




LOWER PLATTE SOUTH natural resources district

3125 Portia Street | P.O. Box 83581 • Lincoln, Nebraska 68501-3581
P: 402.476.2729 • F: 402.476.6454 | www.lpsnrd.org

Memorandum

Date: June 6, 2025
To: Urban Subcommittee
From: Drew Ratkovec, Projects Coordinator 
Subject: Urban Subcommittee Meeting Minutes – June 2025

The Urban Subcommittee met on June 5, 2025, at the NRD Office, at 4:30 pm. Subcommittee members participating included Dave Landis, committee chair, Gary Aldridge, Chuck Hassebrook, Luke Peterson, Susan Seacrest, and John Yoakum. Others participating included Director Bob Andersen, NRD staff Craig Matulka, David Potter, and Drew Ratkovec. Mike Ekert from Civil Design Group and Connor Kelly from Houston Engineering were also in attendance. Director Landis called the meeting to order at 4:30 pm. There were two items the Subcommittee took action on. A quorum was present for the meeting.

A. Consideration of the Stevens Creek Master Plan Project #4 Easement Agreement [ACTION]–

Craig Matulka, Stormwater/Watershed Specialist, provided background information on the Stevens Creek Villas 1st Addition owned by Stevens Creek Properties LLC. On their behalf, Civil Design Group proposed to install a drainage pipe from the development stormwater detention basin through the District's access, construction, and maintenance easement, which is not allowed by the current permanent and access easement. After review from NRD and City staff, both agencies agree the pipe structure will not affect the access easement, nor will the outfall affect the grade control structure in the channel. The easement agreement would allow the pipe structure and outfall protection to fall within the land of the easement. It will also add language that the owner will be responsible for all operations and maintenance of these structures. Questions and discussion followed about the original easement, pipe outfalls, and city requirements.

- Work Type: Easement Agreement
- Deliverables: The Responsibility of the pipe and outfall structure belongs to the owner/developer.
- Payers, Players, & Partners: NRD, City of Lincoln, Civil Design Group, Stevens Creek Properties LLC
- Legal Counsel: Yes

It was moved by Yoakum, seconded by Seacrest, and approved (5 yes and 1 Present) by the Urban Subcommittee to recommend that the Board of Directors approve the Assistant General Manager to execute an agreement to Stevens Creek Master Plan #4A1 Easement.

B. Consideration of a Community Assistance Program Application for Beaver Lake Association Culvert Project [ACTION]–

Matulka presented the CAP application from the Beaver Lake Association. There is a failing twin culvert on Beaver Lake Boulevard that has created sink holes and a safety risk for the public since it is next to the road embankment. The Association has hired Houston Engineering for a pre-assessment, which is now completed. Houston has recommended removing the corrugated metal pipes and replacing them with a reinforced concrete box culvert. Houston has provided Beaver Lake with a task and fee spreadsheet for project management, site

investigation, final design, permitting, and construction coordination for an amount of \$96,500.00. Beaver Lake is requesting a 50% cost share of all design, permitting, and construction observation costs, or \$48,250.00 for fiscal year 2026. After reviewing the application, NRD staff recommends cost-sharing on the design phase up to construction observation. Due to fiscal responsibilities and the schedule of the project, the district would have limited funds for FY2026 to reimburse for construction observation and a potential construction phase application. Without construction observation included-- the project management, site investigation, final design, and permitting would amount to \$72,242.00 with the recommendation to cost-share 50%, not to exceed \$36,121.00. Questions and discussion followed about the timeline of the project, the FY26 Budget, and the current CAP application for the Beaver Lake Dam.

- Work Type: CAP Application- Design Phase
- Funding: NRD/Beaver Lake
- Proposal: Total: \$96,500, Recommended: \$72,242.00
- Start: Upon Board Approval/June 2025
- Completion: October 2026
- Delays: Permitting
- Permits: USACE Nationwide Permit/FEMA Floodplain
- Access: No Concerns
- Payers, Players, & Partners: NRD/Beaver Lake/Houston
- Deliverables: Design/Permitting for Two Culverts

It was moved by Yoakum, seconded by Hassebrook, and approved (5 yes and 1 no) by the Urban Subcommittee to recommend that the Board of Directors approve the Beaver Lake Association Culvert Replacement Design Phase Project, at a cost share amount of 50% of the total recommended costs, not to exceed \$36,121.00.

An update was provided on a clerical error that was found after the FY2025-2026 City/NRD Annual Work Plan was approved by the Board of Directors in April 2025. This error did not alter the agreement that the Board approved, and the cost-share amount remained unchanged for the NRD.

