LOWER PLATTE SOUTH
natural resources district
3125 Portia Street | P.O. Box 83581 • Lincoln, Nebraska 68501-3581
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Memorandum

Date: November 13, 2026

To: Urban Subcommittee

From: Drew Bullett, Projects Coordinator

Subject: Urban Subcommittee Meeting Minutes –November 2026

The Urban Subcommittee met on November 12, 2026, at the NRD Office, at 5:30 pm. Subcommittee members participating included committee chair David Landis, Gary Aldridge, Melissa Baker, Chuck Hassebrook, Stephanie Matejka, and Susan Seacrest. Others participating included NRD staff David Potter, Jeremy Gehle, and Drew Bullett. Jared Hemphill with Houston Engineering was also in attendance. Subcommittee members Christine Lamberty and Larry Ruth were absent. Director Landis called the meeting to order at 5:38 pm. The Subcommittee took action on two items. A quorum was present for the meeting.

A. Consideration of Funding for Purchase of Verbeek Property [ACTION]–
Potter provided background information on the first item. The Verbeek Property, spanning 48.54 acres within the Salt Creek Corridor, serves as a vital natural buffer against nearby South Beltway development (Legal Description: S6, T8, R7, 6th Principal Meridian, Lots 55 and 56 NW). Salt Creek winds through the property to form part of the western border. Central to the land, its floodway and floodplain provide crucial flood protection for downstream Lincoln. Currently used for row-crop farming, this key parcel on Salt Creek offers potential for restored prairie, stream bank restoration, and riparian enhancement. The property seamlessly connects to the Jamaica Trail and sits directly across Saltillo Road from Wilderness Park, effectively extending community recreational access.

The property faces a moderate conservation threat driven by South Beltway activity, though surrounding infrastructure and floodways constrain full development. Project viability is strong; the land is under purchase contract at a reasonable price and is accessible via Saltillo Road. As of August 2026, the City of Lincoln Parks and Recreation Department and LPSNRD have committed significant funding. A charitable pledge covers half the remaining target, with fundraising underway for the rest. Questions and discussion followed about the partner agencies, property boundaries, and protecting the floodplain.

It was moved by Seacrest, seconded by Baker, and approved (5 voting Yes, Aldridge voting Present) by the Urban Subcommittee to recommend that the Board of Directors approve to provide the City of Lincoln $150,000.00 for the acquisition of the Verbeek Property.

B. Consideration of Bids for Deadmans Run Flood Reduction Project Phase 2A Early Preparation Package [ACTION]–
Bullett and Potter provided background information on the latest phase of the Deadmans Run Flood Reduction Project. Phase 2A of the Deadmans Run Flood Reduction Project is underway. A bid opening for the early preparation package was scheduled for November 5th. Three bids were received, with Judd Bros Construction as

the lowest responsible bidder at $334,750.00. The district, city, and Houston Engineering recommend accepting the low bid. The district has worked with Judd Bros in the past, and they have performed satisfactory work. The early preparation project is primarily tree removal located on east campus with some miscellaneous gate modifications, site preparation, and sprinkler relocation. This work needs to be completed before the next phase of Deadmans Run Flood Reduction can take place. Questions and discussion followed on the location of the project and its adjacent landowners.

- Budget: Included in FY27 Budget
- Funding: NRD/City of Lincoln, 50/50
- Amount: $334,750
- Start: Upon Board Approval/December 1, 2026
- Completion: February 2027
- Payers, Players, & Partners: NRD, City of Lincoln, Houston Engineering, Judd Bros
- Deliverables: Tree removal, sprinkler line relocation, gate modifications

It was moved by Matejka, seconded by Baker, and approved (4 voting Yes, Aldridge voting Present, and Hassebrook Absent) by the Urban Subcommittee to recommend that the Board of Directors approve the low bid from Judd Bros Construction for the Deadmans Run Flood Reduction Project Phase 2A Early Preparation Package for $334,750 and authorize the General Manager to execute a contract with Judd Bros Construction for the Phase 2A Project that is consistent with the terms of the approved bid, is in an amount not to exceed $334,750, and includes such other terms and conditions as the General Manager determines necessary and Legal Counsel approves as to form.

