

**DIRECTORS' MEETING
MONDAY, SEPTEMBER 8, 2008
COUNTY-CITY BUILDING
11:00 A.M., ROOM 113**

I. MAYOR

- *1. NEWS RELEASE. Mayor presents July award of excellence to Officer Cynthia Koenig-Warnke of the Lincoln Police Department.
- *2. NEWS RELEASE. Channel 21 kicks off fifth season of Nebraska Wesleyan high school football.
- *3. NEWS ADVISORY. Revisions to Mayor Chris Beutler's public schedule.
- *4. NEWS RELEASE. Mayor says traffic changes will greet state fair and Husker fans.
- *5. NEWS ADVISORY. Mayor Beutler will release the City's 2006 Crash Study at a news conference on Thursday, August 21, 2008, at 9:30 a.m., at Van Dorn park.
- *6. Letter from Mayor Chris Beutler to the Lincoln City Council regarding four items relating to the Lancaster County Agricultural Society/Lancaster County Event Center.
 - a) Proposed language for Section 10 of the Memorandum of Understanding.
- *7. Letter to City Council Members from Mayor Chris Beutler. Response to letter written by Councilwoman Robin Eschliman on the Antelope Valley Design Standards Process.
- *8. NEWS RELEASE. Mayor Beutler's announcement of the City's 2006 Crash Study shows traffic safety program reduces crashes in City.
- *9. NEWS RELEASE. One-block section of Old Cheney to close beginning August 20, 2008.

Received Week of September 1, 2008

- **1. NEWS RELEASE. More Antelope Valley projects to open for traffic.
- **2. NEWS RELEASE. Families urged to recognize September as "National Preparedness Month".
- **3. NEWS RELEASE. Nominations sought for Human Rights Award.

Received Week of September 8, 2008

- 1. NEWS ADVISORY. Mayor Beutler's Public Schedule for August 30, 2008 through September 5, 2008. (Delivered to Council Members on August 29, 2008)

II. DIRECTORS

FINANCE/BUDGET

- *1. Memo from Budget Officer Steve Hubka on year end budget items.
 - a) Actual Compared to Projected Sales Tax Collections;
 - b) Gross Sales Tax Collections (with Refunds Added Back In, 2002-2003 through 2007-2008;
 - c) Sales Tax Refunds, 2002-2003 through 2007-2008;
 - d) Net Sales Tax Collections, 2002-2003 through 2007-2008; and
 - e) Tax Base 2008-2009.

FINANCE/TREASURER

- **1. Investment Report for the quarter ending May 31, 2008.

HEALTH DEPARTMENT/ANIMAL CONTROL

- *1. Response letter from Jim Weverka, Animal Control Chief, to Marcy Groves on dog waste issue and actions taken.

Received Week of September 1, 2008

- **1. Correspondence between James Weverka and Ms. Groves on dog waste and actions.
 - a) Letter from Marcy Groves sent to landlord, TLWLLC, on their tenants behavior while walking their dogs.

PLANNING DEPARTMENT

- **1. Action by Planning Commission, August 27, 2008.

Received Week of September 8, 2008

1. Residential Land Inventory as of July 1, 2008.
2. 2008 Annexation Study.

PLANNING COMMISSION FINAL ACTION

- **1. Special Permit No. 08037. Expansion of nonstandard building, 415 North 16th Street. Resolution No. PC-01139.

PUBLIC WORKS AND UTILITIES

- *1. Letter to Councilman Doug Emery on the proposed Chateau Stormwater Detention Project - Deadmans Run Master Plan.
- *2. ADVISORY. Alley Paving #700351, Havelock-Platte Avenue; 64th-65th Street. Alley Paving #700352, Havelock Avenue-Ballard Street; 63rd-64th Street.

Received Week of September 8, 2008

1. ADVISORY. Paving Project #701824, Storm Water Project #702200, Wastewater Project #700451, Water Main Project #701707. North 50th Street; O - R Streets; North 52nd Street at Q Street.

PUBLIC WORKS AND UTILITIES/STARTRAN

Received Week of September 8, 2008

1. StarTran Advisory Board actions following the August 28, 2008 public hearing on StarTran routes/schedules.
2. StarTran Advisory Board, Susan Epps, Chair, memo on proposed StarTran fare revisions.

URBAN DEVELOPMENT/HOUSING REHAB & REAL ESTATE DIVISION

- **1. Street and alley vacation, No. 08005. East/West alley between R & S Streets from 8th to 9th Streets.

III. CITY CLERK

- *1. Petition to keep Easterday Recreation Center open.

IV. COUNCIL REQUESTS/CORRESPONDENCE

JON CAMP

- *1. Email from H. Arnold Wassenberg. Being able to meet StarTran riders.
- *2. Email from Karl Kollmorgen. Priority to reduce the City retirement package.

- *3. Email from Mark A. Hoistad, Associate Dean, College of Architecture Director with comments and suggestions on the proposed design guidelines.
- *4. Email from H. Arnold Wassenberg. Best housing incentive would be to repeal the impact fees on new housing.
- *5. Email from James Peck. Object to stimulus program which benefits only a small proportion of Lincoln citizens.
- *6. Email from Milo D. Cress. Vote against any further taxpayer support of home builders.
- *7. Email from Mike James. Vote no on the housing stimulus package.
- *8. Email from Heath Clay. Property tax payers paying too much and need relief now rather than raising taxes again.

ROBIN ESCHLIMAN

- *1. Letter from Robin Eschliman to the Planning and Urban Development Departments on treatment to constituents during design standards process.

Received Week of September 8, 2008

- 1. Letter from Don Taute, Personnel Director, responding to Pat Novak and Jan Erdley on drug and alcohol testing for City employees.

V. MISCELLANEOUS

- *1. Email from Gregory Nielsen, Lincoln North Creek, LLC on City tree replacement along Fletcher Avenue.
- *2. Email from Sue Semke. LES needs to tighten their belts so increase would be more reasonable.
- *3. Email from Becky Ferguson. Please do not consider passing the homebuilder subsidy.
- *4. Email from Kim Sturzenegger. Enthusiastically support the concept of downtown design standards.
- *5. Email from Brian Nehe regarding the home buying incentive. Disagree with idea to use tax dollars to finance the purchase of new homes.
- *6. Email from Marcy Groves on dog waste issue.
 - a) Letter sent to Animal Control concerning dog waste requesting assistance from Animal Control.

Received Week of September 1, 2008

- **7. Email from Drag Tech Shannon. Thunder Jam is a family show.
- **8. Email from Steven Shipman. Opposed to StarTran's consideration of cancelling the Neighborhood South Bus.
- **9. Email from Coby Mach, LIBA Director. City Council jail questions.
- **10. Letter from Virginia Kirkland. State of disrepair of Lincoln sidewalks. (Council members received on 08/27/08)
- **11. Email from Georgene Millard regarding the horse, Peter Rabbit, residing in Hickman, NE.
 - 11b. Correspondence from Georgene through InterLinc regarding horse, Peter Rabbit.
 - 11c. Email from Georgene Millard including photo of horse, Peter Rabbit, and owner.
- **12. Letter from Wendy Birdsall, Lincoln Chamber of Commerce President, to Mayor Chris Beutler extending thanks to City Administration on 2008-2009 budget and the possible formation of dedicated fund to attract job growth and leverage private investment. (Council Members received letter on 08/28/08)

- **13. Correspondence via InterLinc from P. Matthews regarding the horse in Hickman, NE.
- **14. Email from Drag Tech Shannon. Regarding the Bakken Formation report with web address listed.

Received Week of September 8, 2008

- 15. Email from Coby Mach, LIBA. Clarification on LIBA's position on the JPA.
- 16. Letter received from Thomas E. Henning, Assurity Life Insurance Company. Urge Council to pass the Lincoln Downtown Design Standards as presented without amendment or change.
- 17. Correspondence through InterLinc from Glen Houtz. Keep the Heritage House in Lincoln when the fair moves to Grand Island.
- 18. Letter from Richard A. Noyes, Downtown Neighborhood Association President. Recommends and strongly encourages the adoption of Design Standards without Councilwoman Eschliman's amendments.
- 19. Letter from Downtown Lincoln Association clarifying their position on proposed Design Guideline Standards and B4 zoning changes. DLA continues to support the design standards.
- 20a. Email from Dennis Scheer, The Clark Enersen Partners, with attached letter.
- 20b. Letter from Dennis Scheer, The Clark Enersen Partners, supporting adoption of design standards on the Assurity project and properties adjacent.
- 21. Email from Sherrill McKinney. Oppose parks summer programs being eliminated and also against the homebuyers stimulus package as the money could go on Lincoln's youth instead of to buyers of \$300,000 homes.
- 22. Letter from Kim Sturzenegger. Reject any and all efforts to water down or amend the proposed Downtown Design Standards and changes to the B-4 zoning district.

VI. ADJOURNMENT

*** Held Over from August 25, 2008.**

****Held Over from September 1, 2008.**



NEWS ADVISORY

MAYOR CHRIS BEUTLER

lincoln.ne.gov

Date: August 29, 2008

Contact: Dave Norris, Citizen Information Center, 441-7547

Mayor Beutler's Public Schedule Week of August 30 through September 5, 2008 *Schedule subject to change*

Monday, September 1 - *City offices closed for Labor Day*

- Steelworkers Local 286 Labor Day Picnic, remarks - 2 p.m., Local 286 Union Hall, 57th and Seward Ave.

Tuesday, September 2

- National Preparedness Month, proclamation signing - 4 p.m., Mayor's Conference Room, County-City Building, 555 S. 10th St.
- Special Olympics reception - 5 p.m., Embassy Suites, 1040 "P" St. (Regency room)

Wednesday, September 3

- International visitors from Bangladesh, Bulgaria, Dominica, Jordan, Kosovo, People's Republic of China and Saudi Arabia - 9 a.m., Mayor's Conference Room
- Better Business Bureau Integrity Award luncheon - 11:30 a.m., Cornhusker Marriott Hotel, 333 S. 13th St.

Thursday, September 4

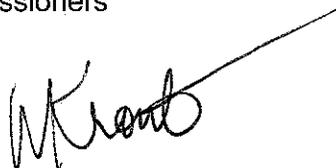
- Lincoln Parks Foundation's "Night at the Gardens," remarks - 5:30 p.m., Hamann Rose Garden, Antelope Park, 1200 S. 27th St.

Friday, September 5

- WRK ground-breaking for multi-use building, remarks - 3 p.m., 48th and Huntington streets (northeast corner of intersection)

MEMORANDUM

TO: City Council
Lancaster County Board of Commissioners
Mayor Beutler
Planning Commission

FROM: **Marvin Krout, Planning Director** 

SUBJECT: *Residential Land Inventory As of July 1, 2008*

DATE: August 29, 2008

COPIES: Mayor's Office, Public Works and Planning staff
Development Community mailing list

Attached is the results of our twice a year inventory of the supply of residential land in Lincoln and the future growth areas. Our results show that Lincoln maintains a more than ample supply of land for housing of all types. There were 8,281 lots (approved or in process) available for single family detached homes, land for 3,698 units of single family attached housing (townhomes and a few duplexes) and land to accommodate 4,478 apartment units. All together this is an inventory of 16,457 dwelling units that were in approved or submitted development plans.

The supply of single family detached lots is slightly less than six months ago (8,650 lots) but is nearly the same as the supply in July 2007 (8,295 lots.) Demand for new single family housing has decreased significantly since 2003 when building permits for over 1,500 homes were approved. In 2006, permits for 794 single family homes were approved, compared with only 569 permits in 2007. So far through 7 months of 2008, only 277 single family permits were approved. Developers have reduced the platting of single family lots due to the decreasing demand, with the inventory of final platted lots at its lowest total since July 2004.

The 10 year average demand for single family lots has been slightly over 1,000 units per year. Thus, the supply of 8,281 lots would meet the demand for the next 8 years at 1,000 per year.

The demand for single family attached and multi-family land has not decreased as dramatically since 2005. The inventory for both housing types is also sufficient with easily a 10 year supply in both categories.

Q:\CC\residential land inventory memo Aug 2008.wpd

Residential Land Inventory Review

As of July 1, 2008

	July 2008	Jan 2008	July 2007	Jan 2007	July 2006	Jan 2006	July 2005	Jan 2005	July 2004	Jan 2004	July 2003	Jan 2003	Sept 2002	July 2001	Jan 2001	July 2000
Single Family Detached, Single Family Attached & Duplex																
Final Platted	3,918	4,240	3,746	4,112	4,079	4,645	3,779	3,593	3,097	2,605	3,048	3,000	2,866	3,655	3,693	3,016
Preliminary Platted	7,328	7,480	7,264	6,797	5,131	1,705	2,765	2,953	2,323	3,388	2,974	3,669	4,060	2,331	2,653	1,747
Submitted Prelim	733	733	643	892	2,887	3,831	2,901	1,555	1,817	718	1,533	588	765	1,355	1,500	3,741
Total Final, Prelim & Submitted	11,979	12,453	11,653	11,801	12,097	10,181	9,445	8,101	7,237	6,711	7,555	7,257	7,691	7,341	7,846	8,504
Multi-Family Units																
Final Platted	620	652	1,138	1,218	1,220	1,842	1,824	1,463	1,672	1,670	1,886	1,687	1,687	1,641	1,588	1,506
Preliminary Platted	3,408	3,348	3,348	3,277	2,623	2,367	1,886	2,082	1,754	2,353	2,852	3,074	3,049	2,487	2,639	2,287
Submitted Prelim	450	450	450	577	877	407	200	0	675	475	755	401	546	869	869	1,290
Total Final, Prelim & Submitted	4,478	4,450	4,936	5,072	4,720	4,616	3,910	3,545	4,101	4,498	5,493	5,162	5,282	4,997	5,096	5,083
All Units In Plat Process																
Final Platted	4,538	4,892	4,884	5,330	5,299	6,487	5,603	5,056	4,769	4,275	4,934	4,687	4,553	5,296	5,281	4,522
Preliminary Platted	10,736	10,828	10,612	10,074	7,754	4,072	4,651	5,035	4,077	5,741	5,826	6,743	7,109	4,818	5,292	4,034
Submitted Prelim	1,183	1,183	1,093	1,469	3,764	4,238	3,101	1,555	2,492	1,193	2,288	989	1,311	2,224	2,369	5,031
Total Final, Prelim & Submitted	16,457	16,903	16,589	16,873	16,817	14,797	13,355	11,646	11,338	11,209	13,048	12,419	12,973	12,338	12,942	13,587
Potential Units on Raw Land																
	34,161	35,203	36,294	36,306	32,747	35,329	37,573	40,800	41,930	41,978	42,106	43,822	43,821	24,633	24,260	24,706
Grand Total of Possible Units	50,618	52,106	52,883	53,179	49,564	50,126	50,928	52,446	53,268	53,187	55,154	55,241	56,794	36,971	37,202	38,293

	July 2008	Jan 2008	July 2007	Jan 2007	July 2006	Jan 2006	July 2005	Jan 2005	July 2004	Jan 2004	July 2003	Jan 2003	Sept 2002	July 2001	Jan 2001	July 2000
Single Family Detached ONLY																
Final Platted	2,471	2,869	2,678	2,868	2,821	3,334	2,922	2,624	2,221	1,886	2,346	2,383	2,217	2,817	2,847	2,291
Preliminary Platted	5,077	5,048	5,052	4,682	3,507	1,077	2,020	2,276	1,945	2,566	2,431	2,871	3,215	2,050	2,372	1,435
Submitted Prelim	733	733	565	836	2,007	2,937	2,043	1,227	1,150	570	1,225	425	603	1,045	1,167	3,134
Total Final, Prelim & Submitted	8,281	8,650	8,295	8,386	8,335	7,348	6,985	6,127	5,316	5,122	6,002	5,879	6,035	5,912	6,386	6,860

NOTES: - "Potential Units on Raw Land" means land inside the "Future Service Limit" of the Comprehensive Plan, but not upon which a plat has not yet been submitted or approved.
 - Grand Total is the sum of "potential units on raw land" plus all final, preliminary approved and submitted dwelling units.