Adjourn 5:07

cc: Bob Andersen, Corey Wasserburger

EASEMENT AGREEMENT

For and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the LOWER PLATTE SOUTH NATURAL RESOURCES DISTRICT, a political subdivision of the State of Nebraska, with its principal office located at 3125 Portia St. Lincoln, Nebraska 68521 (hereinafter referred to as the "Grantee"), its successors and assigns, does hereby grant, bargain, sell, convey, and release unto STEVENS CREEK PROPERTIES, LLC, a Nebraska limited liability company, with its principal office located at 429 Industrial Lane, Grand Island, Nebraska 68803 (hereinafter referred to the "Grantee"), a perpetual easement on, over and upon the real property described on Exhibit "A" and further identified and shown on Exhibit "B", both of which are attached hereto and incorporated herein by this reference.

The Grantee is the holder of an Easement recorded in the records of the Register of Deeds of Lancaster County, Nebraska on August 14, 2007 (hereinafter referred to as the "Original Easement"). Among other provisions, the Original Easement restricted the ability of the owner of the servient estate to "construct, operate, occupy, maintain, or locate any structure, whether temporary or permanent, on the land" subject to the Original Easement. Grantee is the owner of the servient estate and desires to develop the land surrounding areas covered by the Original Easement. Specifically, Grantee desires to construct, operate, occupy, maintain, and locate a pipe across and in the areas covered by the Original Easement for the purpose of directing outfall into Stevens Creek Tributary. This Easement Agreement is entered into in recognition of Grantee's promises herein contained.

This Easement Agreement grants Grantee the right to construct, operate, occupy, maintain, and locate a pipe across and in the areas specifically described in Exhibit "A" and Exhibit "B" for the purpose of directing outfall into Stevens Creek Tributary, which shall also include the ability to construct, operate, occupy, maintain, and locate any necessary erosion protection within the Original Easement area.

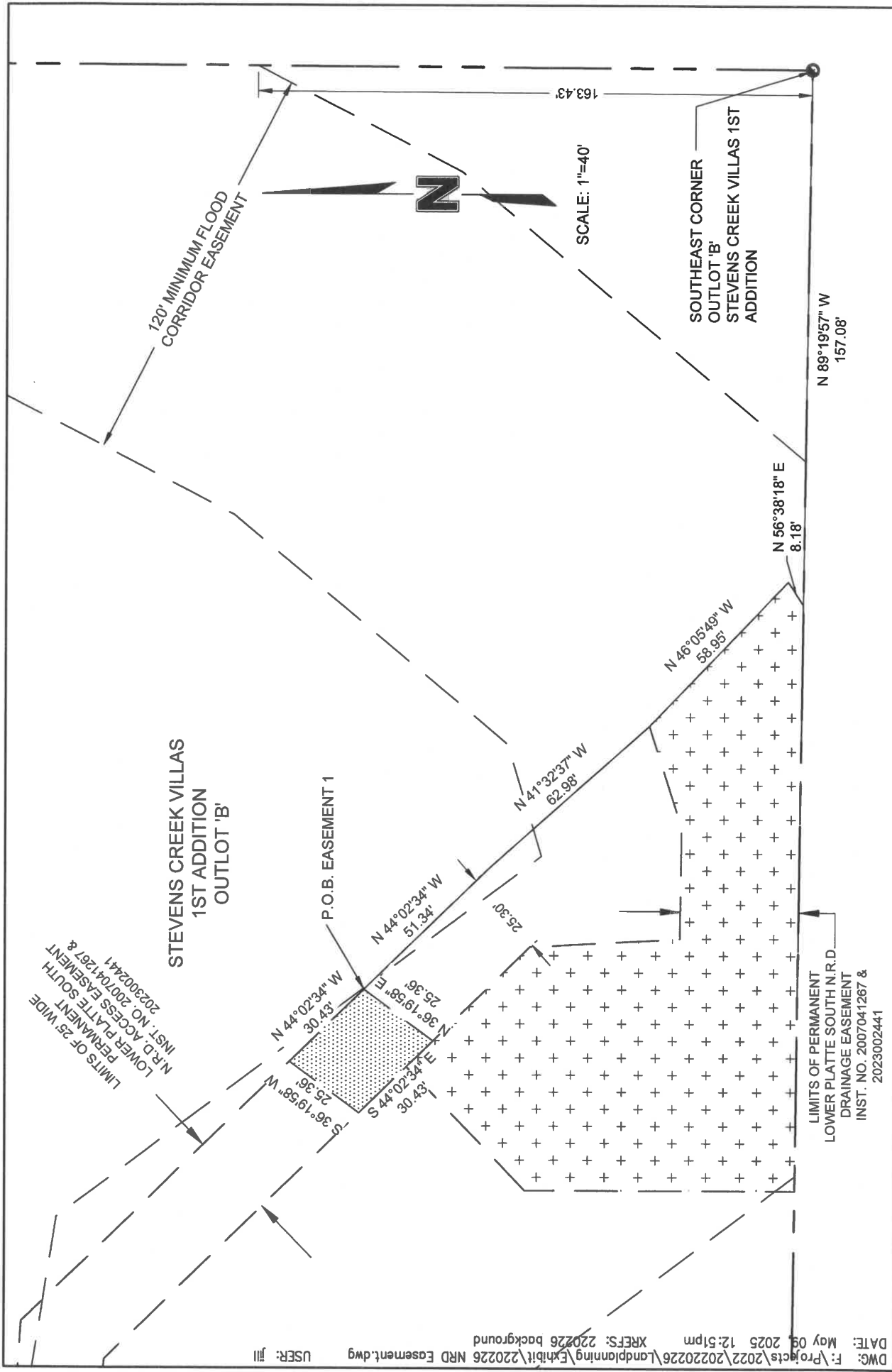
In exchange, Grantee, and its successors and assigns, agree to be responsible for and oversee the construction, operation, repair, and if ever necessary, removal of said pipe and erosion protection materials, including all costs associated therewith. Further, Grantee, and its successors and assigns, agree to indemnify, defend, and hold harmless Grantor, its officers, agents and employees from and against claims, damages, losses and expenses, arising out of or resulting from performance of this Easement Agreement, that results in any claim for damage whatsoever and to the fullest extent permitted by law, including without limitation, any bodily injury, sickness, disease, death, or any injury to or destruction of tangible or intangible property, including any loss of use resulting therefrom that is caused in whole or in part by the intentional or negligent act or omission, or anyone for whose acts Grantee may be liable. Following construction of the pipe and erosion protection, Grantee agrees to restore any disturbed areas within the Original Easement area to their preexisting conditions.

