

Operations Committee Meeting
Thursday, February 27, 2025 8:30 AM
Lower Platte North NRD Office
P.O. Box 126
Wahoo, NE 68066

1. UNFINISHED BUSINESS
We have nothing to address for unfinished business.
2. WILD NE AND OTHER PROGRAMS
The prescribed burn we were anticipating having through NRCS on our Snitly/Pheasants Forever property (most northern parcel) can not happen through their "Stewardship Funding" on floodplain easements.
NRCS contacted the Rainwater Basin Joint Venture, and they said they would do it. They will set an appointment for a site visit and write the burn plan. We hope the weather cooperates this Spring.
We are still anticipating burning our other parcels with Pheasant Forever and Game & Parks also this Spring.
3. OPERATION & MAINTENANCE & OTHER ITEMS
The O & M crew consolidated some of the mulch piles. They burned a couple of tree piles, did maintenance on equipment and are always cutting trees somewhere.
 - 3.A. Rehabilitation of Cottonwood 21-A, NRCS & HDR
Staff met virtually with HDR and NRCS on Tuesday, February 18 for a 90% progress report on the Watershed Plan & Environmental Assessment for Cottonwood 21-A. It does not look like we will need flowage easements below the new Aux. Spillway. Funding for the construction phase can't start until this phase is complete. This study will be sent to Little Rock, AR in early April for a 30-day review. By Mid-July there will be a 30-day submittal for public review. Then another 30 days for final public review. The plan may be final in September or early October.
The Dept. of Natural Resources Dam Safety has been updated on this progress, letting them know we are working to improve the dam.
 - 3.B. Wanahoo Basin Damage & Repair, FEMA
A contract with M.E. Collins has been signed and a Notice to Proceed has also been signed to start the Wanahoo basin de-watering process for inspection of the basin. Collins did mobilize before the Notice to Proceed was signed and was asked to stop. Staff met and toured with FEMA and NEMA on Tuesday, February 25th. We covered the Wanahoo dam, basin, breakwater, jetties, wetland weir area, trail bridge, and debris removal. Staff will send more information they are requesting.
 - 3.C. Nebraska Environmental Trust Grant - Native Grass Drill
Our NET grant application for a native grass drill was accepted. Six quotes were received for the grant. A couple of the quotes were for 2024 models which may not be available when it comes time to order a drill just before our new fiscal year. The grant is worth \$27,960 or approximately 60% of the cost of a drill. This drill will replace the one in Platte County.

We contacted NET on how to proceed with our old grass drill they helped purchase in 2008. NET replied saying "the drill had a 7-year service life issued, and we are free to sell it".

A motion was made at last month's Board meeting to sell the grass drill.

3.D. Landowner Access Bridge Request of Rawhide Ditch 8

Legal counsel has written a revocable ingress/egress easement for the Dave Heller request to place a UTV/Foot bridge over Rawhide Ditch 8 (see attached). Also, we would ask Mr. Heller to use the footing specs developed by JEO for the irrigation bridge that was replaced after the 2019 flood event downstream (diagram attached).

3.E. Hay Harvest on NRD Recreation Areas

The final hay contractor made his payment on Area C of Wanahoo.

Skylar Ratkovec had 53 bales on the Reed Canary field and 142 bales on the native grass fields. It totaled 135.8 T, and he paid \$5,245.77.

4. ROCK AND JETTY

We have not received any applications or requests for payment.

5. LAKE WANAHOO

5.A. Lake Wanahoo Permit Sales

For the month of January, the District received \$3,971.00 in annual park permit revenue.

5.B. Lake Wanahoo Camping Revenue

For the month of January, the District received \$4,526.68 in camping revenue.

5.C. Lake Wanahoo New Mower Bids

The Lower Platte North NRD - Lake Wanahoo is seeking approval for the purchase of new mowers. Over the past years, the custom has been to replace existing mowers with new ones once the factory warranty expires.

The District is seeking approval for the following:

(3) - John Deere Z950M Ztrak mowers

Cost per mower is \$14,270.58 for a total of \$42,811.74.