Adjourn: 6:05

Enclosures.
cc: Bob Andersen, Corey Wasserburger

Development Information: VERBEEK, GEORGE L

Assessor Property Information

Parcel PID: **1506100002000**

Owner: **VERBEEK, GEORGE L**

Address:

Legal Description: **S6, T8, R7, 6th Principal Meridian, LOTS 55 & 56 NW**

Area: **2115273.6 +\- ft²**

Acres: **48.56 +\-**

Property Photo:

No Photo Available

Property Details Page

Planning Development Information

City/Village/County: **Lincoln 3 Mile**

Annexation Year:

Annex. Agreement Resolution #:

Subdivision:



HOUSTON engineering, inc.

6 November 2026

Drew Bullett
Lower Platte South NRD
3125 Portia Street
Lincoln, NE 68521

Re: Deadmans Run Flood Reduction Project - Phase 2 Early Preparation Package – Engineer's Recommendation

Drew:

The bid opening for the above-referenced project was held at the LPSNRD on 5 November 2026. The low bid of $334,750.00 was received from Judd Bros Construction Co. from Lincoln, NE. Their bid was below the Engineer's Opinion of Probable Construction Costs of $516,950.00 by $182,200.00. Three bids were received at the bid opening, each was reviewed in detailed and calculations were corrected following the bid opening. Corrections did not change the result of who came in as the low bidder; the corrected results are listed below:

	Bid Total
Judd Bros Construction Co.	$ 334,750.00
Gana Trucking & Excavating, INC	$ 437,232.00
High Plains Structural Group, LLC	$ 1,339,340.00

After reviewing the bids, the unit prices appear competitive but reasonable for the current bidding climate. Judd Bros Construction Co had lower costs for generalized lump sum items (i.e. mobilization, SWPPP, and traffic control) but some slightly higher material costs than the engineer's estimate. These variations do not raise concern, and we do not have concerns with the low bid. Houston Engineering, Inc. has no direct experience with Judd Bros Construction Co, but we received feedback from the City of Lincoln Water Systems who have had several projects with them. They have completed major projects with timely completion and good communication. They provided no reason not to accept their low bid.

For the reasons stated above, my recommendation is to award the project to Judd Bros Construction Co and begin the contracting process upon Board approval. We have no reason to believe they cannot meet completion dates detailed in the bid documents and will review a detailed schedule prior to contract signatures. As always, please feel free to contact me if you have any questions.