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2025, a notary public in and for the County and State, personally came Mark Lewis, Managing Member of Stevens Creek, LLC, to me personally known to be identical person whose name is affixed to the above Easement and acknowledge the execution of the same to be his voluntary act and deed.

Witness my hand and notary seal the day and year last above written.

Notary Public



drawn by: JDS checked by: - project no.: 2022-0226 date: 05/09/2025	<div data-bbox="1339 630 1510 1732" data-label="Section-Header"> <h2 style="text-align: center;">NRD EASEMENT LAND OWNER MAINTENANCE EXHIBIT STEVENS CREEK VILLAS 1ST ADDITION LINCOLN, NEBRASKA</h2> </div> <div data-bbox="1339 94 1510 630" data-label="Complex-Block"> <div style="display: flex; align-items: center;">  <div> <p>Civil Design Group, Inc. 8535 EXECUTIVE WOODS, DR., SUITE 200 Lincoln, Nebraska 68512 Ph. 402-434-8494 Fax 866-215-6747 www.civildg.com</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <p>CONSULTING ENGINEERS • LAND USE PLANNERS CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING</p> <p>EXHIBIT 1</p> </div> </div>
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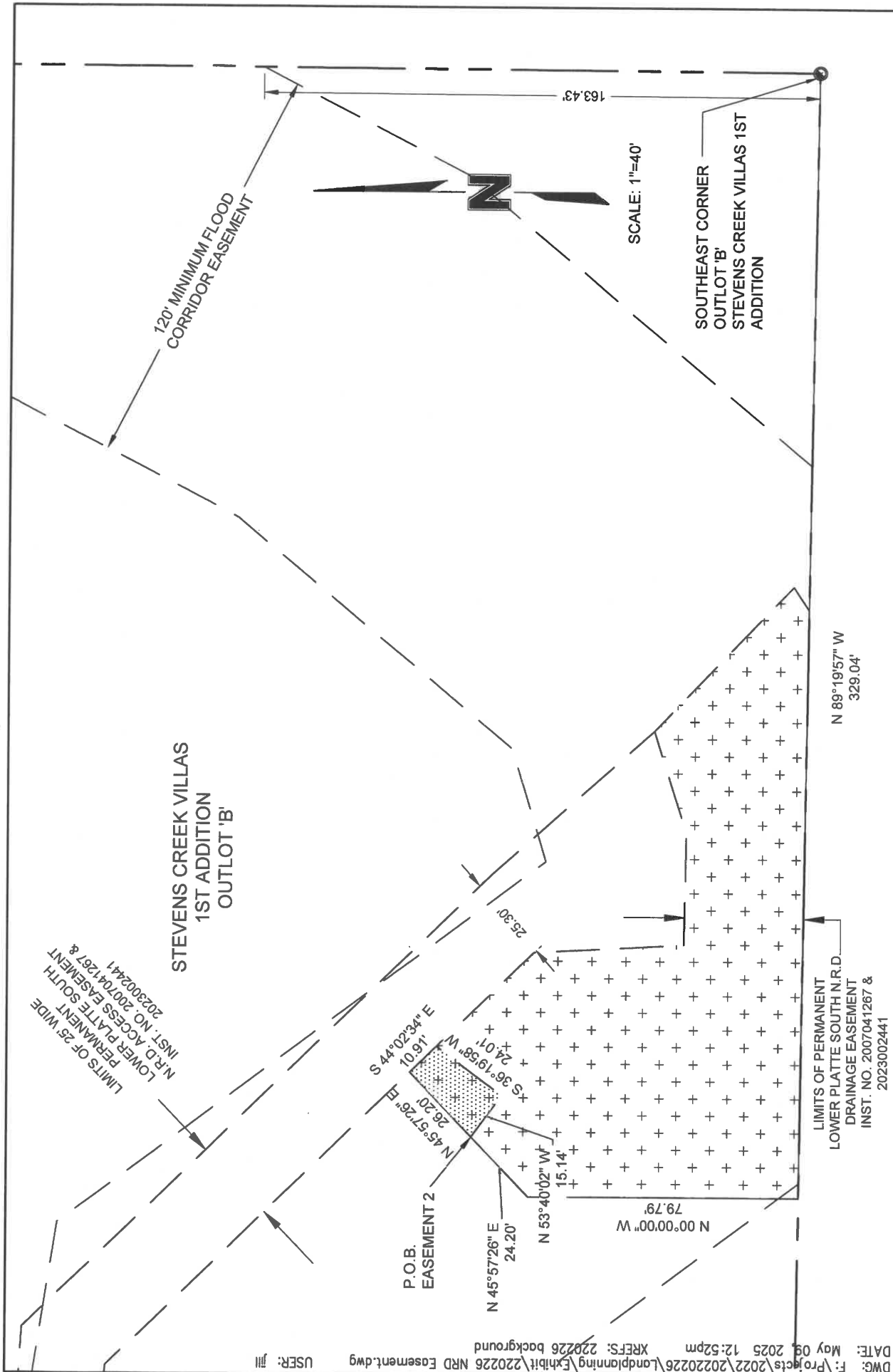
EASEMENT 1