MEMORANDUM

TO: City Council
FROM: Marvin Krout, Planning Director 
SUBJECT: 2008 Annexation Study
DATE: September 4, 2008
COPIES: Mayor Beutler
County Board
City Directors

Staff has completed a review of land adjacent to the Lincoln city limits and eligible for annexation. This initial analysis included reviewing annexation policies, existing land uses, zoning, operation & maintenance (O & M) and capital costs for infrastructure and services, potential revenues, and government jurisdiction issues. Fourteen areas were identified for annexation within the next twelve months. These areas include approximately 268 homes and 9 businesses. (See map and Table 1)

Background: The City routinely annexes land at the request of a developer or land owner. In addition, from 1994 to 1999 the City conducted annexation studies nearly every year. These studies resulted in land being annexed unilaterally (without request of the property owners) on a regular basis. However, from 2000 to 2007, City initiated annexation was limited to the Yankee Hill neighborhood, in 2004, as a result of a request by the Regional Center for water service.

In June 2008 the City's annexation policy was amended, at the request of the Home Builders Association of Lincoln, to reinforce timely annexations and an annual review of potential annexation areas. Thus, since a study had not been done since 1999, this year's study includes a "backlog" of numerous areas that could have been annexed in the past eight years.

Infrastructure Impact: Public Works and Utilities Department (PWU) notes there will be an increase over time in water and sewer O & M costs to serve these areas. In most cases, the cost would start at zero upon annexation and gradually rise as development occurs and services are connected. While these annexed areas will pay utility fees and impact fees upon connection, it will be important for the City's utility budget to keep up with the demands of a larger system. In general, most of capital costs to provide water and sewer to these areas is already planned for in the Capital Improvement Program (CIP) in order to serve planned developments.

For streets, the 14 near term annexation areas are in the vicinity of numerous capital improvement projects shown in the 2030 Long Range Transportation Plan, but annexing these areas should not require building these improvements. Operation and maintenance budgets have not been keeping pace with needs over the past several years. These annexations will increase the lane miles of roads to be maintained, requiring additional equipment, materials and staff time at a cost of approximately \$100,000 per year. Given limited street resources, it is important that as the City grows that the City's street budgets keep pace.

Other Costs and Revenues: Lincoln Parks & Recreation noted that there will be minor costs to serve the additional land. PWU Watershed Management and the Health Dept. had comments on the areas, but did not have any financial concerns. The proposed annexed areas are already served by Lincoln Electric System.

The Lincoln Fire & Rescue Department noted that a substantial number of homes would have a lesser standard of City fire protection due to the absence of city water and fire hydrants – unless the owners petition to extend water lines. However, these areas will receive a faster response time than the current rural volunteer fire district service time. The Lincoln Police Department stated that they did not have any comment on the annexations.

If all 14 areas are annexed, the projected annual revenue based on current assessed values is estimated at approximately \$209,000 in property tax revenue, \$34,000 in wheel tax revenue and \$15,000 in motor vehicle taxes. (See Table 2 after map) This does not include some limited revenue from local sales tax and personal property tax paid by the few businesses included in the proposal. However, there will be one-time costs of approximately \$203,000 to reimburse rural fire and rural water districts. Overall, the 14 areas would generate approximately \$258,000 in net annual revenue, the second fiscal year after annexation.

Timing: Previously, from 1994 to 1999, the City annexed more than a dozen areas with similar characteristics to the areas studied this year. Past experience has shown that property owners appreciate several months of advance notice prior to annexation in order to ask questions and change financial plans if necessary. Also, due to the cycle of establishing local school districts levies and budgeting and the setting of total assessed value for all jurisdictions, in general the City should avoid annexations between August 1st and November 1st.

If staff proceeds with annexing these areas, then open houses with property owners will be held on September 25th and October 2nd. Staff would then continue to gather more information on each area and potentially forward them to the Planning Commission in January 2009. If the properties were annexed in February 2009, no new property taxes would come to the City in the current budget year (Fiscal Year 2008-2009.) Due to up-front costs and tax collection timing, the full revenue may not be realized until the second fiscal year (FY 2010-2011). Costs to maintain roads and provide other services, however, would be effective immediately upon annexation.

Land Use Issues to Resolve: Three of these areas proposed for annexation in 2009 may take additional time to resolve land use issues prior to annexation. First, Area 1 has significant wetlands and natural areas and a potential conservation easement should be explored further with the owner prior to annexation. For Area 6 (archery range) and Area 14 (gun club) there are existing city ordinances preventing the continued operation of each club within the city limits that should be resolved prior to annexation.

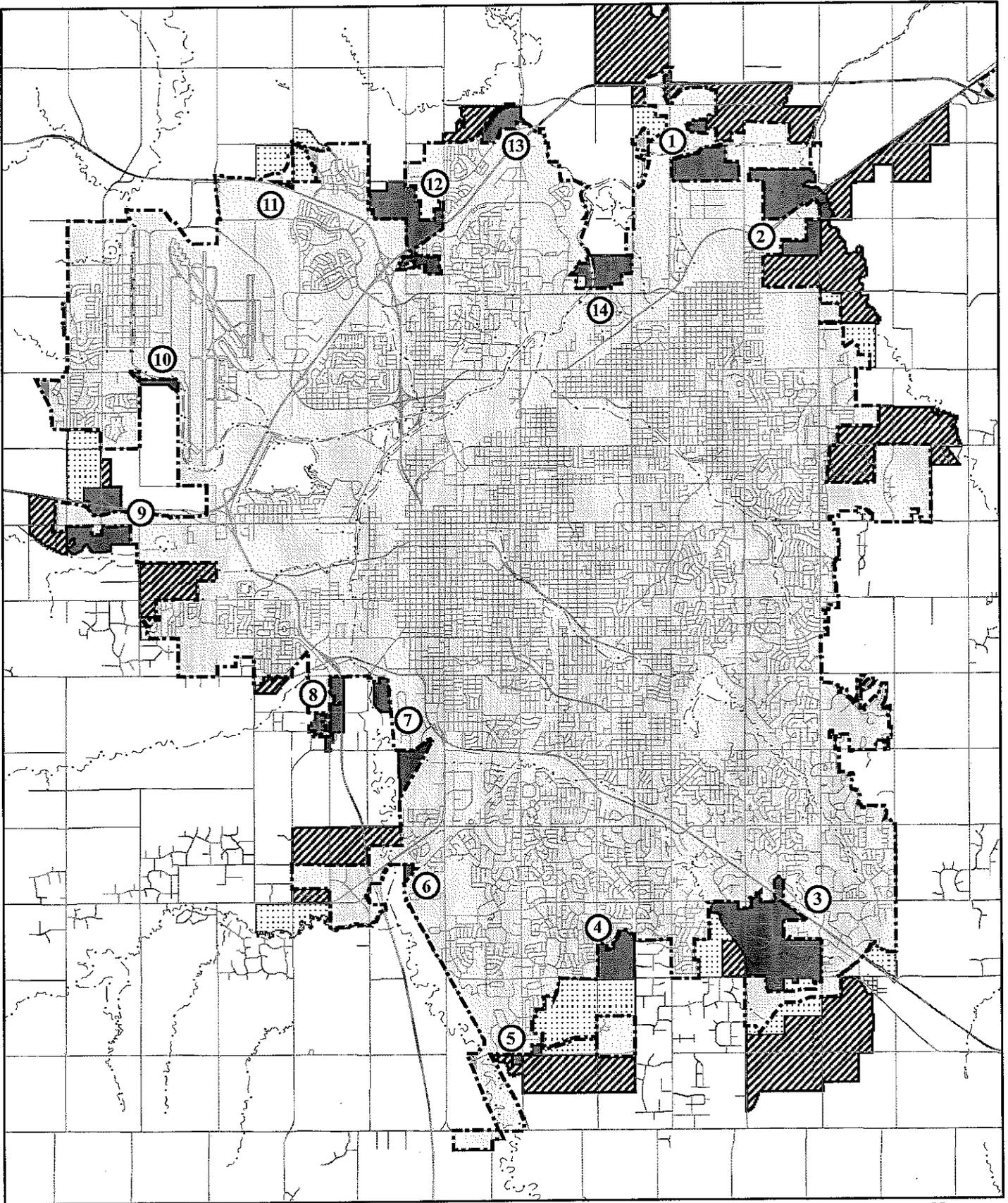
Conclusion: The 14 areas on the following pages conform with state statutes and the City's policies and are appropriate for annexation.

RESIDENTIAL SUBDIVISIONS: The following areas meet the City's policies for annexation, are zoned for urban use and/or have existing urban uses, would have some significant capital or O & M costs, but would add fairly significant annual revenue.

<u>Area</u>	<u>General Location; Description of Property</u>	<u>Annual Revenue in 2nd Fiscal Yr.</u>	<u>Year 1 - 6 Costs</u>
3	S. 70 th , Pine Lake Road to Yankee Hill Road; approx. 108 existing houses in acreage subdivisions	\$100,000+	Approx. \$22,000 road O & M costs
8	S. Folsom & W. Van Dorn; few businesses & approx. 101 existing houses in Yankee Hill neighborhood	\$60,000+	Approx. \$16,000 road O & M costs
12	N. 7 st & Fletcher Area; approx. 48 existing houses in acreage subdivisions	\$40,000+	Utility capital costs & \$13,000 road O & M

MINOR ANNEXATIONS: The following areas meet the city's policies for annexation, are zoned for urban use and/or have existing urban uses, would have relatively little to no capital or O & M costs, but would generally have a very modest (\$49,000+ total) annual revenue by the second year. (See attached map for Area numbers)

<u>Area</u>	<u>General Location; Description of Property</u>
1	N. 56 th -70 th & Salt Creek; wetlands and floodplain land
2	N. 70 th - 84 th & Cornhusker; commercial/ industrial land
4	S. 40 th & Yankee Hill Road; Yankee Hill golf course
5	S. 27 th & Rokeby Road; 4 acreage houses
6	Warlick Blvd. & Salt Creek: archery range
7	S. 8 th & Pioneers; public land and one house and S. 1 st & Van Dorn; industrial zoned land
9	N. W. 48 th & I-80; commercial zoned land and 5 houses
10	N. W. 39 th & W. Adams: public land surrounded by city
11	N. W. 20 th & Highway 34: narrow strip surrounded by city
13	N. 27 th & Interstate 80: vacant land for future development
14	N. 40 th & Superior; park, gun club and residential zoned land



ANNEXATION STUDY: INDEX

-  Existing City Limits (5/6/08)
-  Annexation In 2009
-  Annexation In 2010 or Later
-  Annexations per Annexation Agreement or Development Plan (Approved or Pending)



LONGVIEW-TARRANT COMMUNITY
PLANNING DEPARTMENT


 A Division of the City of Longview
 1000 West 10th Street
 Longview, Texas 75601
 Phone: 940.763.1234
 Fax: 940.763.1235

July 10, 2008

Table 1: General Information

Area #	Approx. Location	2009 Acres	2009 Approx. Dwelling Units	Business and Comm. Enterpris	Nonprofit and Other Non- Resid.	2007 Assessed Valuation
1	N. 56th & Salt Creek	237.3	0	0	0	\$232,213
2	N. 84th & Cornhusker	394.2	0	1	0	\$8,024,143
3	S. 70th & Yankee Hill Road	671.0	108	2	1	\$30,845,134
4	S. 40th & Yankee Hill Road	167.3	1	1	0	\$2,395,559
5	S. 27th & Rokeby Road	22.2	4	0	0	\$1,474,073
6	Warlick Blvd. & Salt Creek	14.6	0	0	1	\$231,298
7	S. 8th & Pioneers:1st & Van Dorr	145.2	1	1	1	\$1,912,818
8	S. Folsom & W. Calvert St.	116.9	101	4	0	\$14,065,775
9	N. W. 48th & I-80	252.7	5	0	0	\$1,239,616
10	N. W. 39th & West Adams St.	32.2	0	0	1	\$0
11	N. W. 12th & Highway 34	6.8	0	0	0	\$2,000
12	N. 7th & Fletcher Avenue	335.7	48	0	1	\$11,043,161
13	N 27th & I-80	91.9	0	0	0	\$92,024
14	N. 40th & Superior St.	178.6	0	0	1	\$869,454
	Totals	2,666.6	268	9	6	\$72,427,268
	Total Area in sq. miles		4.2			

Valuation is 2007 Assessed Value from the Lancaster County Assessor/ Register of Deeds records.