In addition to purchasing three new mowers, we are looking at selling four old mowers(2 - Hustler zero-turns; Grasshopper zero-turn; John Deere 1445 front mount). The hope is to get roughly \$9,000 - \$11,000 per mower. We would like to first advertise them on Marketplace and other local media sites. If they don't sell there, we will put them up for auction with set reserve amounts on each mower.

5.D. Clint Johannes Education Building

The Clint Johannes Education Building at Lake Wanahoo was rented 11 times in February, with 1 NRD rental. Revenue for the month was \$1100.

6. INFORMATION AND EDUCATION

6.A. Information

6.A.1. Radio & eAds

The KTIC radio ads February featured the upcoming nitrogen certification classes. The monthly ad for March will feature tree sales.

Also in March we are sponsoring National Agriculture Month with KTIC. There will be 40 tagged messages with LPNNRD on 840 AM and 107.9 FM.

The Wahoo newspaper e-ad for February the remaining nitrogen certification classes. This will be updated to tree sales for March.

The Wahoo newspaper print ad for featured tree sales and this will run again in March.

The ads are attached.

6.A.2. Analytics

The LPNNRD Facebook and X pages, along with the website are some of the fastest ways to get information out to the public. Facebook and X posts range from 14 -20 posts per month. If you are on Facebook or X, please like, follow, share, or retweet the Lower Platte North NRD posts! If you ever notice on issues on the LPNNRD please let us know so we can get it corrected.

Total reach/impressions show how many people saw the post/tweet. Engagements include likes, comments, shares/retweets and link clicks.

Top posts included:

- LPNNRD Natural Resources Grant info
- Stay off the ice
- February Coffee Lakeside
- Pork Chop Island
- Nitrogen certification classes

6.B. Education

6.B.1. Past events

- February 5th: Wahoo 1st grade talked about bird beaks and adaptations (80).
- February 6th: Coffee Lakeside, presented, "Being uncomfortable is more than ok, it's necessary" (12).
- February 7th: North Bend 5th grade talked about groundwater and did nitrate testing (42).
- February 11th: Presentation at NACD Conference (30 roughly).
- February 19th: Wahoo 5th grade talked about ecosystems, food chains, and food webs (60).
- February 24th: St. Wenceslaus Pre-K talked about fishes of Nebraska and went 'ice fishing.' (29)
- February 24th-25th: Bishop Neumann Middle School talked about survival skills (19).

- February 26-27th: NACEE conference and presentation
- 6.B.2. Upcoming events

- March 3rd: Survival club (rescheduled from February).
- March 6th: Coffee Lakeside.
- March 24th: Scouts p.m.
- March 26th: Cedar Bluffs 5th grade.
- March 27th: Survival Club

Nitrates and groundwater with Fremont High School TBD.

St. Wenceslaus TBD

Upcoming classroom visits TBD

Spring Conservation Sensation Planning and Prep

Arbor Day & Earth Day scheduling

Field trips

Fremont Ecofair

7. RURAL WATER SYSTEMS

7.A. Colon System

The plumbing sub-contractor has contacted the RWD about meter installation for new office building.

Routine monthly sampling completed, bills to be mailed 2/28.

7.B. Bruno System

The RWD was notified of a leak on one of the Butler county landfill's service line. Elliott had to replace a gasket that had failed.

Elliott has been in contact with NeRWA circuit riders in regards to the automatic control valve in the Bruno meter pit; it's due for service.

Staff is working with NDEE on cyber-security checklist.

Routine sampling completed, bills to be mailed 2/28.

7.C. Other

After recording return to:
Bromm, Lindahl, Freeman-Caddy & Lausterer
551 North Linden
P.O. Box 277
Wahoo, NE 68066

REVOCABLE EASEMENT AGREEMENT
(INGRESS/EGRESS)

THIS Revocable Easement Agreement (Ingress/Egress), hereinafter called Revocable Easement Agreement, is dated for reference purposes as of this ____ day of March, 2025, by the Lower Platte North Natural Resources District, a political subdivision of the State of Nebraska, hereinafter called "District", and Heller Farms, LLC, a Nebraska Limited Liability Company, whose principal place of business is 4224 N. Somers Avenue, Fremont, Nebraska 68025-7396, hereinafter called "User".