A legal description of a part of the Lower Platte South N.R.D Access Easement (Inst.#'s 2007041267 and 2023002441) in Outlot 'B' "Stevens Creek Villas 1st Addition", located in the Northeast Quarter of Section 14, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the Southeast Corner of said Outlot 'B'; Thence West, on the South Line of said Outlot 'B', on an assumed bearing of N 89°19'57" W for a distance of 157.08';
Thence N 56°38'18" E for a distance of 8.18';
Thence N 46°05'49" W for a distance of 58.95';
Thence N 41°32'37" W for a distance of 62.98';
Thence N 44°02'34" W for a distance of 51.34' to the **Point of Beginning**:

Thence N 44°02'34" W for a distance of 30.43'; Thence S 36°19'58" W for a distance of 25.36';
Thence S 44°02'34" E for a distance of 30.43'; Thence N 36°19'58" E for a distance of 25.36' to the **Point of Beginning** and having a calculated area of 0.02 acres or 761 square feet more or less.

Subject to any and all easements and restrictions of record.



NRD EASEMENT LAND OWNER MAINTENANCE EXHIBIT STEVEN'S CREEK VILLAS 1ST ADDITION LINCOLN, NEBRASKA

Civil Design Group, Inc.
 8535 EXECUTIVE WOODS, DR., SUITE 200
 Lincoln, Nebraska 68512
 Ph. 402-434-8464 Fax 866-215-8747
 www.civildg.com