Table 2: Revenue and Cost Estimates

Area #	Approx. Location	2009 Real and Personal Property tax		2009 Personal Wheel Tax		Business Wheel Tax		2009 Motor Vehicle Tax		Business Motor Vehicle Tax		Rural Fire Costs		Rural Water Costs		Total Revenue: Year 1		Total Revenue: Year 2	
		Property tax	Personal Wheel Tax	Personal Wheel Tax	Business Wheel Tax	Business Wheel Tax	2009 Motor Vehicle Tax	Business Motor Vehicle Tax	Rural Fire Costs	Rural Water Costs	Total Revenue: Year 1	Total Revenue: Year 2							
1	N. 56th & Salt Creek	\$668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$63)		\$605	\$668				
2	N. 84th & Cornhusker	\$23,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$4,207)		\$18,893	\$23,100				
3	S. 70th & Yankee Hill Road	\$88,796	\$13,230	\$0	\$0	\$0	\$5,940	\$0	\$0	\$0	\$0	\$0	(\$110,000)	(\$2,034)	\$107,966				
4	S. 40th & Yankee Hill Road	\$6,896	\$123	\$0	\$0	\$0	\$55	\$0	\$0	\$0	\$0	\$0	(\$15,000)	(\$7,927)	\$7,074				
5	S. 27th & Rokeby Road	\$4,244	\$490	\$0	\$0	\$0	\$220	\$0	\$0	\$0	\$0	(\$5,045)		(\$91)	\$4,954				
6	Warlick Blvd. & Salt Creek	\$666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$792)		(\$126)	\$666				
7	S. 8th & Pioneers:1st & Van Dorr	\$5,507	\$123	\$0	\$0	\$0	\$55	\$0	\$0	\$0	\$0	(\$6,547)		(\$863)	\$5,685				
8	S. Folsom & W. Calvert St.	\$40,493	\$12,373	\$1,500	\$0	\$5,555	\$330	\$330	\$0	\$0	\$0	(\$48,142)		\$12,109	\$60,251				
9	N. W. 48th & I-80	\$3,569	\$613	\$0	\$0	\$0	\$275	\$0	\$0	\$0	\$0	(\$4,243)		\$214	\$4,457				
10	N. W. 39th & West Adams St.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0				
11	N. W. 12th & Highway 34	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$34	\$34				
12	N. 7th & Fletcher Avenue	\$31,791	\$5,880	\$0	\$0	\$0	\$2,640	\$0	\$0	\$0	\$0	(\$8,156)		\$32,155	\$40,311				
13	N 27th & I-80	\$265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$68)		\$197	\$265				
14	N. 40th & Superior St.	\$2,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$641)		\$1,862	\$2,503				
Totals		\$208,532	\$32,830	\$1,500	\$330	\$14,740	\$330	\$330	\$15,070	\$77,904	(\$125,000)	\$55,028	\$257,932						
Total Area in sq. miles		Tot Wheel Tax: \$34,330 ; Tot MV Tax: \$15,070 ;																	

Valuation is 2007 Assessed Value from the Lancaster County Assessor/ Register of Deeds records.

Rural Water cost is an estimate - Rural Water District had not been contacted at time of release.

Real and Personal Property tax based on 2007 valuation

Wheel Tax is \$49 per vehicle, assumed 2.5 vehicles per dwelling unit

Amounts calculated at 22% of total tax collected (NE Rev. Statutes 60-3,186) Motor Vehicle Tax assumed to be \$100 per vehicle with 2.5 vehicles per dwelling unit.

2008 Annexation Study

Prepared by the
Lincoln/ Lancaster County Planning Department

September 4, 2008

Introduction

In order for the City of Lincoln to develop in an efficient and orderly fashion the City has spent a considerable amount of time in the development and implementation of the Comprehensive Plan. The Comprehensive Plan is the City's guide for decisions regarding both development and annexation. The 2030 Lincoln/Lancaster County Comprehensive Plan contains both guidelines on annexation and a phasing plan for development. Specifically, the City has adopted Lincoln Area and Lancaster County "Future Land Use" maps and an "Urban Growth Tiers With Priority Areas" map on pages 17 - 21 of the Comprehensive Plan. The future service limit delineates those areas that are anticipated to be included in the city limits at some point in the future.

Properties on the urban edge already benefit from many City services, such as libraries, streets, parks, trails, and snow removal on adjacent streets, without paying City taxes and fees. Businesses on the edge of the City benefit from the adjacent customer base and those same services listed previously, without paying City sales and property taxes or fees. These properties, once they are annexed, can expect to have some city services available immediately, such as schools, street maintenance, fire and police protection. Other services, such as water and wastewater, may be immediately available or available in the near term. Annexation balances the provision of appropriate and reliable services with the payment of the fair share of city taxes and fees.

As part of the City's Concurrency Policy, services are not provided to properties that lie outside the City limits. In general, when urban development occurs on the fringes of the city, annexation of properties is processed along with other development applications. In this way, properties are supplied with City services when they are needed, and the City benefits from the property taxes, utilities and other fees that City residents pay. In order to maximize the efficiency of this system and to assure that those who receive services help to pay for them, it makes sense to annex properties that require minimal public investment to serve. Because these properties may not necessarily be interested in further development, annexation may not occur at the request of the property owner and can be initiated by the City.

The Mayor requested that the Planning Department prepare a list of possible annexation areas for review. The Planning Department prepared a list of sites based on the methodology described in more detail in the next section. The initial findings were discussed among city departments and with the Mayor. The following are the preliminary findings on areas that appear to be appropriate for further review for annexation for review by the City Council at a pre-Council meeting.

If there is a consensus of City Council members that the process should proceed, the Planning Department will work further with various City departments and County agencies to gather more detailed information regarding services, costs and benefits of each annexation. (A City Council recommendation to proceed is not a formal action and does not bind the Council to future action.) Staff will also hold an open house in order to provide property owners with more information regarding annexation and to answer questions. The annexations could be forwarded individually or together, and in most cases will not proceed till later in fall 2008. It is anticipated that the earliest annexation would take place is in February 2009.

There are several factors that should be considered when making a decision regarding annexation. This report will briefly review these factors by reviewing state statutes and court cases on annexation, the city's past annexation history, the City's current annexation policy, and comments and analysis from City departments. The report concludes with a brief review of the annexation review process and the potential sites for annexation.

Methodology

In June 2008 the City Council unanimously adopted Comprehensive Plan Amendment #08011 which amended the Annexation Policy and Concurrency Policies of the Plan. This amendment emphasized that the annexation policy can best be summarized in the new language on page 154 of the Plan:

“To demonstrate the City’s commitment to the urbanization of land in Tier I Priority A, the City should promptly annex land in Priority A which is contiguous to the City and generally urban in character, as well as land which is engulfed by the City. Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed. Annually, the City should review for potential annexation all property in Priority A in which basic infrastructure is generally available or planned for in the near term.”

This study is the first of the planned annual review of potential annexation areas. A list of criteria for identifying potential annexation areas was based on the policies in the Comprehensive Plan, specifically the Annexation and Concurrency Policies found on pages 153 and 154. In general the criteria used in this study was as follows:

- Only reviewed land in Priority A, Tier I
- Land subject to annexation agreements will be annexed as land is changed to urban zoning district
- Land which is engulfed by the city limits was proposed for annexation in first year
- Land which is contiguous to the city limits and is in urban zoning (other than AG or AGR) was proposed for annexation in first year
- Land which is contiguous to the city limits and is in agricultural zoning, in which basic infrastructure is in place or planned for in the near term and is in urban character
 - proposed for annexation in first year, if land is
 - 1) currently occupied by one or more dwelling units, and
 - 2) utilities are in place or planned for in next 2 to 3 years, and
 - 3) does not substantially add county roads to city limits (due to costs to upgrade and maintain compared to value of land added)
 - proposed for annexation in second year or later if land is in farm use (no dwellings,) is greater than 40 acres in size & city services are 3 or more years away

After potential annexation areas were identified using the above criteria, information and comments were solicited from City staff in various departments. Staff were asked to give comments on the impacts to capital improvement programs, operation and maintenance budgets,

Planning collected comments and formulated recommendations for each of the potential areas. The City Council is being asked for direction on which of these areas to pursue further. Once areas are selected, landowners will be contacted and given information regarding issues related to annexation. This contact will be made far in advance of the actual annexation so that landowners have time to plan for the transition.

Findings

The Planning Department has identified fourteen areas that appear suitable for near term annexation. These areas are within the future service limit (Tier I) of the Comprehensive Plan and appear to be ready for annexation (see attached Annexation Study: Index map):

<u>Area</u>	<u>Subdivision/ Location</u>	<u>Comments</u>
1	S. of Arbor, 56 th to 70 th	Floodplain and wetland areas on Salt Creek
2	Cornhusker, 74 th to 84 th	Commercial and industrial properties
3	S 70 th & Yankee Hill Rd	108 dwellings, 1 non-profit organization, (Portsche Heights, Clarendon Hills, Amber Hills Estates, Dunrovin Acres, Walnut Heights & broadcast equipment)
4	S 40 th & Yankee Hill	1 dwelling and Yankee Hill golf course
5	27 th & Rokeby Rd	4 dwellings
6	Warlick & Salt Creek	Prairie Bowmen archery club
7	8 th & Pioneers Blvd and 1 st & Van Dorn St	1 dwelling, state owned property and Vacant I-1 zoned industrially land
8	S Folsom and W Calvert	101 dwellings, 4 commercial properties
9	NW 48 th & I-80	5 dwellings and vacant commercial land
10	NW 39 th & W Adams St	Vacant, Airport Authority
11	NW 12 th & Hwy 34	Narrow strip of vacant land
12	N 7 th & Fletcher Ave	48 dwellings (Cumberland Heights, Garden Valley, Grove Park)
13	N. 27 th & I-80	Vacant land for future development
14	N. 48 th & Superior	Gun club, Boosalis Park and vacant land

Each of these sites is generally urban in character and contiguous to the city limits. Each can be served with city services currently or will require an extension of city sewer or water lines that are already planned for or under construction. Staff recommends these sites since they meet the Annexation Policy considerations included in the Comprehensive Plan. More details on these sites are provided at the end of the report.

State Statutes/ Court Cases on Annexation

The City of Lincoln's ability to annex property comes from state authorization. State statutes regarding annexation differ between cities and villages of different classes. The City Attorney's Office has prepared an analysis of these varying state statutes and court cases relating to annexation in Nebraska. The following is summarized from former City Attorney Bill Austin's report on annexation for the City of Lincoln:

- the City may at any time annex "contiguous or adjacent" lands,
- according to State statutes "land shall be deemed contiguous although a stream, embankment, strip or parcel of land, not more than 500 feet wide, lies between such land and the corporate limits,
- the Nebraska Supreme Court has voided "strip, corridor or flag" annexations in which the land is adjacent by only a narrow strip or neck of land,
- the City automatically annexes adjacent property upon subdivision if it is within the future service limit and must include adjacent county roads during an annexation.

In addition, state statutes also cover annexation and its effect on rural fire and school districts. The City is required to compensate rural fire districts as a result of annexation. The reimbursement costs are based on the value of the property annexed and the liabilities of the fire district. Typically, the city expense is less than \$1,000.

With regard to schools, if a property is outside the Lincoln Public School District (LPS) at time of annexation it is automatically included in the LPS district (State Statutes 79-408). LPS is not required to reimburse the other school district. However, property owners in the annexation area are required to continue paying their levy on any outstanding school bonds that were approved while they were in the other district. In 1998, LPS and the City of Lincoln approved an agreement whereby those property owners paying for bonds in other districts will not have to pay for past LPS bonds. However, they will have to pay on any LPS bonds approved after annexation.

Past City of Lincoln Annexation History

The early history of annexation in the City of Lincoln included annexation of independent communities such as Havelock, University Place and College View between 1926 and 1930. Since these early annexations of small towns, Lincoln has mainly annexed vacant land prior to development and some subdivisions. Prior to 1996, annexations primarily occurred due to requests from developers, landowners, neighborhood boards, as a result of subdivision or due to road assessment projects. Unlike many other communities which experience urban development outside of the city limits, nearly all urban development in Lincoln has happened within the city limits. Thus, unlike most other communities in the United States, annexation of developed land outside of the city limits has not been a major concern. The last major annexation of an urban subdivision occurred in June 2007 when the 304-acre Firethorn subdivision was annexed.

From 1995 to 1999, the Planning Department, at the request of the City Council, developed an Annexation Study process. Areas were identified that were potentially appropriate for annexation, with or without the request of the owners. These areas were evaluated, open houses were conducted,

and some or all of the areas were moved along to the City Council for their consideration. In most cases, these areas were eventually annexed.

This process has not been used since the last annexation study in 1999. Development on the City's edge since that time has resulted in some areas which are becoming increasingly surrounded by the City, but which have no impetus for requesting annexation. In such cases, it may be appropriate for the City to initiate the annexation process.

Current Annexation Policy

One of the main principles of the Comprehensive Plan Vision is stated in the "One Community Vision" (page 5 of the Plan.) One part of this main principle of the Plan is that residences and businesses should be inside the City of Lincoln, equally participating in the costs and benefits of the Lincoln community.

The current Comprehensive Plan provides guidance on the issue of annexation. On page 154 of the 2030 Comprehensive Plan it states the following:

"Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

- *The provision of municipal services shall coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary water services) beyond the corporate limits of the City.*
- *The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexation shall occur before any property is provided with water, sanitary sewer, or other potential City services.*
- *To demonstrate the City's commitment to the urbanization of land in Tier I Priority A, the City should promptly annex land in Priority A which is contiguous to the City and generally urban in character, as well as land which is engulfed by the City. Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed. Annually, the City should review for potential annexation all property in Priority A in which basic infrastructure is generally available or planned for in the near term.*
- *Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.*

- *The character of existing residential areas should be respected as much as possible during the annexation process. When low density “acreage” areas are proposed for annexation due to the City’s policy, additional steps should be taken to ease the transition as much as possible, such as public meetings, advance notice and written explanation of changes as a result of annexation. In general, many aspects of acreage life may remain unchanged, such as zoning or covenants. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.*
- *Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above. Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.*
- *Each town in Lancaster County will have their own procedures for annexation.”*

General Considerations for Annexation Areas:

Upon annexation some City services are immediately available. Among those are Fire & Rescue and Police services. One of the benefits to the policy of annexing property which is surrounded, or nearly surrounded, by the city limits is the clarity of boundaries for these public safety personnel. A city edge along which adjacent properties may be alternately in and out of the city limits makes it difficult to identify the jurisdictions of the sheriff vs. police, or the fire & rescue vs rural fire departments.