WHEREAS, District is the title holder and controlling political subdivision over the Rawhide Ditch 8 and recipient of a Construction, Storage and Flowage and Operation and Maintenance Easement as recorded the 11th day of February, 1987, in Dodge County Register of Deeds Misc Book 17, Page 533, which is recorded against a Tract of Land in Part of the NW1/2 of the SE1/4 of Section 32, T18N, R9E of the 6th P.M., Dodge County, Nebraska, hereinafter referred to as "Rawhide Ditch 8", and,

WHEREAS, User is the legal title holder to the West Half of the Southeast Quarter of Section 32, Township 18, Range 9 East of the 6th P.M., Dodge County, Nebraska, whose assessor parcel identification number is 270119189 ("User Property"), and,

WHEREAS, User asserts to District that it needs to traverse across Rawhide Ditch 8 in order to maintain and for its recreational purpose for the User Property, and,

WHEREAS, the User's access across the Rawhide Ditch 8 is hereinafter referred to as "Easement", and,

WHEREAS, the User does request and the District does hereby grant to the User a general ingress/egress easement over and across the Rawhide Ditch 8 for the sole exclusive purpose of gaining access to the northern portion of the User Property for small maintenance and recreational purposes, and,

WHEREAS, District and User do desire to set forth within this Revocable Easement Agreement terms and conditions pertaining to the User's access to the Easement and the maintenance thereof,

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, District and User do hereby agree as follows:

1. That the findings here and above made should be and are hereby incorporated herein by reference as if fully set forth at length herein.
2. That the District does hereby grant, convey and confirm unto the User, a non-exclusive revocable easement over and across the District Real Estate for ingress and egress to the User.
3. This Easement shall be revocable in nature by the District who shall be allowed to give User ten (10) days advanced written notice of its intention to revoke the Easement, for any reason, and to thereafter record with the Register of Deeds a revocation of the same. Thereafter the User shall discontinue all on-going uses of the Easement and shall remove all of its improvements and fixtures pertaining to said Easement. User acknowledges that revocation shall not constitute a public taking and does hereby waive and release all such claims on behalf of itself, its successors, and its assigns.

4. Maintenance and repair of the Rawhide Ditch 8 shall remain the District's responsibility provided, however, that if the User shall install some modifications then it shall first obtain written approval from the District and shall thereafter be solely responsible for any such modification and the maintenance of the same unless agreed mutually otherwise. It is understood by the Parties that the District has requested that improvements (whether immediate or long term) need to have concrete footings and must be kept down slope from the top for District mowing purposes.

5. No compensation is requested as part of this Agreement.

6. If the User shall damage Rawhide Ditch 8 through its ingress/egress use then it shall repair said damage at its sole cost and expense.

7. That User shall indemnify and hold District harmless against any claim for injury to any person or property which occurs (whether directly or indirectly), or is alleged to have occurred, during the course of User's use of said aforementioned Easement. This shall include any settlement, judgment, cost of defense, including legal fees and disbursements.

8. That this Revocable Easement Agreement shall be recorded in the office of the Register of Deeds of Dodge County, Nebraska, at User's expense. The Register of Deeds shall index this Revocable Easement Agreement against the West Half of the Southeast Quarter of Section 32, Township 18, Range 9, Dodge County, Nebraska.

9. That this Revocable Easement Agreement shall be binding upon the parties hereto, their tenants, invitees, heirs, personal representatives, successors and assigns, and shall not terminate except by written directive of the District.

10. That this Revocable Easement Agreement is subject to and shall be construed and enforced in accordance with the laws of the State of Nebraska. Time is of the essence of this Revocable Easement Agreement. No amendment of this Revocable Easement Agreement shall be effective unless reduced to writing and executed by the parties hereto. This Revocable Easement Agreement contains all of the understandings of the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the parties have executed this Revocable Easement Agreement as of the day and year first above written.