CONSULTING ENGINEERS • LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT

2

drawn by: JDS
 checked by: DJR
 project no.: 2022-0226
 date: 05/09/2025

EASEMENT 2

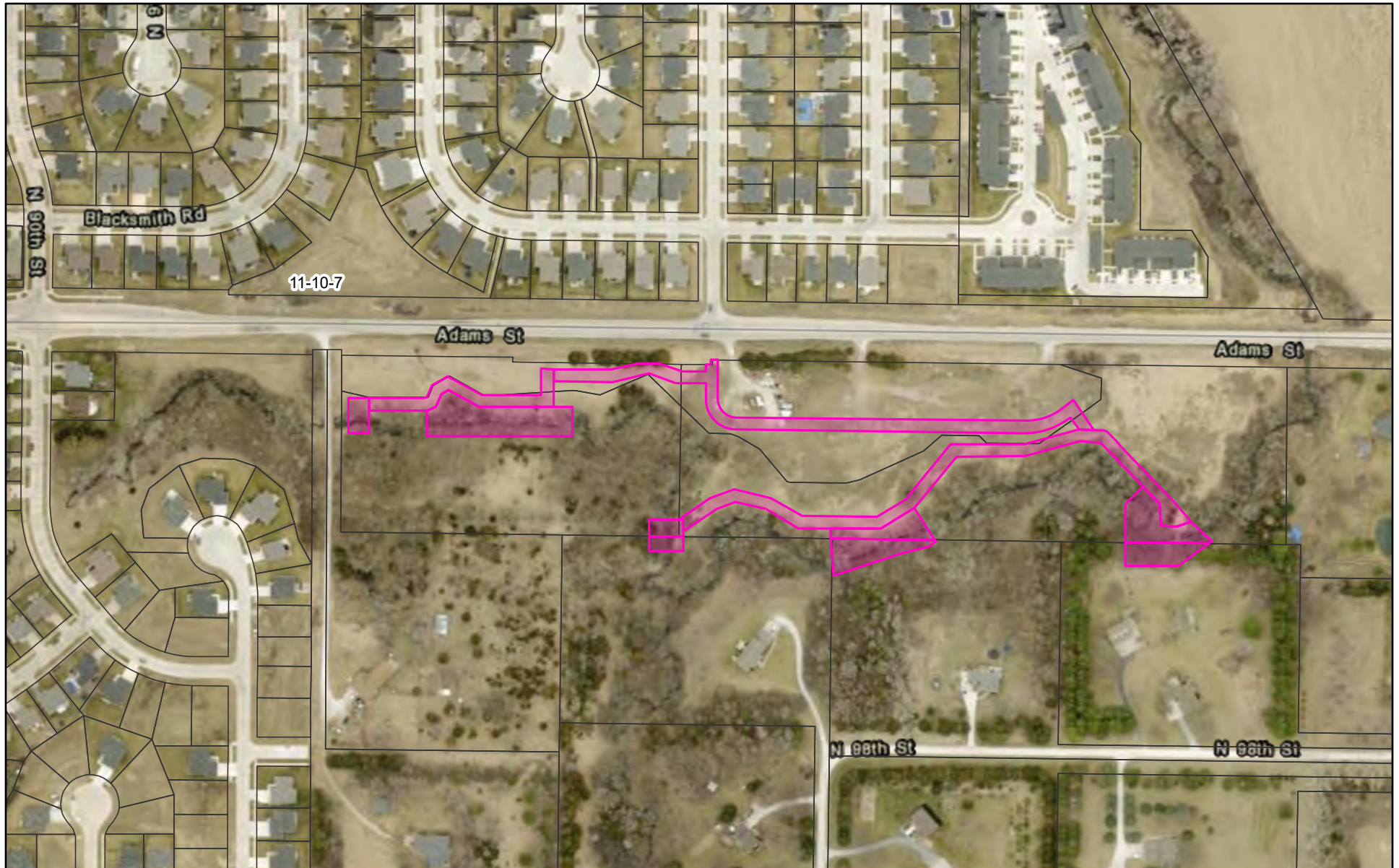
A legal description of a part of the Lower Platte South N.R.D Drainage Easement (Inst.#'s 2007041267 and 2023002441) in Outlot 'B' "Stevens Creek Villas 1st Addition", located in the Northeast Quarter of Section 14, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the Southeast Corner of said Outlot 'B'; Thence West, on the South Line of said Outlot 'B', on an assumed bearing of N 89°19'57" W for a distance of 329.04';
Thence N 00°00'00" W for a distance of 79.79';
Thence N 45°57'26" E for a distance of 24.20' to the **Point of Beginning**:

Thence N 45°57'26" E for a distance of 26.20'; Thence S 44°02'34" E for a distance of 10.91';
Thence S 36°19'58" W for a distance of 24.01'; Thence N 53°40'02" W for a distance of 15.14' to the **Point of Beginning** and having a calculated area of 0.01 acres or 325 square feet more or less.

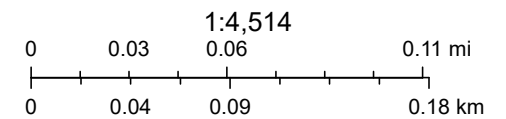
Subject to any and all easements and restrictions of record.

Stevens Creek #4 Easement



5/2/2025, 1:52:22 PM

Land Rights NRD ☐ Parcels ☐ Sections (PLSS)
☐ Easement ☐ Counties (Ipsnrd)



Eagleview, Maxar, Esri, HERE, IPC

Web AppBuilder for ArcGIS



Beaver Lake Association

3 June 2025

Drew Ratkovec, Projects Coordinator

Lower Platte South NRD

3125 Portia Street

Lincoln, NE 68521

Re: LPSNRD Community Assistance Program Application for Beaver Lake Culvert Project

Dear Drew:

The Beaver Lake Association (Cass County, NE) is beginning a culvert replacement project for a culvert on the southwest corner of the lake/community that crosses Beaver Lake Blvd. and we are requesting assistance from the LPSNRD as outlined in your Community Assistance Program (CAP.) We have recently hired Houston Engineering (HEI) to assist us with our design and permitting efforts.

We believe our project is a good match for your CAP based on the following:

Description of the Problem – The aged twin-CMP culvert failed after some recent runoff events and this road is a significant transportation route in our community. The failure created a “sinkhole” in the road embankment that represented a safety challenge for vehicles and pedestrians. That sinkhole was immediately filled, thereby blocking a portion of the culvert and increasing flood risk in the immediate area by filling in some of the culvert conveyance capabilities. A photo log of the damaged culvert area, before and after the emergency repair are attached.