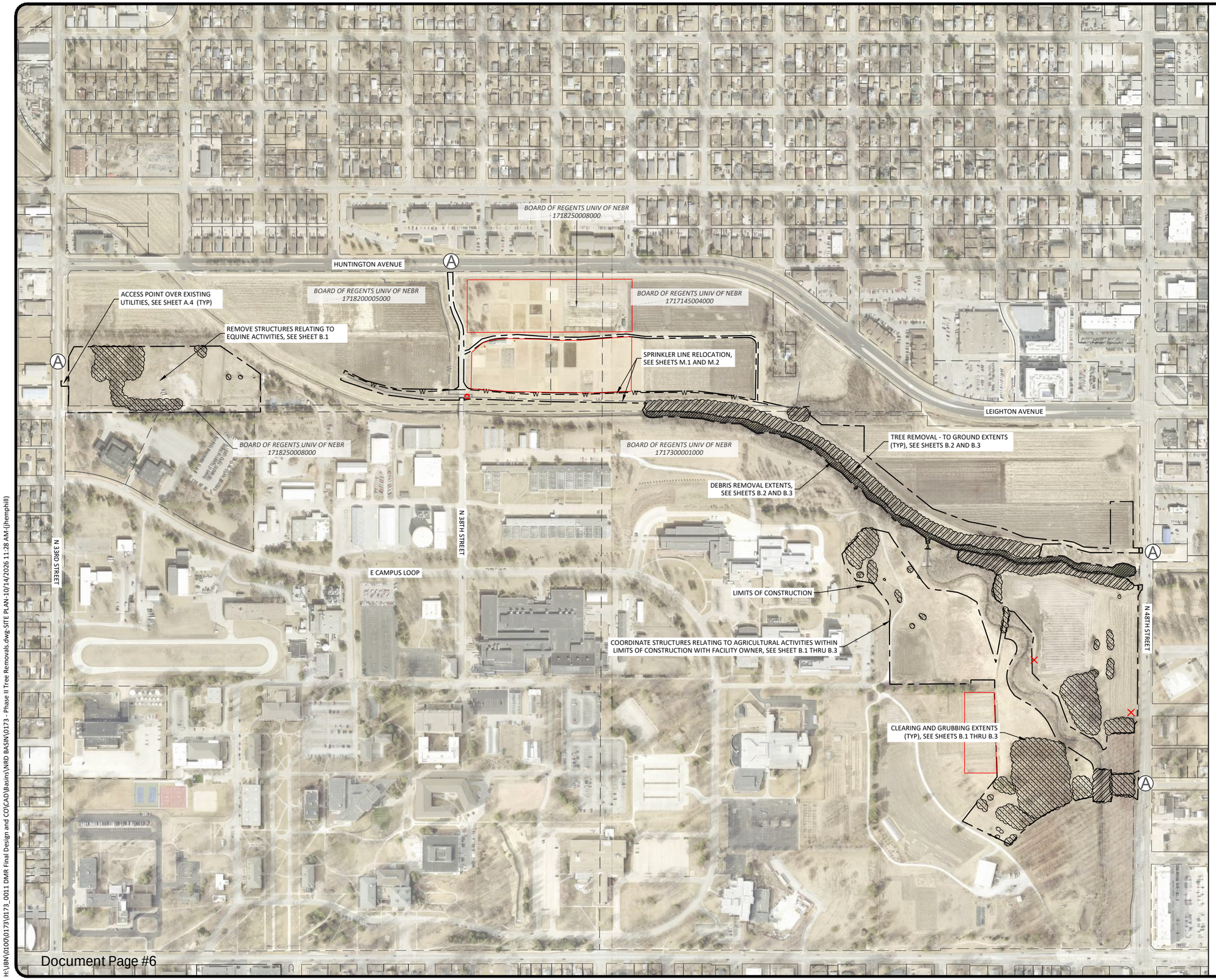
Sincerely,

Sara Mechtenberg, P.E

12702 Westport Parkway, Suite 300 | Omaha, NE 68138
Tel: 402.502.7131 | Fax: 402.932.6940 | www.houstoneng.com

DEADMANS RUN FLOOD REDUCTION PROJECT - PHASE 2 EARLY PREPARATION PACKAGE
BID TABULATIONS

TABLE OF QUANTITIES				EOPCC		Judds Bros. Construction Co.		High Plains Structural Group		Gana Trucking and Excavating	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	MOBILIZATION	1	LS	$ 50,000.00	$ 50,000.00	$ 10,000.00	$ 10,000.00	$ 100,000.00	$ 100,000.00	$ 24,000.00	$ 24,000.00
2	SWPPP (EROSION CONTROL)	1	LS	$ 50,000.00	$ 50,000.00	$ 4,200.00	$ 4,200.00	$ 100,000.00	$ 100,000.00	$ 11,000.00	$ 11,000.00
3	TEMPORARY TRAFFIC CONTROL	1	LS	$ 40,000.00	$ 40,000.00	$ 1,800.00	$ 1,800.00	$ 18,500.00	$ 18,500.00	$ 9,345.00	$ 9,345.00
4	STABILIZED CONSTRUCTION ENTRANCE	3	EA	$ 5,000.00	$ 15,000.00	$ 5,000.00	$ 15,000.00	$ 37,000.00	$ 111,000.00	$ 7,500.00	$ 22,500.00
5	TREE REMOVAL - TO GROUND	4.5	AC	$ 15,000.00	$ 67,500.00	$ 8,200.00	$ 36,900.00	$ 50,000.00	$ 225,000.00	$ 14,311.11	$ 64,400.00
6	CLEARING AND GRUBBING	6.5	AC	$ 20,000.00	$ 130,000.00	$ 7,400.00	$ 48,100.00	$ 41,000.00	$ 266,500.00	$ 10,969.23	$ 71,300.00
7	STOCKPILE TREE - REMOVAL MULCH	4000	CY	$ 5.00	$ 20,000.00	$ 15.50	$ 62,000.00	$ 50.00	$ 200,000.00	$ 2.01	$ 8,040.00
8	DEBRIS REMOVAL	1.5	AC	$ 20,000.00	$ 30,000.00	$ 14,000.00	$ 21,000.00	$ 45,000.00	$ 67,500.00	$ 29,442.67	$ 44,164.01
9	REMOVE EXISTING YARD HYDRANT	3	EA	$ 1,500.00	$ 4,500.00	$ 3,000.00	$ 9,000.00	$ 1,800.00	$ 5,400.00	$ 3,300.00	$ 9,900.00
10	REMOVE EQUINE FACILITIES	1	LS	$ 30,000.00	$ 30,000.00	$ 18,500.00	$ 18,500.00	$ 99,500.00	$ 99,500.00	$ 36,054.00	$ 36,054.00
11	RELOCATE 4" PVC SPRINKLER LINE	1990	LF	$ 20.00	$ 39,800.00	$ 25.00	$ 49,750.00	$ 8.00	$ 15,920.00	$ 27.50	$ 54,725.00
12	JACK AND BORE 4" PVC SPRINKLER LINE WITH 3/16" STEEL CASING	75	LF	$ 50.00	$ 3,750.00	$ 330.00	$ 24,750.00	$ 700.00	$ 52,500.00	$ 440.00	$ 33,000.00