LOWER PLATTE NORTH NATURAL RESOURCES
DISTRICT, a Nebraska Political Subdivision,

By: _____
Eric Gottschalk, its Manager

STATE OF NEBRASKA) ss.
COUNTY OF SAUNDERS)

The foregoing Revocable Easement Agreement (Ingress/Egress) was acknowledged before me on this ____ day of March, 2025, by Eric Gottschalk, General Manager and Authorized Representative of the Lower Platte North Natural Resources District.

Notary Public

HELLER FARMS, LLC, a Nebraska Limited
Liability Company,

By: _____
Dave Heller, Authorized Representative

STATE OF NEBRASKA) ss.
COUNTY OF _____)

The foregoing Revocable Easement Agreement (Ingress/Egress) was acknowledged before me on this ____ day of March, 2025, by Dave Heller, Authorized Representative of Heller Farms, LLC, a Nebraska Limited Liability Company.

Notary Public

Nitrogen Certification & Water Management Classes

Producers in the Lower Platte North NRD area who need Nitrogen certification can attend upcoming classes, take an online test, or request a paper test at lpnnrd.org



LOWER PLATTE NORTH
Natural Resources District

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TREES & SHRUBS

Available for Spring delivery

Seedling handplants:
\$1.25 per tree or shrub

Call 402-443-4675 or visit
www.lpnrd.org



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LOWER PLATTE NORTH
Natural Resources District

TREES & SHRUBS

Dozens of species available for Spring delivery!

Seedling handplants: \$1.25 per tree or shrub
in bundles of 25. Call 402-443-4675 or visit
www.lpnrd.org/projects-and-programs/forestry



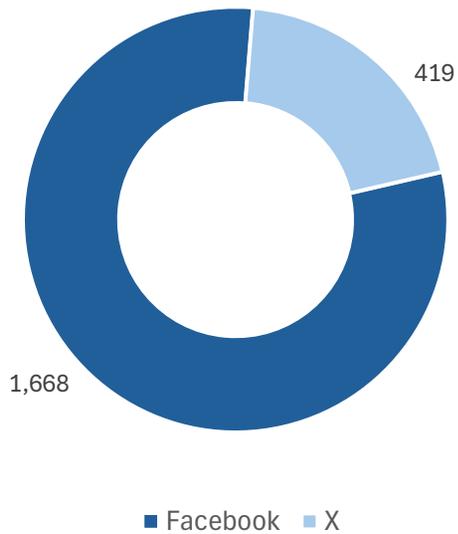
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Working today. Conserving for future generations.