Rural fire districts that carry debt may request that the portion of the debt assessed to a property which is annexed by Lincoln be paid to that rural fire district. The City of Lincoln is obliged to keep this assessed amount in an account in case the rural district makes such a request. Rural water districts may make a similar request.

Conclusion

The City of Lincoln has been very successful in having development occur within the city limits. The Planning Department recommends that the City Council proceed with the 14 areas for potential annexation in approximately February 2009. Areas 1, 6, and 14 may take additional time to be annexed since they have land use issues, such as the Gun Club and archery range uses, which may take additional time to resolve.

Direction by the City Council to proceed with additional review and comment on these potential areas does not obligate the City Council to annex these areas. It only directs staff to review the areas in more detail. Once additional information has been obtained on each of the areas, they will be forwarded to the Planning Commission and City Council for further review and public hearings.

The proposed annexation areas are generally developed and contiguous to the city limits. City utilities are already available or are in the vicinity and in most cases do not require a substantial

utility extension. However, a special assessment district may be needed in some cases to provide water or sanitary sewer service to these areas.

It is important to note that annexation of this large an area will bring into the City additional roads that will need to be maintained. Unless the City's budget is increased for street maintenance, including items such as snow removal, street sweeping, patching and repairing, the same resources will be spread over a greater area. This will lead to less time and resources being spent to maintain and snow plowing streets within the city today.

Notes on Area Review

The following descriptions of annexation areas contain comments that apply to that specific area. Comments are broken into Current Jurisdictions, Utilities, Roads, Revenue and Other Comments. Any specific comments submitted by departments are included in those categories. In addition, some departments submitted general comments which are summarized below.

Current Jurisdiction

Name of current rural fire district, school district, and rural water district, if applicable. Lincoln Public Schools and county agencies have not yet been contacted for comment.

Emergency Services

Lincoln Fire and Rescue commented that most areas are near existing fire facilities, Areas 2 through 6 are not and response time would be greater. Generally, areas in the northeast, east, southeast and south are in the greatest need of new fire facilities. The Lincoln Fire & Rescue noted that a substantial number of homes would have a lesser standard of City fire protection due to the absence of city water and fire hydrants – unless the owners petition to extend water lines. However, these areas will receive a faster response time than the current rural volunteer fire district service time. Lincoln Police Department stated they did not have any comment on the study.

Utilities

Based on comments from Public Works and Utilities Department (PWU), there would be an increase over time in operations and maintenance costs. In most cases, the cost would start at zero upon annexation and gradually rise as development occurs and services are connected. It is important to note that these costs are calculated using the current budgeted increases in utility fees. These scheduled increases should be met and additional maintenance and operation staff may be needed to meet the demands of increased system. Operation and Maintenance costs are calculated by using a City average of \$245/acre for wastewater and \$330/acre for water.

Some of the areas also would require capital projects that may or may not be in the current CIP. While some of these costs are significant, the improvements, with a few exceptions, would have been built to serve new subdivisions and development regardless of whether these areas were annexed. The exceptions appear to be Areas 2 and 12. Area 2 would require a significant investment to serve commercial and industrial development, both current and future, while Area 12 would require a relatively minor improvement to serve increased residential uses that could develop.

Lincoln Electric commented overall that the areas identified can all be served and are within the LES service area boundary. They also noted that LES attempts to maintain a one to one-and-a-half mile buffer between LES's service area boundary and the Lincoln City Limits, per agreement with Norris Public Power. Annexation Area 15 would extend that buffer and the associated service area adjustments would have minor impact on Norris' service area and facilities. Norris Public Power has not yet been contacted for review and comment.

Roads

Based on comments from Public Works and Utilities Department both road Operations and Maintenance as well as capital projects may be extensive at full build out of the Comprehensive Plan. O & M budgets have not been keeping pace with needs over the past several decades and there is considerable catching up to be done. Increases in the number of lane miles to be maintained means more needs such as signals, striping, sidewalks, and drainage and the need for increased staff and equipment as well as funds. While many of these areas will have some O & M expense initially, this cost will not reach the City average until future development is realized.

Road O & M costs were based on the current budget and not actual road needs. The road maintenance budget is already below the needs of the community. The estimates are based on a general figure and are not based on an analysis of the road conditions and specific needs of each area. For the purposes of this analysis, the Initial O & M costs were based on an average of about \$8,500 per lane mile for rural arterial streets and about \$1,800 per lane mile for rural residential streets. The Future O & M cost estimate is based on a City average cost of \$650 per acre.

It is difficult to separate capital costs for street projects in a single area from the costs to build a transportation network for the entire City. The annexation areas alone do not require capital investment that is not already part of the 2030 Long Range Transportation Plan. These annexed existing homes and businesses and land for development will add to the property tax base and wheel tax revenue. But that revenue is minimal compared to the overall street needs of the community. Given limited street resources, it is important that as the City grows and adds more businesses and residents, the City's street budgets keep pace.

2007 Valuation

Data from County Assessors Office for 2007 based on assessed value.

Revenue

Estimates made by City Finance Department based on real and personal property tax valuation and estimates of motor vehicle tax and wheel tax. (Assumption of 2.5 personal vehicles per dwelling unit and motor vehicle tax estimated at \$100 per vehicle.) Payments that would need to be made to rural fire departments are included based upon individual fire district indebtedness. This is a one time payment that would be made upon request of the rural fire district. Additionally, Area 2 has two businesses which currently have Fire Protection Contracts with the City of Lincoln. These contracts are collected annually and would be voided with annexation. Rural Water District 1 also provides service to 15 of the proposed properties. An assumption of \$5,000 per household or per 20 acre parcel was used to calculate the repayment fee. Rural water has not yet been contacted for an actual fee calculation. Lincoln Public Schools has not yet been contacted for information regarding changes to their district.

Other Comments:

Comments received primarily from PWU - Watershed Management, but also from Lincoln and Lancaster County Health Department (LLCHD), Parks and Recreation, and through review by Planning staff.

LLCHD has jurisdiction over both the City of Lincoln and Lancaster County. As properties are annexed into the City, the City ordinances addressing environmental and health concerns would be applied to those properties. Some examples of City ordinances that may be different from County regulations are the City's smoking ban, animal control ordinances, and noise control ordinances. LLCHD, and, in some cases, the Police Department, are responsible for enforcing these ordinances.

The Health Department also has responsibility associated with individual septic and well systems. As additional areas are annexed into City Limits they will need to be inspected and existing wells documented and biennial water well permits obtained. Wells that were previously installed or repaired in the 3-mile limit should be on file with the LLCHD. Those wells that were previously installed or repaired outside the 3-mile limit will not be on file with LLCHD. Unless the well is located in the 3-mile limit at the time of installation, LLCHD does not require a permit, therefore LLCHD would not have information on the well. If a home or business is annexed with an onsite wastewater system that is operating within standards and is at least 300 feet away from being able to be connected, no permits or actions will be required. A building or premises within 300 feet, measured along a street, alley or easement, of a community sewer system shall be required to connect to that system.

Annexation Study: Area #1**N 56th & Salt Creek****2007 Valuation:** **\$232,213**

Proposed Annexation Year:	Acres in Area:
2009	237.3 acres
Total:	237.3 acres

Recommendation:**Annexation is appropriate**

General Description	From 56th to just west of 70th Street, from Salt Creek approximately 1/2 mile south, and from approximately 60th to 63rd Streets about 1/4 miles south of Arbor Road. Southern area is completely surrounded by the city limits, mostly undeveloped with a small cement plant on the southeast, single owner (NEBCO).			
Current Jurisdictions	Raymond and Waverly Rural Fire District Lincoln Public School District			
Zoning	AG Agricultural and H-4 Highway Commercial	Surrounding Zoning	North East South West	AG and H-4 AG and I-I Industrial I-I and H-4 P Public and H-4
Utilities	Wastewater Water	Initial O&M \$0 \$0	Future O&M \$2,700 \$3,600	Capital Costs \$0
	All capital projects would be at private cost. Future development would generate impact and user fees.			
Roads	Initial O&M \$0	Future O&M \$7,000	Future development would generate impact fees.	
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	\$605		\$668	

Other Comments:

The entire study area is in the 100-year flood plain or flood prone area of Salt Creek. A large portion of the southern study area is in the local flood way for Salt Creek and shown as Agricultural Stream Corridor and Environmental Resources on the future land use map. The southern area also has an old Salt Creek meander through the property which is shown to be Category III Saline Wetlands. Staff from Watershed Management and the NRD met with the owners of the southern area last year to discuss the potential for the acquisition of a conservation easement to protect the flood plain and wetlands, and there appeared to be interest in considering this in the future. Category II Saline Wetlands are shown over a large portion of the north study area. "Existing Urban Area" flood plain standards would apply to the northern area. The "New Growth Area" flood plain standards would apply to the southern area (requiring no rise, no loss of flood storage, etc.). There is a future trail planned on the south side of Salt Creek channel.

Annexation Study: Area #2

Cornhusker Hwy & N 84th

2007 Valuation: **\$8,024,143**

Proposed Annexation Year:	Acres in Area:
2009	394.2 acres
Total:	394.2 acres

Recommendation:**Area is appropriate for annexation.**

General Description	South of Cornhusker Highway from approximately 74th Street to the Steven's Creek main channel, and north of Cornhusker Highway from 84 th to 70th. Some developed land but majority is vacant. Existing buildings include commercial and some industrial buildings.			
Current Jurisdictions	Waverly Rural Fire District Waverly School District			
Zoning	I-I Industrial AG Agriculture	Surrounding Zoning	North East South West	AG - Agriculture I-I and AG AG I-I
Utilities	Wastewater	Initial O&M \$0	Future O&M \$95,000	Capital Costs \$0
	Water	\$0	\$96,000	\$0
	Utilities are generally available or may be extended at private cost. May require an additional sewer line to serve area south of Cornhusker Highway.			
Roads	Initial O&M \$25,000	Future O&M \$250,000		
	Future development could generate capital costs but would also generate impact fees.			
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	\$18,893		\$23,100	

Other Comments:

A small portion of this study area is in the flood plain or flood prone area of Stevens Creek. The "Existing Urban Area" flood plain standards would apply to most of this study area. There are future trails planned in the Steven's Creek floodplain.



ANNEXATION STUDY: AREA # 2

Total Area: 394.2 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



TINCO M-L ANCASTER COLONY
 PLANNING DEPARTMENT


Annexation Study: Area #3**S 70th & Yankee Hill Rd****2007 Valuation: \$30,845,134**

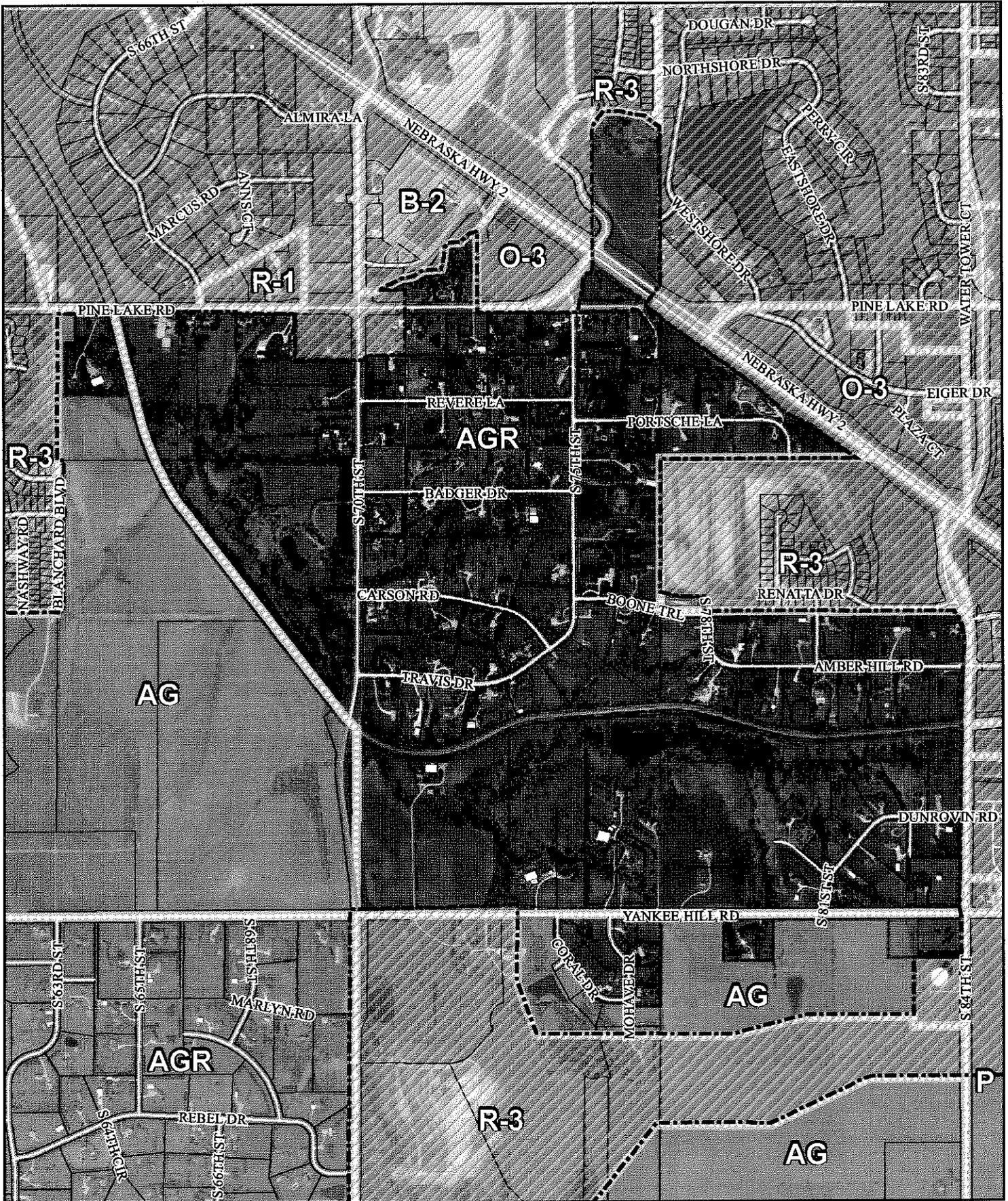
Proposed Annexation Year:	Acres in Area:
2009	671.0 acres
Total:	671.0 acres