Proposed Solution – HEI has performed a hydraulic assessment of the area to restore the culvert’s drainage function, which requires the removal of the aged CMP culverts and replacing them with a reinforced concrete box culvert. This also requires minor re-routing of local water, sewer and fiber optic utilities. The culvert resides within a delineated Cass County floodplain, and therefore, FEMA and Cass County requirements related to floodplain development were considered in the modeling effort.

Benefits of Proposed Solution – the preferred alternative meets the project’s goals of restoring a safe and passable drainageway through our community. The solution also meets FEMA requirements related to floodplain development. Minor re-grading of the roadway profile above the culvert has been assessed with both provides a safer flow path for any overtopping flows but also

will be able to remove multiple structures adjacent to the project that are currently in the delineated floodplain, thereby reducing overall flood risk.

Estimated Schedule – the goal is to construct the project as early as this fall, shooting for an August bid date and a September/October construction time frame. Therefore, design services are planned to begin as soon as LPSNRD has acted upon this request. Permitting will fall under a USACE Nationwide Permit and FEMA floodplain development coordination through Cass County should be a minor effort handled during the design/bidding phase. A set of maps/figures showing the pre- and post-project floodplain and flow paths is attached.

Other Participants in the Project – BLA is a private community, and the culvert is located entirely within our jurisdiction. Other project participants include the utilities and homeowners affected by the project.

Project Costs – the cost for the preferred alternative is included along with a breakdown of the professional fees associated with the final design, permitting and construction observation for the project.

Based on the above, we hope that the LPSNRD sees the value in this project and the value to the public in general. Based on the CAP's available funding, we anticipate the following expenses in the NRD's Fiscal Year 2026 based on HEI's estimate of costs:

<u>Project Phase</u>	<u>Total Cost</u>	<u>BLA Costs</u>	<u>Requested NRD Costs</u>
Pre-Application Assessment	\$40,096	\$40,096	\$0
Final Design/Permitting/CO	\$96,500	\$48,250	\$48,250

Given the above, BLA is respectfully requesting a total financial assistance through LPSNRD's CAP totaling 50% of all design/permitting/CO (professional) costs, or \$48,250 for Fiscal Year 2026.

Thank you in advance for reviewing this request. Please do not hesitate to contact me at 402.235.2241 or troyweatherby91@hotmail.com or Mike Sotak at HEI who is authorized to assist on our behalf if you have any technical questions.

Sincerely,



Troy Weatherby

Managing Director, BLA

BEAVER LAKE PHOTO LOG

PHOTOS:



Photo 1: Upstream end of south culvert failure.



Photo 2: Closeup of sinkhole in road embankment above south culvert.



Photo 3: Closeup of south culvert failure from Beaver Lake Boulevard

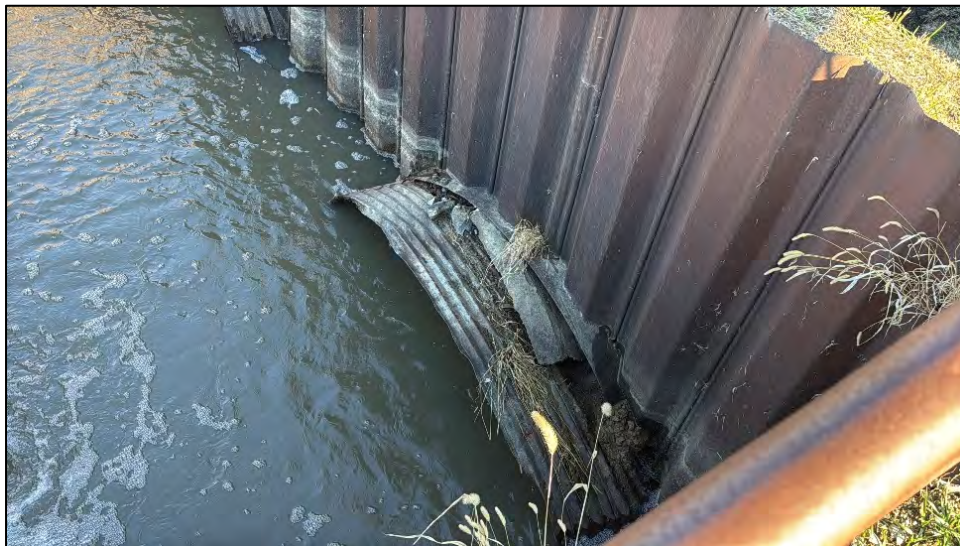


Photo 4: Closeup of upstream end of south culvert. The culvert is submerged by Beaver Lake permanent pool, limiting visibility of the crushed section of 96" corrugated metal pipe.



Photo 5: Upstream end of south culvert after sinkhole was filled during temporary emergency repair. The crushed section of pipe remains in place.