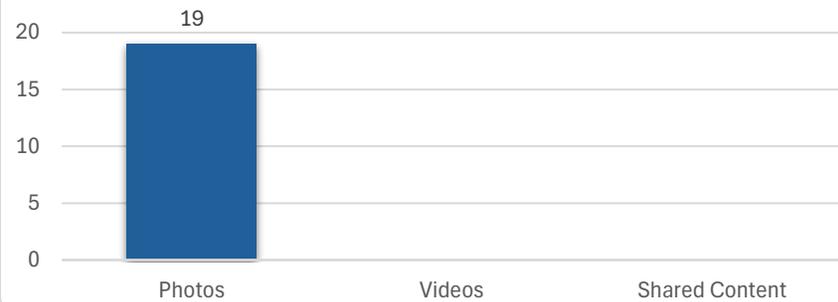


LOWER PLATTE NORTH Natural Resources District

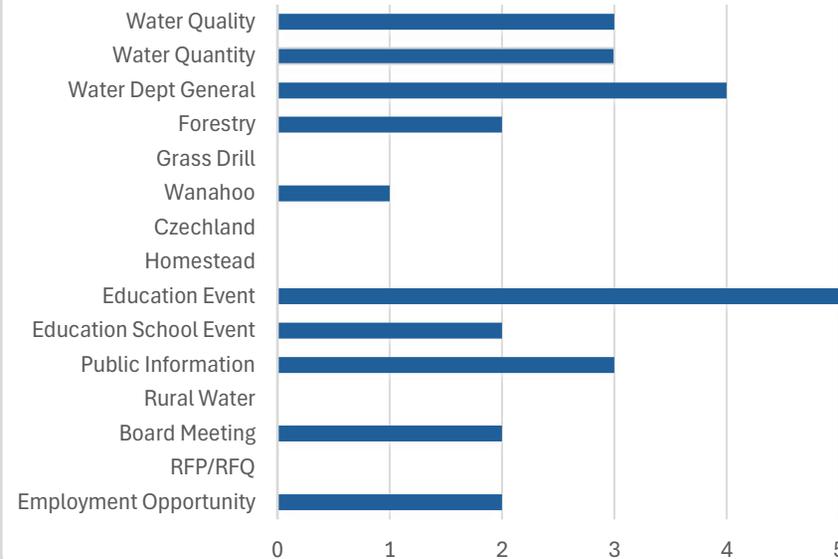
Social Media Followers



February 1-26 Content



February 1-26 Post Categories



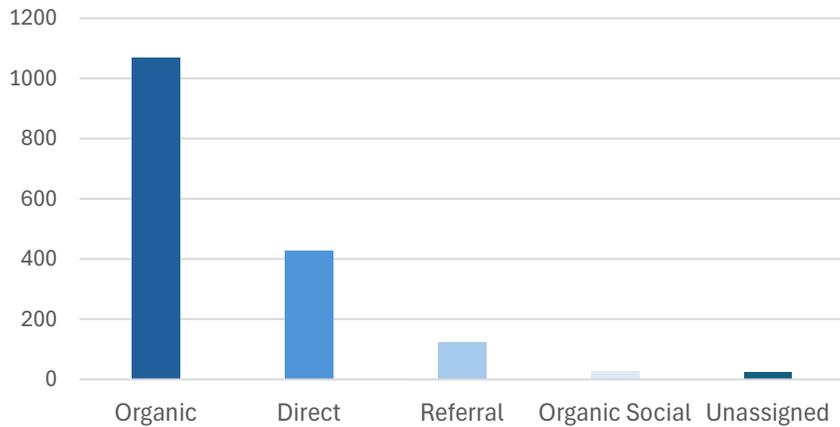
Facebook engagement ↓ .25%

X engagement ↓ .98%



LOWER PLATTE NORTH Natural Resources District

Traffic Channels

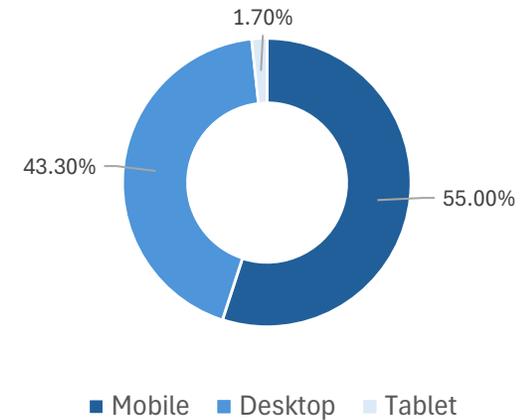


Users

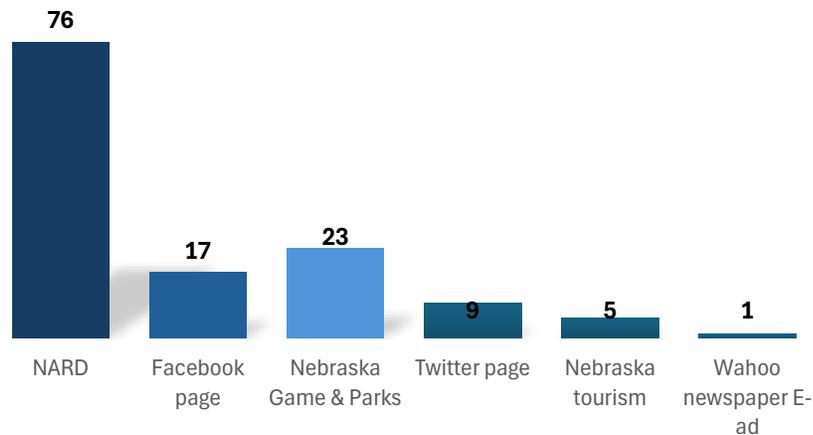


0.2%

Devices



Traffic By Type



Website Top 10 Pages by Users