Recommendation:**Area is appropriate for annexation.**

General Description	Irregularly shaped area generally between Pine Lake and Yankee Hill Roads, from S 84th to S. 70th Streets. Includes Portsche Heights, Clarendon Hills, Amber Hill Estates, Dunrovin Acres, Walnut Heights and the Cheney cemetery. The area is generally surrounded on three sides by the City limits. All but a few of the parcels are in residential use (108 dwelling units), those exceptions being a non-profit organization (Southeast Nebraska Youth for Christ), Cheney cemetery, and broadcasting towers and equipment in addition to agricultural uses.			
Current Jurisdictions	Southeast Rural Fire District Lincoln, Waverly, and Norris School Districts Dwelling units either side of Yankee Hill Rd are in Rural Water District #1			
Zoning	AGR Agricultural Residential & AG Agricultural	Surrounding Zoning	North East South West	AGR, O-3 Office, B-2 Business, R-1 Residential AG, B-5 Business, R-3 Residential AGR, AG, R-3 AG
Utilities	Wastewater Water	Initial O&M \$0 \$0	Future O&M \$164,000 \$220,000	Capital Costs \$100,000 \$0
	Construction of 8" sewer mains through acreages will be difficult with multiple property owners, wells, septic system, etc. Financing probably through assessment districts. Users would pay utility fees, additional development would generate impact fees and utility fees.			
Roads	Initial O&M \$33,000	Future O&M \$435,000	Estimate 2.3 million to bring roads up to standards. Operation and maintenance costs would be added and would increase with development. Future development could generate capital costs but would also generate impact fees.	
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	-\$2,034		\$107,966	

Other Comments:

A portion of study area, west of S. 70th Street, located in the floodplain or floodprone area of Beal Slough and shown as Green Space on the future land use map. "New Growth Area" flood plain standards would apply to any future development. A future trail shown running in the southern portion of this area.



ANNEXATION STUDY: AREA # 3

Total Area: 671.0 Acres



Existing City Limits

Annexation Study Area Boundary

Zoning District Boundary



LANCASHIRE COUNTY
PLANNING DEPARTMENT
RTS
1100 N. LINCOLN ST. SUITE 200
LINCOLN, NE 68502-1800
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July 16, 2008

Annexation Study: Area #4**S 40th & Yankee Hill Rd****2007 Valuation: \$2,395,559**

Proposed Annexation Year:	Acres in Area:
2009	167.3 acres
Total:	167.3 acres

Recommendation:**Area is appropriate for annexation**

General Description	Area from S. 40th to approximately S 48th Street, from Yankee Hill Rd to ½ mile north. The area is surrounded on three sides by the City limits. The single dwelling unit is on approximately 7 acres. The remaining area is in use as a golf course.			
Current Jurisdictions	Southeast Rural Fire District Norris Schools District Southern portion is in Rural Water District #1			
Zoning	AG Agricultural	Surrounding Zoning	North East South West	R-3 Residential R-1 Residential, AGR Agricultural Residential AG B-2 Business, O-3 Office, R-4
Utilities	Wastewater	Initial O&M	Future O&M	Capital Costs
	Water	\$0	\$41,000	\$0
	Future development of the area would mean an increase in operation and maintenance costs. Future development would generate impact and user fees.			
Roads	Initial O&M	Future O&M		
	\$1,800	\$109,000		
	No initial costs for road improvements however, future development could generate capital, operations, and maintenance costs. Future development would generate impact fees.			
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	(\$7,927)		\$7,074	

Other Comments:

Any future development of this area as residential may require street tree maintenance at a cost of about \$2000 per year. Future trail planned along Yankee Hill Rd.



ANNEXATION STUDY: AREA # 4

Total Area: 167.3 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



LANCASTER COUNTY
 PLANNING DEPARTMENT
 975
 1000 N. MARKET ST.
 LANCASTER, PA 17303

Annexation Study: Area #5**S 27th & Rokeby Rd****2007 Valuation: \$1,474,073**

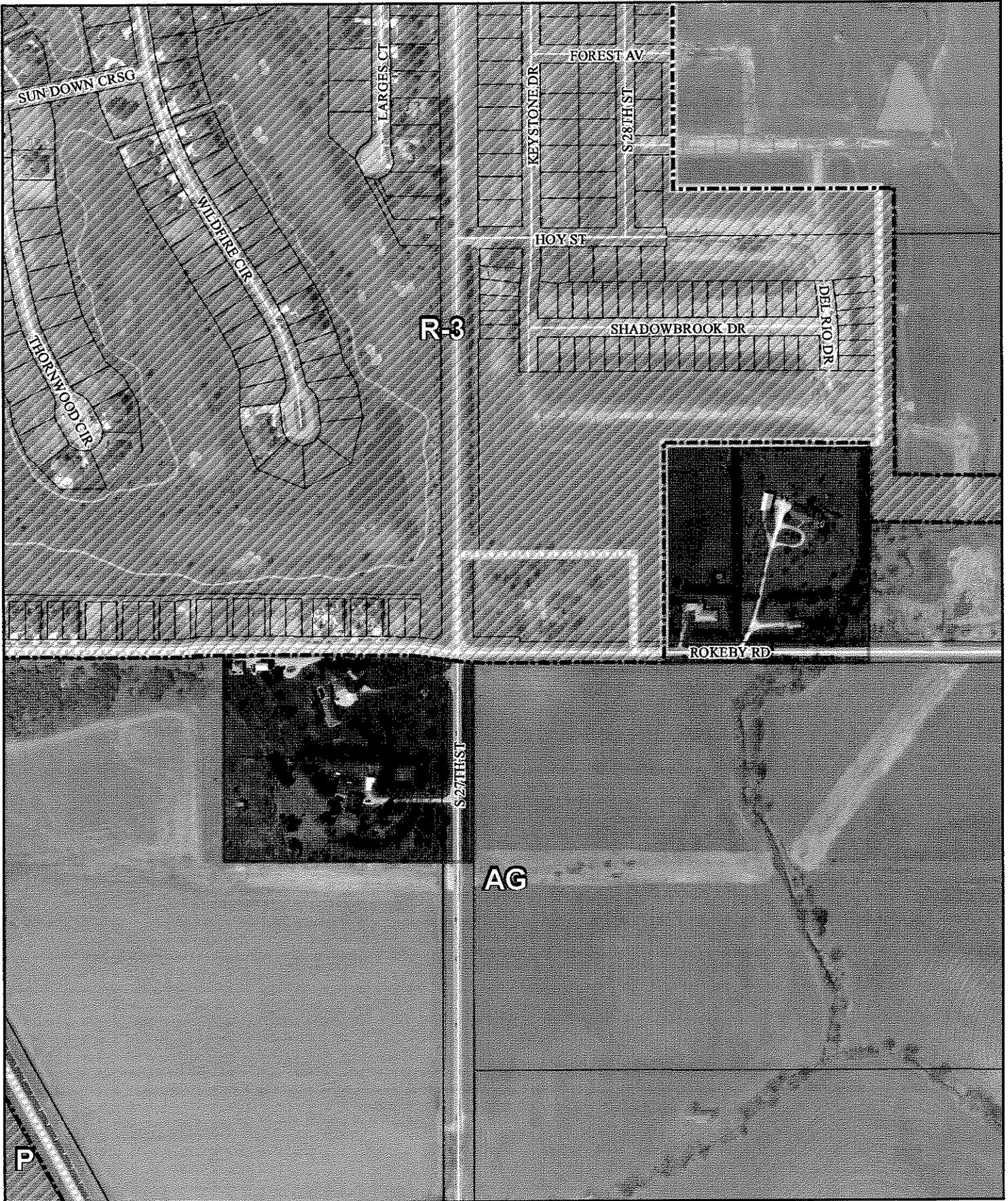
Proposed Annexation Year:	Acres in Area:
2009	22.2 acres
Total:	22.2 acres

Recommendation:**Area is appropriate for annexation.**

General Description	Two parcels located southwest of the intersection of S 27th & Rokeby Rd, and two parcels on the north side of Rokeby Rd just east of that intersection. Southwest parcel adjoins on one side, northeast parcel adjoins on three sides. All parcels are in residential use.			
Current Jurisdictions	Southeast Rural Fire District Norris School District			
Zoning	AG Agricultural	Surrounding Zoning	North East South West	R-3 Residential AG AG AG & R-3
Utilities	Wastewater	Initial O&M \$0	Future O&M \$5,400	Capital Costs \$0
	Water	\$0	\$6,700	\$0
	No city cost for water and wastewater lines. Future development of the area would mean an increase in operation and maintenance costs. Future development would generate impact and user fees.			
Roads	Initial O&M \$900	Future O&M \$14,400		
	No initial costs for road improvements however, future development could generate capital, operations, and maintenance costs. Future development would generate impact fees.			
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	-\$91		\$4,954	

Other Comments:

A small portion of this study area is located in the flood prone area for Southeast Upper Salt Creek. The City currently has conservation easements over the flood prone areas for this portion of Southeast Upper Salt Creek. Future development of this area as residential could add street tree maintenance costs of about \$350 per year.



ANNEXATION STUDY: AREA # 5

Total Area: 22.2 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



LANCASTER COUNTY
PLANNING DEPARTMENT
ITS

Annexation Study: Area #6

Warlick Blvd & Salt Creek

2007 Valuation: **\$231,298**

Proposed Annexation Year:	Acres in Area:
2009	14.6 acres
Total:	14.6 acres

Recommendation:

Area is appropriate for annexation. Potential issue regarding operating archery range within City limits should be resolved prior to annexation.

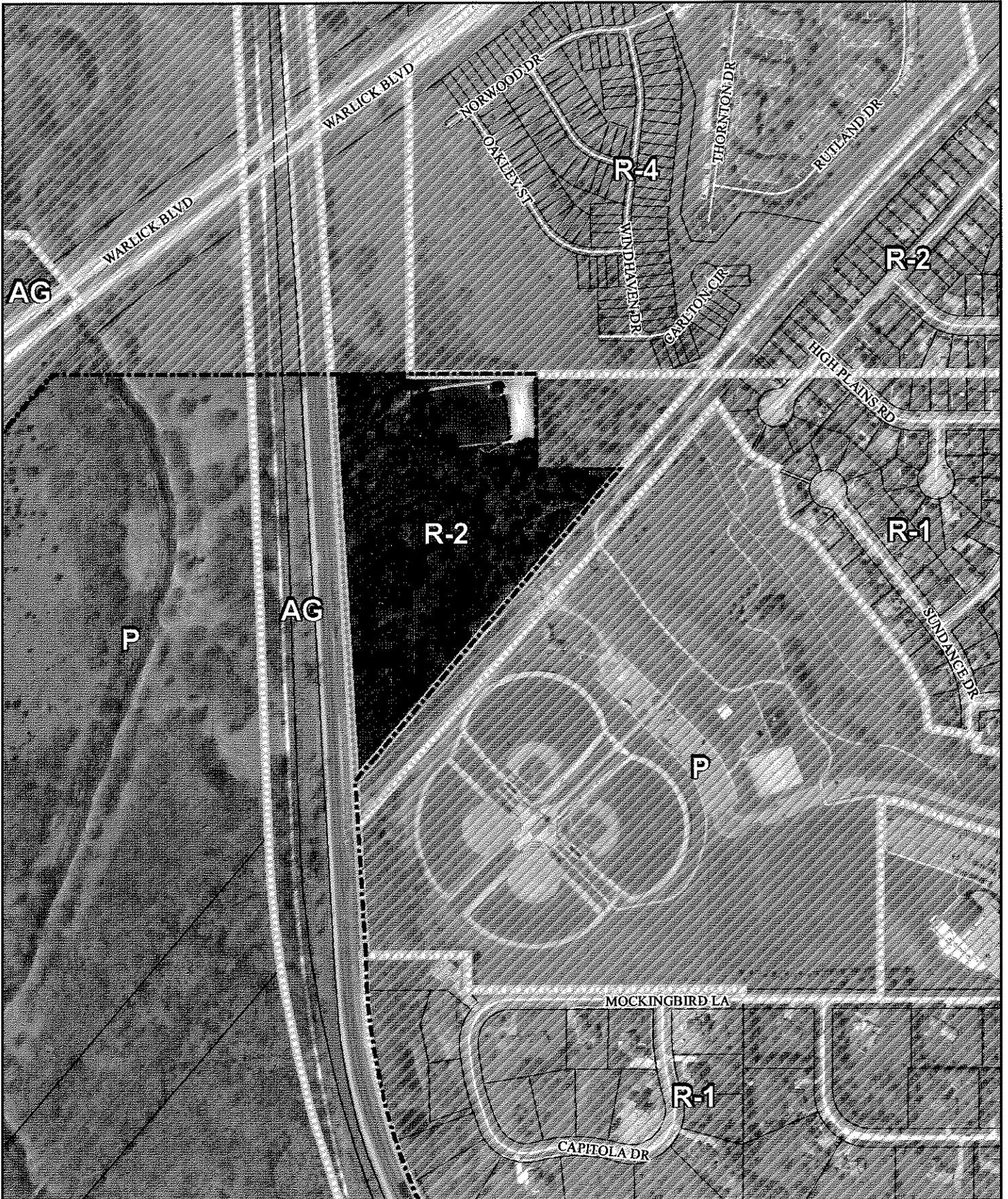
General Description	Generally located south of Warlick Blvd, north of Densmore Park, known as the "Prairie Bowman" site. The area is triangular in shape and is surrounded on two sides by the City limit, with railroad right-of-way on the third side. Currently used by the Prairie Bowman sports club as an outdoor archery range.			
Current Jurisdictions	Southwest Rural Fire District Lincoln School District			
Zoning	R-2 Residential	Surrounding Zoning	North East South West	R-2 and R-4 Residential R-2 and P Public P AG Agriculture-4
Utilities	Wastewater Water	Initial O&M \$0 \$0	Future O&M \$2,000 \$3,000	Capital Costs \$0 \$0
	Future development of the area would mean an increase in operation and maintenance costs. Future development would generate impact and user fees.			
Roads	Initial O&M \$0	Future O&M \$5,600	No initial costs for road improvements however, future development could generate operations and maintenance costs. Future development would generate impact fees.	
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	-\$126		\$666	

Other Comments:

This study area has a small portion of the site in the Salt Creek flood prone area. This site would require "Existing Urban Area" flood plain standards to be followed for development.