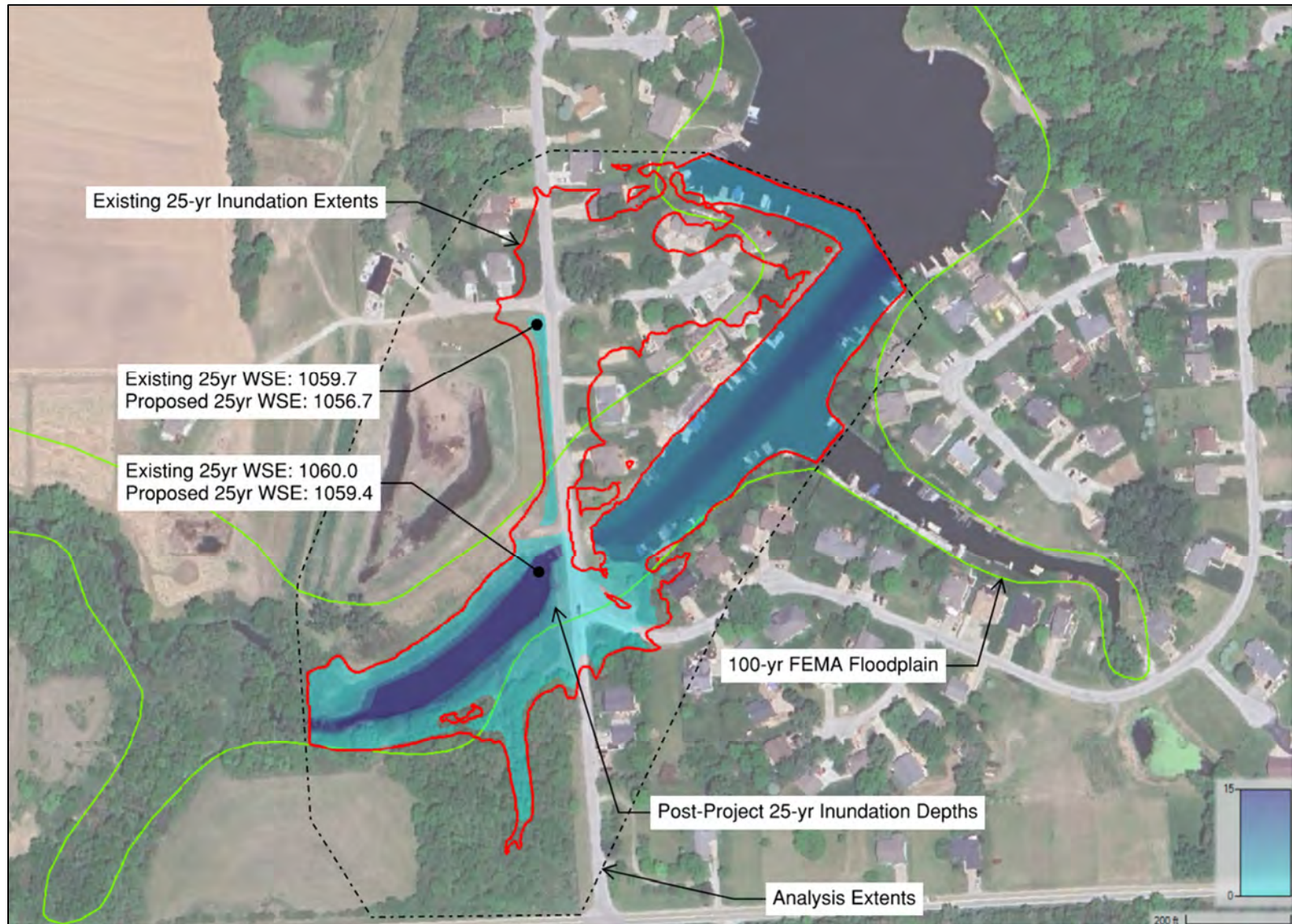
Photo 6: Closeup of upstream end of culverts after temporary emergency repair, with the right (south) culvert showing some deformation at the sheetpile headwall.



Photo 7: Beaver Lake Boulevard embankment above culvert backfilled in temporary emergency repair



