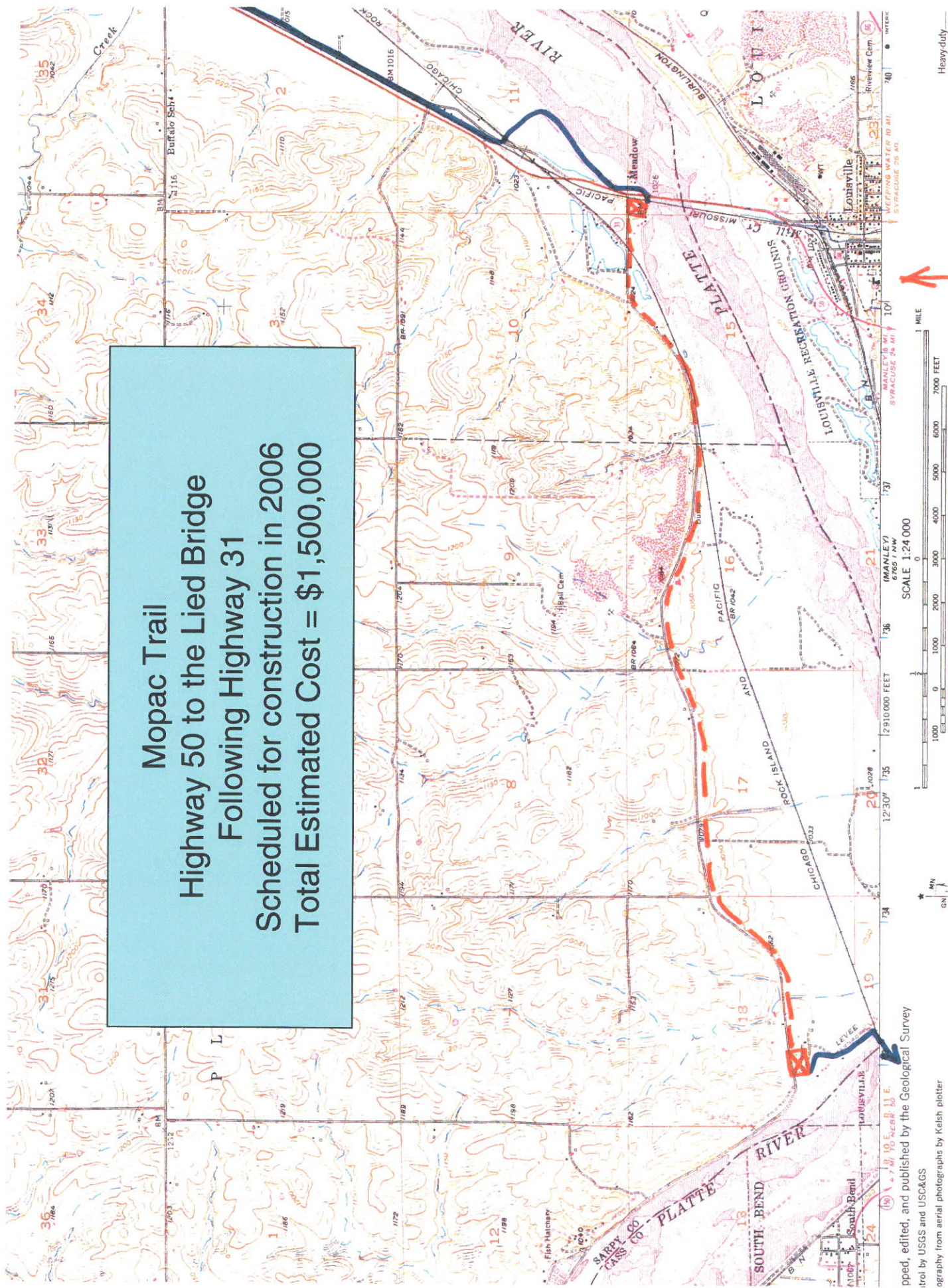
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Mopac Trail (Hwy 50 to Lied Bridge)  
Parcel Summary

Owner	Parcel #	Type of Instrument	Parcel Size (sq.ft.)		
			Acquisition	Perm. Easement	Temp. Easement
Ash Grove Lime & Portland Cement Company	AS-A	Acquisition	1,103		
	AS-B	Acquisition	41,612		
	AS-C	Perm. Easement		158	
	AS-D	Perm. Easement		3,231	
	AS-E	Perm. Easement		1,126	
	AS-F	Perm. Easement		1,139	
	AS-G	Perm. Easement		1,562	
	AS-H	Perm. Easement		394	
	AS-I	Temp. Easement			5,006
	AS-J	Temp. Easement			16,192
	AS-K	Temp. Easement			764
	AS-L	Temp. Easement			2,754
	AS-M	Temp. Easement			38,020
	AS-N	Temp. Easement			826
	AS-O	Temp. Easement			1,269
			268,333	61,912	303,636



**Mopac Trail  
Highway 50 to the Lied Bridge  
Following Highway 31  
Scheduled for construction in 2006  
Total Estimated Cost = \$1,500,000**



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