There is an active archery range on this property that would not be able to operate inside the city limits under current ordinances.

Parks and Recreation project minimal operation and maintenance costs, but some possible costs for acquisition of park property. Development of this property as residential could increase street tree maintenance costs by about \$200 per year. The Jamaica North trail runs along the western edge of this area.



ANNEXATION STUDY: AREA # 6

Total Area: 14.6 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



LINCOLN LANCASTER COUNTY
 PLANNING DEPARTMENT
 115 S. 10th St., Suite 200
 Lincoln, NE 68502
PLS

July 16, 2008

Annexation Study: Area #7**S 8th & Pioneers Blvd and 1st & Van Dorn St****2007 Valuation: \$1,912,818**

Proposed Annexation Year:	Acres in Area:
2009	145.2 acres
Total:	145.2 acres

Recommendation:**Area is appropriate for annexation.**

General Description	Area south of Pioneers Blvd., between the Jamaica North Trail and inactive railroad right-of-way, in the ownership of the State of Nebraska, except for the residence in the northwest corner. There are numerous State buildings along Pioneers Blvd. Also area south of Van Dorn St and between Salt Creek and Burlington Northern Railroad property to the east. Adjoining City limits on two sides with Wilderness Park on the other two sides. In use as a sod farm.			
Current Jurisdictions	Southwest Rural Fire District Lincoln School District			
Zoning	AG Agricultural, P Public I-I Industrial	Surrounding Zoning	North East South West	I-I Industrial and P AG and P, I-I AG and P-Public P
Utilities	Wastewater	Initial O&M	Future O&M	Capital Costs
	Water	\$0	\$7,700	\$0
All capital projects would be at private cost. Future development would generate impact and user fees.				
Roads	Initial O&M	Future O&M		
	\$0	\$20,500		
No initial costs for road improvements however, future development could generate operations and maintenance costs. Future development would generate impact fees.				
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	-\$863		\$5,685	

Other Comments:

A majority of the southern area is in the Beal Slough flood plain and flood prone area and a portion of it is in the Beal Slough flood way and local flood way. The area zoned "P" is subject to the "Existing Urban Area" flood plain standards, the remainder of is subject to the New Growth Area standards. The northern area is entirely in the Salt Creek flood plain. The west side of the property is the Salt Creek levee and any development or grading within the levee impact area will need to be reviewed by the Corps of Engineers. Development on this site will be required to meet the "Existing Urban Area" flood plain standards.

Future trails are shown along the east, west and through the south end of this area.



ANNEXATION STUDY: AREA # 7

Total Area: 145.2 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



LANCASTER COUNTY
PLANNING DEPARTMENT
GIS

Annexation Study: Area #8

S Folsom & W Calvert St

2007 Valuation: **\$14,065,775**

Proposed Annexation Year:	Acres in Area:
2009	116.9 acres
Total:	116.9 acres

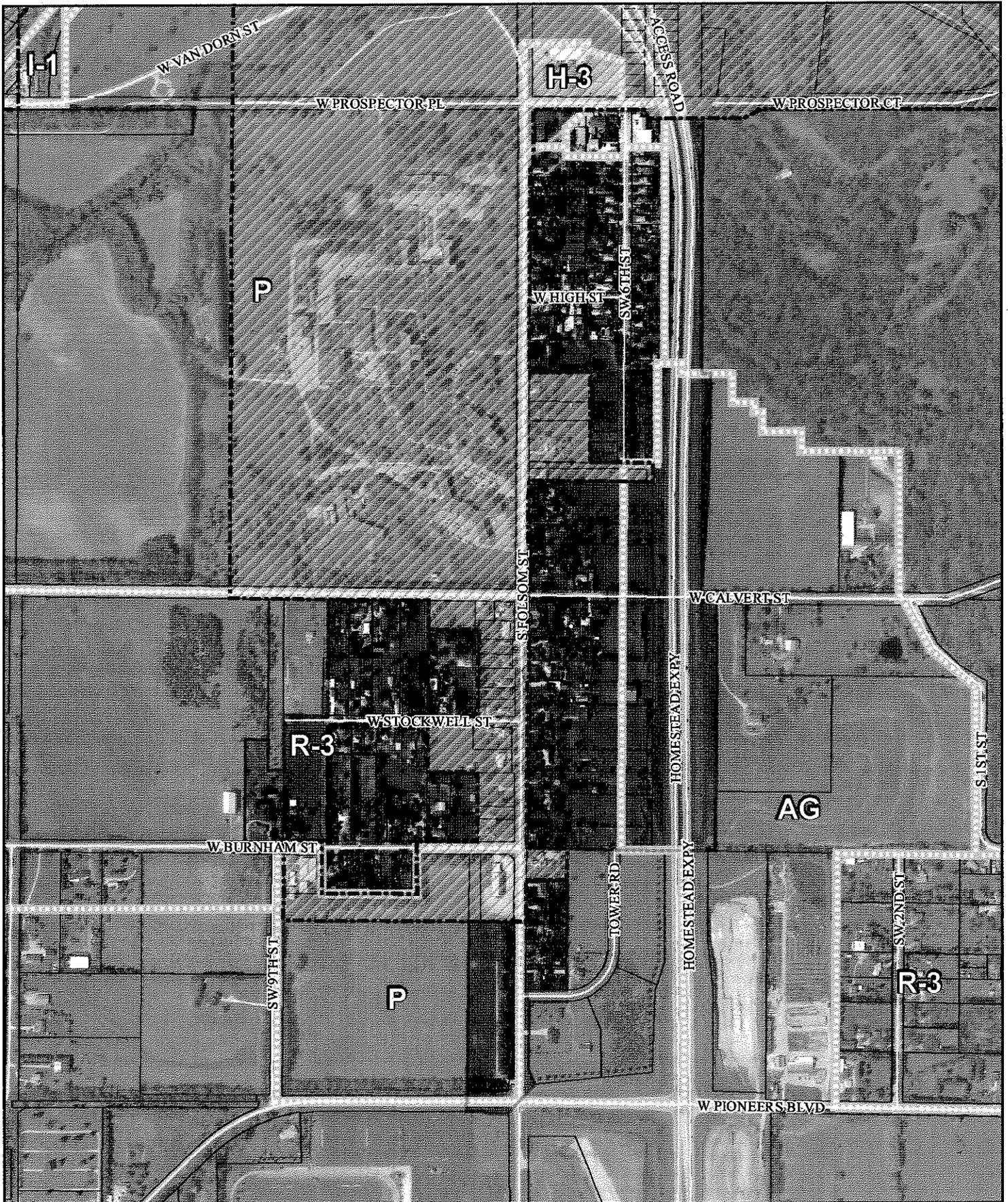
Recommendation:

Area is appropriate for annexation.

General Description	South of Prospector Ct. between Homestead Expressway and S. Folsom St., and scattered lots either side of Folsom from W. Pioneers Blvd. North 1/2 mile. Parts of the area are surrounded on three sides, while others adjoin on one or two sides. Entire area north is in the City limits, as are the Regional Center on the west, and scattered lots along S. Folsom and W. Burnham Street. There are 101 dwelling units in the area and 27,951 square feet of commercial space.			
Current Jurisdictions	Southwest Rural Fire District Lincoln School District			
Zoning	H-3 Highway Commercial, H-4 Highway Commercial, R-3 Residential, P Public, AG Agricultural	Surrounding Zoning	North East South West	H-3 and P AG, P and R-3 P and R-3 P and R-3
Utilities	Wastewater	Initial O&M \$0	Future O&M \$27,000	Capital Costs \$0
	Water	\$0	\$37,000	\$0
	Future development of the area would mean an increase in operation and maintenance costs. Future development would generate impact and user fees.			
Roads	Initial O&M \$16,000	Future O&M \$72,700		
	No initial costs for road improvements however, future development could generate capital, operations and maintenance costs. Future development would generate impact fees.			
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	\$12,109		\$60,251	

Other Comments:

A very small portion of this site is located within the current Salt Creek flood plain. The new flood plain mapping for Salt Creek does not show any flood prone area on the study site. It is anticipated that the FEMA flood plain map will be updated to reflect the flood prone area boundary in the future. Street tree maintenance costs may be increased minimally. A future trail is shown along Folsom St.



ANNEXATION STUDY: AREA # 8

Total Area: 116.9 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



LINCOLN-CASTLE COUNTY
 PLANNING DEPARTMENT
 2008
 CTS

July 16, 2008

Annexation Study: Area #9**NW 48th & Interstate 80****2007 Valuation: \$1,239,616**

Proposed Annexation Year:	Acres in Area:
2009	252.7 acres
Total:	252.7 acres

Recommendation:**Area is appropriate for annexation.**

General Description	Area including the interchange of Interstate 80 and NW 48th Street and land to the northeast and northwest of the interchange, as well as approximately 140 acres south of O Street from SW 44 th to SW 56 th . Area south of W. O Street is in residential use with Industrial uses east of it, commercial across O Street, and agricultural uses to the south and west. The north area adjoins the city limits on the south and is mostly taken up by the interchange with agricultural uses to the north. There are 5 dwelling units in the southern area.			
Current Jurisdictions	Southwest Rural Fire District Lincoln School District			
Zoning	AG Agricultural H-4 Highway Commercial	Surrounding Zoning	North East South West	H-4 Highway Commercial, AG I-I Industrial and AG H-4, H-I Highway Commercial, and AG AG, H-4 and H
Utilities	Wastewater	Initial O&M \$0	Future O&M \$27,000	Capital Costs \$0
	Water	\$0	\$36,500	\$0
	Future development of the area would mean an increase in operation and maintenance costs. Future development would generate impact and user fees.			
Roads	Initial O&M \$17,000	Future O&M \$71,955		
	No initial costs for road improvements however, future development could generate capital, operations and maintenance costs. Future development would generate impact fees.			
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	\$214		\$4,457	

Other Comments:

A portion of the area south of 'O' Street is shown to be in the Middle Creek flood plain. Any development in this area would require "New Growth Area" flood plain requirements to be followed. Future trails are shown along NW 48th and W. O Streets.



ANNEXATION STUDY: AREA # 9

Total Area: 252.7 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



TOWN OF LANCASTER, CO., WIS.
 PLANNING DEPARTMENT


Annexation Study: Area #10

NW 39th & W Adams

2007 Valuation: **\$0**

Proposed Annexation Year:	Acres in Area:
2009	32.2 acres
Total:	32.2 acres

Recommendation:

Area appropriate for annexation.

General Description	Area south of Oak Creek and the west apron of Lincoln Municipal Airport. Adjoins the City limits on three sides. In public ownership (City of Lincoln and United States of America).			
Current Jurisdictions	Southwest Rural Fire District Lincoln School District			
Zoning	P Public	Surrounding Zoning	North East South West	P and I-I Industrial P AG Agricultural and H-4 Highway Commercial H-4 and AG
Utilities	Wastewater	Initial O&M	Future O&M	Capital Costs
	Water	\$0	\$0	\$0
	Future development of the area would mean an increase in operation and maintenance costs. Future development would generate impact and user fees.			
Roads	Initial O&M	Future O&M		
	\$0	\$0	No initial costs for road improvements however, future development could generate capital, operations and maintenance costs. Future development would generate impact fees.	
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	\$0		\$0	

Other Comments:

This area is an area of interest for Watershed Management and the NRD. A Salt Creek storage area study will soon be underway and this area has been identified as a potential storage area for Salt Creek. Watershed Management would prefer that this area remain undeveloped until it has been determined whether or not this is a viable option for flood water storage to reduce Salt Creek 100 year flood plain elevations. This site is located in the 100 year flood plain of Oak Creek.



ANNEXATION STUDY: AREA # 10

Total Area: 32.2 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



TOWN OF LANGHAM CITY
 PLANNING DEPARTMENT


July 16, 2008

Annexation Study: Area #11

NW 12th & Highway 34

2007 Valuation: **\$2,000**

Proposed Annexation Year:	Acres in Area:
2009	6.8 acres
Total:	6.8 acres

Recommendation:

Area is appropriate for annexation.