Photo 8: Overall Photo Log Site Legend



Pre-Project Inundation Boundary Versus Proposed Inundation Depth Boundary

Alternative 2B				
Item	Quantity	Unit	Unit Cost	Total
Mobilization 10%	1	LS	\$58,174	\$58,174
Remove Asphalt Road Surfacing	1,220	SY	\$7	\$8,540
Roadway Profile Grading	230	CY	\$24	\$5,520
Construct 6" Road Asphalt Surfacing	1,220	SY	\$60	\$73,200
96" CMP Removal & Haul Off	155	LF	\$40	\$6,200
Excavation and Backfill of Existing 96" CMP Culverts	1,043	CY	\$20	\$20,860
Foundation Backfill	550	CY	\$30	\$16,500
Reinforced Concrete 3 - 10' X 6' RCB (69' Length)	215	CY	\$1,000	\$215,000
RCB Headwall/Wingwalls	30	CY	\$1,200	\$36,000
Install 48" Chain-Link Fence	150	LF	\$155	\$23,250
Class B Riprap	241	TN	\$90	\$21,672
Class C Riprap	273	TN	\$100	\$27,264
Class D Riprap	228	TN	\$120	\$27,378
Construct 15" Storm Sewer Pipe Plug	1	EA	\$200	\$200
Relocate 15" HDPE Storm Sewer	86	LF	\$30	\$2,580
Remove Sanitary Sewer	130	LF	\$30	\$3,900
Construct 8" PVC Sanitary Sewer	76	LF	\$55	\$4,180
3/16" Steel Casing Carrier Pipe	60	LF	\$100	\$6,000
Construct 8" Sanitary Sewer Pipe Plug	1	EA	\$500	\$500
Construct 48" I.D. Sanitary Manhole (1)	10	VF	\$800	\$8,000
Install External Frame Seal Sanitary Sewer	1	EA	\$450	\$450
Construct Sanitary Sewer Manhole Tap	1	EA	\$1,500	\$1,500
Construct External Drop Connection	4	VF	\$350	\$1,400
Dewatering/Temporary Channel Diversion	1	LS	\$60,000	\$60,000
Relocate Existing Water Main Below Culvert	100	LF	\$60	\$6,000
Import Fill	170	CY	\$30	\$5,100
Seeding	0.11	AC	\$5,000	\$550
Erosion Control Matting	0.11	AC	\$5,000	\$550
Subtotal				\$640,468
Bid Alt				
Remove 30" CMP	96	LF	\$30	\$2,880
Install 36" RCP	96	LF	\$150	\$14,400
Excavation and Backfill	222	CY	\$24	\$5,328
Bid Alt Subtotal				\$22,608
Combined Subtotal				\$663,076
Contingency (20%)				\$132,615
Final Design, Permitting and Construction Observation @ 18%				\$143,224
Engineering Fees Paid to Date				-\$40,096
Total				\$898,819

Task and Fee Spreadsheet
Beaver Lake Boulevard Culvert Final Design and CO
HEI Project No. R012383-0003
24-Apr-25

		Principal Engr Sotak \$296	Permitting Kaufman \$260	Proj. Engr Kelley \$237	Geotech Engr Miller \$227	Assistant Engr EI (Varies) \$183	HEI Expenses	Total
Tasks								
Task 1	Project Management							
1.1	Contract Administration/Invoicing	2		6				
1.2	Final Design Review Meeting with Client	2		2			\$60	
	Project Management Task Total	\$1,184	\$0	\$1,896	\$0	\$0	\$60	\$3,140
Task 2	Site Investigation¹							
2.1	Limited Geotechnical Investigation				6		\$7,500	
	Site Investigation Task Total	\$0	\$0	\$0	\$1,362	\$0	\$7,500	\$8,862
Task 3	Final Design							
3.1	Finalization of H&H Technical Memorandum	1		4		20		
3.2	Geotechnical Memorandum				16			
3.3	Construction Documents, Specifications and Bid Documents	4		16	4	24		
	a. SS Design (Gravity)			2		16		
	b. Roadway Lowering RG and FG Design			4		8		
	c. Sheet Pile/Weir Design				8	8		
	d. Box Culvert Design				16	40		
	e. Utilities Design/Coordination	2		2		8		
	Finalization of Quantities and Costs	2		4		4		
	Final Design Task Total	\$2,664	\$0	\$7,584	\$9,988	\$23,424	\$0	\$43,660
Task 4	Permitting							
4.1	Waters of the US Delineation and Reporting ²		6			16		
4.2	Preparation and Submittal of Section 404 Permit Documents ³		16			12		
4.3	Floodplain Development Permitting			8		8		
4.4	Coordination with USACE	1	8					
	Permitting Task Total	\$296	\$7,800	\$1,896	\$0	\$6,588	\$0	\$16,580
Task 5	Construction Coordination							
5.1	Pre-Bid Coordination and Meeting	3		3		8	\$60	
5.2	Project Bidding	3		3				
5.3	Pre-Construction Meeting	3		3		3	\$60	
5.4	Construction Observation ⁴					64	\$480	
5.5	Construction Reporting					16		
5.6	Final Walkthrough	3		3		3	\$60	
	Construction Coordination Task Total	\$3,552	\$0	\$2,844	\$0	\$17,202	\$660	\$24,258
	Subtotal Hours	26	30	60	50	258		
	Subtotal Costs	\$7,696	\$7,800	\$14,220	\$11,350	\$47,214	\$8,220	\$96,500

Assumptions

- Does not include survey of easement limits or preparation of easement documents for work on private property.
- If required for Section 404 permit. Does not include field assessment for threatened and endangered species or cultural resources.
- Assumes design fits within limitations of a USACE nationwide permit and no mitigation is required.
- Assumes 4 weeks of construction and observer being present 20% of the time.