13	RELOCATE ASSOCIATED SPRINKLER LINE APPURTENANCES	1	LS	$ 10,000.00	$ 10,000.00	$ 3,000.00	$ 3,000.00	$ 15,000.00	$ 15,000.00	$ 3,450.00	$ 3,450.00
14	REMOVE 60" CHAIN LINK FENCE	20	LF	$ 14.00	$ 280.00	$ 70.00	$ 1,400.00	$ 92.00	$ 1,840.00	$ 142.00	$ 2,840.00
15	REMOVE 72" CHAIN LINK FENCE	20	LF	$ 15.00	$ 300.00	$ 70.00	$ 1,400.00	$ 92.00	$ 1,840.00	$ 142.00	$ 2,840.00
16	REMOVE 84" CHAIN LINK FENCE	20	LF	$ 16.00	$ 320.00	$ 70.00	$ 1,400.00	$ 92.00	$ 1,840.00	$ 142.00	$ 2,840.00
17	INSTALL 60" TALL DOUBLE LEAF SWING GATE	1	EA	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00	$ 5,000.00	$ 5,000.00	$ 7,920.00	$ 7,920.00
18	INSTALL 72" TALL DOUBLE LEAF SWING GATE	1	EA	$ 2,500.00	$ 2,500.00	$ 4,050.00	$ 4,050.00	$ 5,000.00	$ 5,000.00	$ 8,250.00	$ 8,250.00
19	INSTALL 84" TALL DOUBLE LEAF SWING GATE	1	EA	$ 3,000.00	$ 3,000.00	$ 4,100.00	$ 4,100.00	$ 5,000.00	$ 5,000.00	$ 8,580.00	$ 8,580.00
20	UPLAND SEEDING	6	AC	$ 3,000.00	$ 18,000.00	$ 2,400.00	$ 14,400.00	$ 7,000.00	$ 42,000.00	$ 2,014.00	$ 12,084.00
	TOTAL				$ 516,950.00		$ 334,750.00		$ 1,339,340.00		$ 437,232.00
	Total Value on Bid Form						*$ 334,750.00*		*$ 1,338,620.00*		*$ 437,232.00*
							Error in extension only, correct total		*Error in extension and total*		



N

225 0 225 450
Scale Feet

LEGEND:

- TREE REMOVAL - TO GROUND
- CLEARING AND GRUBBING
- DEBRIS REMOVAL
- EXISTING WATER MAIN
- PROPOSED SPRINKLER RELOCATION
- EXISTING PEIZOMETER - DO NOT DISTURB
- EXISTING USGS GAUGE - DO NOT DISTURB
- INSTALL DOUBLE LEAF SWING GATE
- SITE ACCESS POINT
- DO NOT DISTURB AGRICULTURE/RESEARCH FACILITIES - HIGH PRIORITY

No.	Revision	Date	By

DEADMANS RUN PHASE II EARLY PREPARATION PACKAGE
LOWER PLATTE SOUTH NATURAL RESOURCES DISTRICT
LINCOLN, NEBRASKA

SITE PLAN

HOUSTON engineering, Inc.

Drawn By	ZC
Checked By	SM
Date	10-12-2026
Scale	As Shown
Project No.	0173-0011
SHEET	A.3

PRELIMINARY
NOT FOR CONSTRUCTION

H:\JBN\01000\0173\0173_0011 DMR Final Design and CO\CAD\Basins\NRD BASIN\0173 - Phase II Tree Removals.dwg-SITE PLAN-10/14/2026 11:28 AM-(jhemphill)

HEI NO. CA-4773