General Description	An area of land located west of NW 12th Street between and north of Purple Heart Highway. Completely surrounded by City limits. Current use is open space. Agricultural uses are to the north and residential uses are to the east.			
Current Jurisdictions	Raymond Rural Fire District Malcolm School District			
Zoning	AG Agricultural	Surrounding Zoning	North East South West	R-3 Residential AG I-2 Industrial
Utilities	Wastewater	Initial O&M \$0	Future O&M \$0	Capital Costs \$0
	Water	\$0	\$0	\$0
No city cost for water and wastewater lines beyond what is currently in the CIP.				
Roads	Initial O&M	Future O&M		
	\$0	\$0		
No costs for road improvements.				
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	\$34		\$34	

Other Comments:



ANNEXATION STUDY: AREA # 11

Total Area: 5.6 Acres



Existing City Limits

Annexation Study Area Boundary

Zoning District Boundary



LANCASTER COUNTY, NC
 PLANNING DEPARTMENT
 100 S. MAIN ST., 3RD FLOOR
 LANCASTER, NC 27604
 706.785.4300

July 16, 2008

Annexation Study: Area #12**N 7th & Fletcher Ave.****2007 Valuation: \$11,043,161**

Proposed Annexation Year:	Acres in Area:
2009	335.7 acres
Total:	335.7 acres

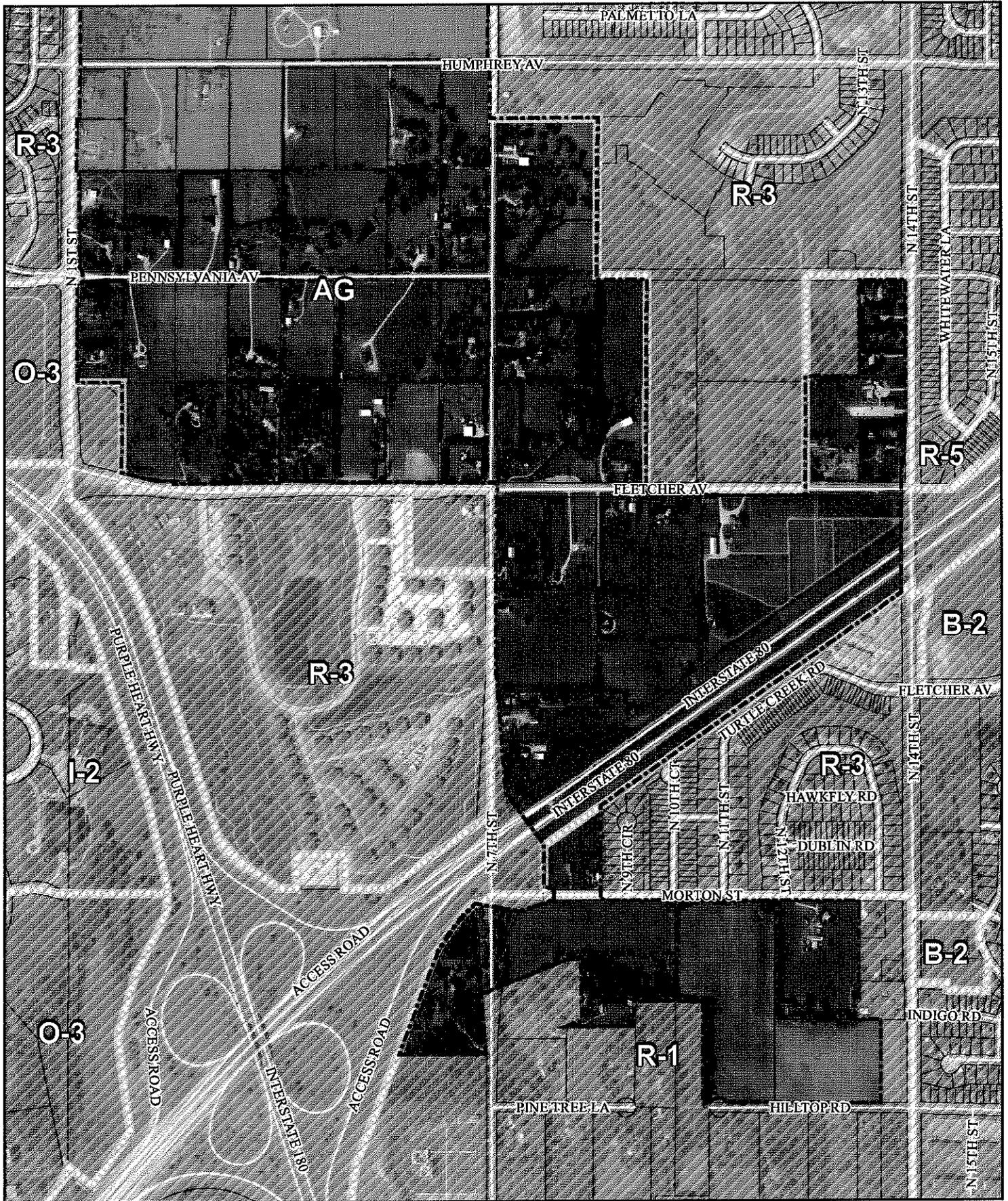
Recommendation:

Area is appropriate for annexation, possibly annexing properties north of Fletcher in later year to allow for inclusion of sewer mains in CIP.

General Description	Irregular area between N 1st Street and N 14th Street from Humphrey Ave. to Hilltop Road on the south. Southernmost area is almost completely surrounded by City limits except for a short section connecting it to the north to the central section which is surrounded on east and west, most of the south, and part of the north sides. The northernmost section adjoins the City limits on east and west and much of the south. All properties are in residential use with a few large enough to subdivide. There are 50 dwelling units in the area.			
Current Jurisdictions	Raymond Rural Fire District Lincoln Public School District			
Zoning	R-1 Residential, R-3 Residential, AG Agricultural	Surrounding Zoning	North East South West	R-3 and AG R-3, R-1 Residential, R-5 Residential R-1 and R-3 R-3 and O-3 Office
Utilities	Wastewater Water	Initial O&M \$0 \$0	Future O&M \$82,000 \$111,000	Capital Costs \$150,000 \$400,000
	Some addition sewer and water lines may be needed which are not currently in the CIP. Future development of the area would mean an increase in operation and maintenance costs. Future development would generate impact and user fees.			
Roads	Initial O&M \$13,000	Future O&M \$218,200	No initial costs for road improvements however, future development could generate capital, operations and maintenance costs. Future development would generate impact fees.	
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	\$32,155		\$40,311	

Other Comments:

Future trail is shown along N 14th St.



ANNEXATION STUDY: AREA # 12

Total Area: 335.7 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



LANCASTER COUNTY
PLANNING DEPARTMENT
GIS

Annexation Study: Area #13

N 27th & I-80

2007 Valuation: **\$92,024**

Proposed Annexation Year:	Acres in Area:
2009	91.9 acres
Total:	91.9 acres

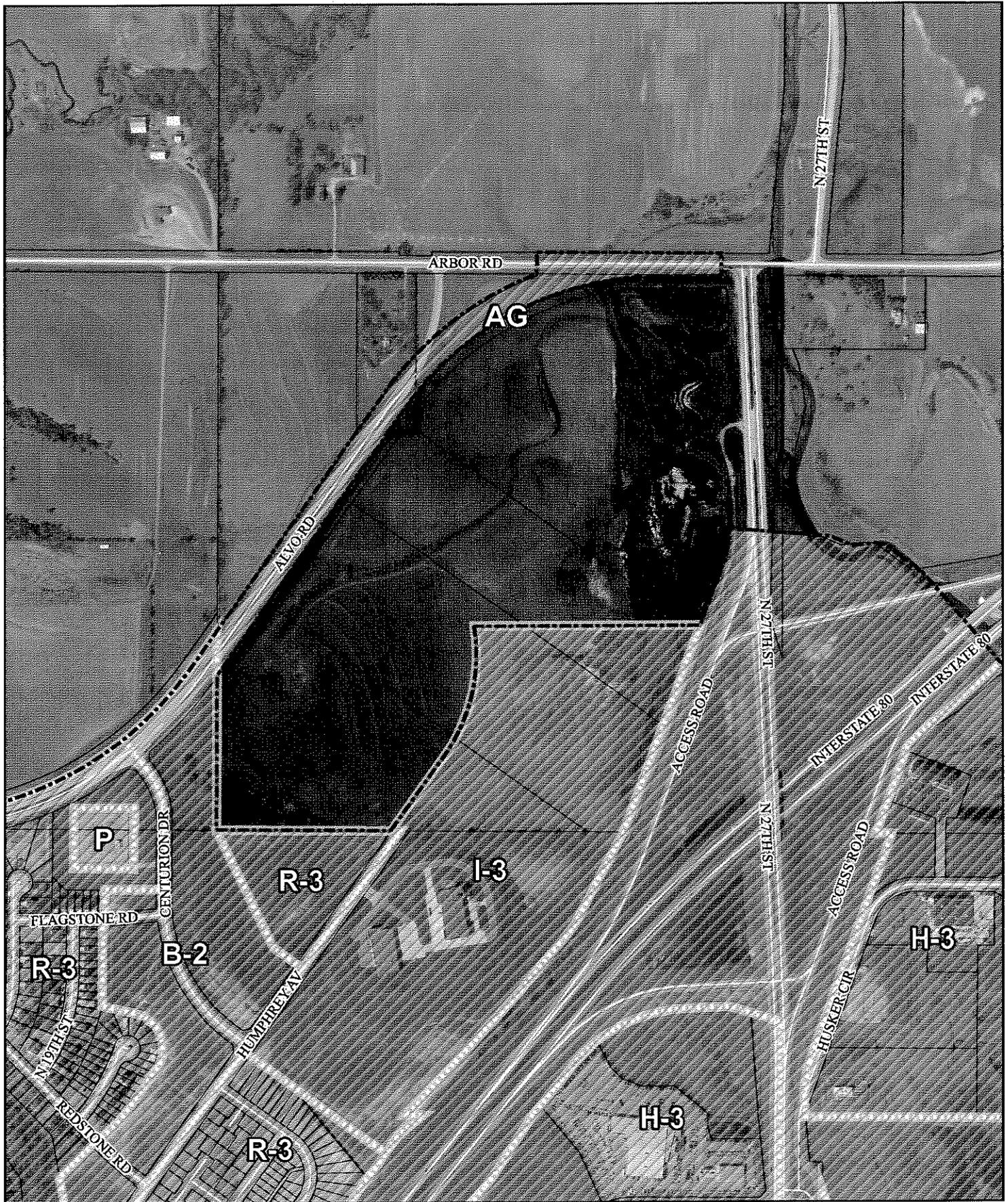
Recommendation:

Area is appropriate for annexation

General Description	Vacant land located south of Alvo Road and west of N 27 th Street. Designated for future development in Stonebridge Creek preliminary plat.			
Current Jurisdictions	Raymond Rural Fire District Waverly Public School District			
Zoning	AG Agricultural	Surrounding Zoning	North East South West	AG AG I-3 Industrial, R-3 Residential AG and B-2 Business
Utilities	Wastewater	Initial O&M	Future O&M	Capital Costs
	Water	\$0	\$24,000	\$0
	As properties connect to services, user fees would be collected. Future development would generate impact and user fees.			
Roads	Initial O&M	Future O&M		
	\$8,500	\$65,000		
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	\$197		\$265	

Other Comments:

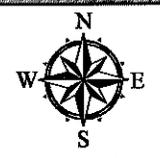
A portion of this study area is in the flood plain of Little Salt Creek. Property value reflects special "greenbelt" tax status.



ANNEXATION STUDY: AREA # 13

Total Area: 91.9 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



LINCOLN-LANCASTER COUNTY
 PLANNING DEPARTMENT
 100 North 10th Street
 Lincoln, Nebraska 68502
 Phone: 402-441-1111

July 16, 2008

Annexation Study: Area #14**N. 40th & Superior Street****2007 Valuation: \$869,454**

Proposed Annexation Year:	Acres in Area:
2009	178.6 acres
Total:	178.6 acres

Recommendation:

Annexation of this property is appropriate. Potential issue regarding shooting range within the City limits should be resolved prior to annexation.

General Description	Just north of Superior Street, from 48 th Street to the Salt Creek channel, north to unimproved Morton Street (1/2 mile north of Superior) Abuts City Limits on east, south and west; majority currently undeveloped, future Boosalis Park site, western portion currently in process of being annexed at request of owner, northeast portion currently in use by Lincoln Gun Club..			
Current Jurisdictions	Raymond Rural Fire District Lincoln Public School District			
Zoning	R-3 Residential and I-1 Industrial	Surrounding Zoning	North East South West	P-Public & AG-Agricultural I-1 Industrial I-1 I-3 Industrial and H-3 Highway Commercial
Utilities	Wastewater	Initial O&M \$0	Future O&M \$20,700	Capital Costs \$0
	All capital projects would be at private cost. Future development would generate impact and user fees.			
Roads	Initial O&M \$0	Future O&M \$55,000	Future development would generate impact fees.	
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	\$1862		\$2503	

Other Comments:

This area is almost entirely in the flood plain. A large portion of the western part of the study area is in the Salt Creek flood way and is shown as Environmental Resources and Lakes and Streams on the future land use map. "Existing Urban Area" flood plain standards would apply to the entire study area. There are future trails planned for the east side of the Salt Creek channel and the western edge of the area. This area includes an active gun range which would not be able to operate in City limits under the current ordinances.



ANNEXATION STUDY: AREA # 14

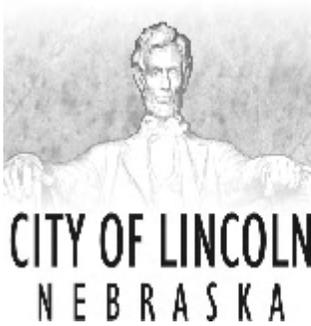
Total Area: 178.6 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



FRANKLIN COUNTY
PLANNING DEPARTMENT
ITS

July 16, 2008



PUBLIC WORKS & UTILITIES ADVISORY

MAYOR CHRIS BEUTLER

lincoln.ne.gov

September 4, 2008

North 50th Street; O - R Streets North 52nd Street at Q Street

Paving Project #701824, Storm Water Project #702200
Wastewater Project #700451, Water Main Project #701707

On September 8, 2008, K2 Construction Inc. of Lincoln, Nebraska will be starting construction of public utilities and paving on North 50th Street between O and R Streets and on 52nd Street at Q Street for the Engineering Services and Watershed Management Divisions of the Public Works and Utilities Department.

The scope of the work involves major construction of pavement and utilities. The estimated time for completion of construction is June 2009, barring weather and unforeseen conditions.

The City of Lincoln realizes this project may temporarily inconvenience you. Notifications of closure or access to your property will be given to you in a timely manner as the contractor progresses through the project.

If you have any problems or questions during the construction period, please contact K2 Construction Superintendent Tom Rogge or the City of Lincoln Project Manager Elmer Cole.

Tom Rogge, Superintendent
K2 Construction
Phone: (402) 467-2355

Elmer Cole, Senior Engineering Specialist
Engineering Services, Public Works and Utilities
Phone: (402) 441-7581
Email: ecole@lincoln.ne.gov

interoffice
MEMORANDUM

To: Members of the Lincoln City Council
From: Greg MacLean - Director, Public Works & Utilities Department
Date: August 28, 2008
Subject: StarTran Advisory Board Actions
cc: Mayor Chris Beutler, Larry Worth - StarTran



In conformance with 2.38.100 of the Lincoln Municipal code (LMC) this memo is to advise of actions taken by the StarTran Advisory Board following the August 28, 2008 public hearing regarding StarTran routes/schedules, as follows:

- I. #44, 'O' St/SCC route - travel from 'R' St on 46th St to Vine instead of 48th
- II. #54, Vet's Hospital route - travel on Eastridge between 'A' and Randolph instead of Eldon Dr
- III. #50, College View route - travel on 'A' from 21st to 27th Sts on the outbound instead of Sumner
- IV. #53, SouthPointe route - travel on Lake St between 17th and 22nd Sts instead of Van Dorn
- V. #55, Star Shuttle route - reduce headways from 11:00 a.m. - 1:00 p.m. by 10 minutes, maintaining 20 minute headways all day
- VI. #56 Neighborhood South route - reduce headways to maintain 1 hour headways all day, and reduce route length by deleting portion of route from Edgewood Shopping Ctr (56th & Hwy 2) to SouthPointe Pavilions. Also proposed change to travel outbound 'O' to 70th to Vet's Hospital to St E's and the reverse inbound.

The above-approved minor operational route revisions will be effective on September 25, 2008 on a "temporary" basis, and then, per 2.38.100 of the LMC, will be "permanent" 45 days after Advisory Board action, on October 13, 2008.

RECEIVED

AUG 29 2008

CITY COUNCIL
OFFICE

MEMORANDUM

To: Mayor Chris Beutler, Members of the Lincoln City Council
From: Susan Epps, Chair - StarTran Advisory Board *Susan Epps*
Date: August 28, 2008
Subject: Proposed StarTran Fare Revisions
cc: Larry Worth - StarTran

Per 2.38.100 of the Lincoln Municipal Code (LMC) on August 28, 2008, the StarTran Advisory Board conducted a public hearing and reviewed/acted upon the following StarTran fare revisions:

Cash Fare	\$1.75	HandiVan (cash fare)	\$3.50
20-Ride Pass	\$33.00	HandiVan 20-Ride Pass	\$66.00
31-Day Pass	\$45.00	HandiVan 31-Day Pass	\$90.00
Senior Saver/Go For Less (cash fare)	\$0.85	Low-Income 31-Day Pass	\$7.50
Senior Saver/Go For Less (20-ride pass) .	\$16.00	Low-Income HandiVan 31-Day Pass ..	\$15.00
Star Shuttle & Downtown Zone	\$0.25	Eliminate Ride & Shop and Holiday Light Tours	

The above-referenced fare revisions were previously affirmed by the City Council on August 13, 2008 as part of the "compromise" to maintain weekday, mid-day transit services.

Three persons testified at the public hearing, of which one expressed general disagreement with increasing fares (the others testified regarding proposed route revisions). Correspondence was also received from two individuals of which one expressed support for the fare revisions. The Advisory Board considered all input received, discussed the fare proposals, and recommended approval of the above fare revisions, 4 'ayes' and 1 'nay'.

Pending action by the Lincoln City Council, StarTran fare revisions would be implemented on October 1, 2008.

August 29, 2008

Pat Novak
2630 Arrow Ridge Place
Lincoln, NE 68506

Jan Erdley
611 South 84th St.
Lincoln, NE 68510

RE: Your August 18th, 2008 Letter/Drug & Alcohol Testing for City of Lincoln Employees

Dear Ms. Novak and Ms. Erdley:

In your letter of August 18th, 2008, you raise concerns regarding the arrest of a second Lincoln firefighter suspected of using controlled substances, and also inquire about the status of drug and alcohol testing for City of Lincoln employees.

Since the correspondence of Mr. Ron Todd, formerly the Personnel Director of the City of Lincoln, the City has adopted a drug and alcohol testing policy for all employees who are required to maintain Commercial Driver's Licenses (CDLs). The City has a second drug and alcohol testing policy currently in place applicable to virtually all employees of StarTran, the City's transit system. Additionally, the City has adopted a reasonable suspicion drug and alcohol testing policy for all remaining employees who are not subject to the federally mandated policies for employees maintaining a CDL or engaged in a mass transit operation.

In light of the recent arrests of two Lincoln Fire and Rescue employees, the City has engaged in negotiations with the Lincoln fire union and is very close to reaching agreement with the fire union for the implementation of a drug and alcohol testing policy for employees of the Lincoln Fire and Rescue Department.

The City of Lincoln shares the concerns expressed in your letter regarding the potential impact upon the safety of citizens in the event they are provided medical treatment by an employee who may be in an impaired state. It is out of that concern for the safety of the citizens that the City and the firefighters' union have worked very diligently to adopt a drug and alcohol testing policy to avoid such consequences.

Sincerely,



Don W. Taute,
Personnel Director

cc: Don Herz, Finance Director
✓ Ms. Robin Eschliman, City Council Chair
Mr. Chris Beutler, Mayor

RECEIVED

AUG 29 2008

CITY COUNCIL
OFFICE



Coby Mach - LIBA
<cm@liba.org>
08/29/2008 11:24 AM

To <commish@lancaster.ne.gov>, <council@lincoln.ne.gov>,
<mayor@lincoln.ne.gov>

cc

bcc

Subject Clarification

Dear Mayor Beutler, City Council Members, and CountyCommissioners,

It has to come to our attention that some city officials have questions about LIBA's position on the JPA. I am writing to clarify our August 26, 2008 email.

While LIBA has had questions about the JPA process, we do not question the need nor the legality of the JPA, but rather are interested in learning what the City's intentions are regarding the additional funds it is likely to see.

The LIBA Board of Directors has not had any conversations about opposing the use of a JPA as it may prove to be beneficial to the taxpayer.

We look forward to leaning more about the JPA and will discuss the financial aspects of any left-over funds in the event the JPA is approved.

If you have any questions, please contact me at 430-5554.

Coby Mach
Executive Director
Lincoln Independent Business Association
620 No. 48th St., Suite 205
Lincoln, NE 68504
402-466-3419 - Office
402-430-5554 - Cell
402-466-7926 - Fax
www.liba.org



Thomas E. Henning, CLU, ChFC, CFA
Chairman, President and C.E.O.
(402) 437-4415 • thenning@assurity.com

An Assurity Security Group Inc. Company
(402) 476-6500 • (800) 869-0355 • www.assurity.com

August 28, 2008

The Honorable Doug Emery
Vice-Chair
Lincoln City Council
555 South 10th Street
Lincoln, Nebraska 68508

RECEIVED

AUG 29 2008

CITY COUNCIL
OFFICE

Dear Councilperson Emery:

At the City Council meeting on Monday August 25th, Councilperson Eschliman introduced a number of amendments which were presented to modify the Lincoln Downtown Design Standards that also affect the Antelope Valley redevelopment project. As you know, Assurity Life is working on developing a \$55-million corporate headquarters facility which would locate in the Antelope Valley project area. Last week the Council approved our redevelopment proposal for which we are very grateful. We now begin the task of drafting a redevelopment agreement which will also be presented to the Council for approval.

On behalf of Assurity Life I want to express to you the importance of design standards to our locating in the Antelope Valley. Our Board of Directors must have some assurances the area will develop in a way we will be proud to call this site our corporate headquarters for many years. We are very concerned that this area develops as a true research and development corridor.

Design standards are a popular development tool across this country. Many communities, including Omaha, have adopted similar and, in many cases, more stringent standards. I also believe for Lincoln to compete for the types of businesses which will develop high quality facilities and provide good paying jobs, it is imperative the proposed design standards be adopted.

I also want you to know I disagree with the method and timing in which the amendments were presented. A thoughtful, thorough, community-wide process was engaged which yielded consensus results. To allow this process to be diluted with last minute amendments is simply not right.

I don't believe it is realistic for the City of Lincoln to expect a corporation to expend \$55-million to build a new corporate headquarters facility only to find the character of the area not developing as originally envisioned. This expectation is simply not consistent with current development practices. I therefore urge you and the Council to pass the design standards as presented without amendment or change.

Thank you for your consideration and please feel free to call me directly at 437-4415 with questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Henning", is written over the word "Sincerely,".

Thomas E. Henning, CLU, ChFC, CFA

cc: Mayor Chris Beutler, Dave Landis, 2015 Vision Steering Committee



WebForm
<none@lincoln.ne.gov>
08/29/2008 01:06 PM

To General Council <council@lincoln.ne.gov>
cc
bcc
Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Glen Houtz
Address: 6240 S. 28th St.
City: Lincoln, NE 68516

Phone:
Fax:
Email: ghoutz@neb.rr.com

Comment or Question:

I am writing to urge the council to make every effort to keep the Heritage House ,located at State Fair Park, in Lincoln when the fair moves to Grand Island.

The Lancaster Event Center would be a great place for it to be located and it would continue to be used, as in the past, by Lincoln elementary students in their studies of Nebraska history.

Thank you !

August 28, 2008

Mayor Chris Beutler
Members of City Council
Marvin Krout, City Planning Director
Dave Landis, Urban Development Director

RECEIVED

SEP 02 2008

CITY COUNCIL
OFFICE

RE: Downtown Design Standards

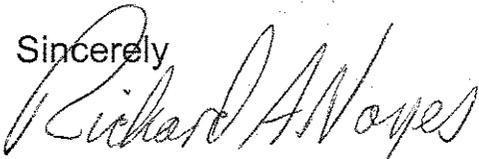
The Downtown Neighborhood Association (DNA) met August 27th and discussed Council action from the August 25th Council meeting concerning the Downtown Urban Design Standards. The DNA voted to vigorously oppose all of Councilwoman Robin Eschliman's amendments.

The myriad stakeholders in our community have met, discussed, compromised, and worked hard to develop the proposed Urban Design Standards. To arbitrarily change them now is disingenuous and discourteous to those who have worked hard to get them to this point.

Councilwoman Eschliman's statement that the process somehow impinged on "the business community" seems fallacious at best. An exhaustive public process has had impact on the pre-amendment set of design standards, including LIBA's, the Downtown Lincoln Association's, plus others. LIBA had private meetings, were invited to all the public meetings, and clearly had input into each version of the Design Standards. The Downtown Lincoln Association (representing a number of businesses and interests) clearly had input into the process. Many other groups had similar opportunities, including our Downtown Neighborhood Association. That's what setting public policy is all about.

DNA recommends and strongly encourages the Council to adopt the Design Standards as presented, without Councilwoman Eschliman's amendments.

Sincerely



Richard A. Noyes, President
DNA



RECEIVED

SEP 02 2008

CITY COUNCIL
OFFICE

President Robin Eschliman and Council Members,

I am writing to clarify Downtown Lincoln Association's position on the proposed Design Guideline Standards and B4 zoning changes in light of the discussions that have developed since the public hearing on August 18th.

DLA continues to support design standards. As we have stated previously, the process was not an easy one and there is not uniform consensus on all the standards. However, DLA believes that the standards as drafted are an important tool in shaping the future of downtown and help ensure that the elements of the Downtown Master Plan move ahead. The DLA Design Standards Committee met nine times before voting unanimously to support the standards. The DLA board followed by also voting unanimously in support. DLA has participated vigorously in the creation of the guidelines and to eliminate major sections of the standards would not honor the effort invested into the process.

In regard to the proposed changes in the B4 zoning amendments, DLA continues to support a minimum parking requirement for the entire Antelope Valley area, specifically Amendment #1 to 08027. This is an issue that we discussed early in the process and we have made our position clear to city staff and to the Mayor.

DLA, however, does not support the proposals for eliminating the development exclusions in the proposed Antelope Valley. In view of the extensive public investment in the area and the proposed private investment by Assurity, DLA thinks it is reasonable to encourage development at the highest and best use of land in the Antelope Valley corridor.

Sincerely,

Jon Weinberg, Chairman
Downtown Lincoln Association

cc: Mayor Chris Beutler



Dennis Scheer
<dscheer@clarkenersen.com>

09/03/2008 01:36 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject: Lincoln Downtown Design Standards

Please consider the attached letter as you deliberate adoption of the proposed Lincoln Downtown Design Standards.

Thanks.

Dennis Scheer, ASLA

Senior Principal

The Clark Enersen Partners

dscheer@clarkenersen.com

402 477 9291 Phone

402 477 6542 Fax

www.clarkenersen.com

1010 Lincoln Mall, Suite200

Lincoln, Nebraska68508



- Design Standards 090308.pdf



September 3, 2008

City of Lincoln City Council
555 South 10th Street
Room 111
Lincoln, NE 68508

The Clark Enersen Partners is currently working to complete design for Assurity's proposed facility at 19th and Q Streets in Antelope Valley. Our design team has been presented with an opportunity from Assurity to create a beautiful, functional and sustainable project at a location in Lincoln that will exhibit additional development for a number of years by a variety of designers and builders. The Assurity project will be the first of many future projects in the area, so we support the adoption of design standards since they will help secure a basic level of site/landscape architectural and architectural context as the Assurity project and properties adjacent to it develop.

Please contact me if you would like to discuss our support of the design standards in more detail.

Thank you

Sincerely,

Dennis Scheer
Senior Principal
The Clark Enersen Partners

Architecture + Landscape Architecture + Engineering + Interiors

1010 Lincoln Mall, Suite 200
Lincoln, NE 68508-2883 402 477.9291 Fax 402 477.6542

www.clarkenersen.com
Lincoln, Nebraska · Kansas City, Missouri



Don McKinney
<dm1237@yahoo.com>

09/03/2008 02:54 PM

Please respond to
<dm1237@yahoo.com>

To <Mayor@lincoln.ne.gov>

cc <Council@lincoln.ne.gov>

bcc

Subject Parks summer programs

I support the Lincoln Parks and Recreation with sending one dollar extra on my LES bill each month but it sure looks like the "powers that be" in Lincoln do not. My grandkids have enjoyed the summer playground programs for 10 plus years and the past several years the Bethany Day Camp.

Now we hear the Bethany Day Camp is not to be any longer. Shame, shame on all of you, I guess once again the low and middle class kids lose. Families paid \$85 per week per child for this, so it seems the City of Lincoln could do better to help, but then we have no school busing, and now evidently city and parks and recreation programs. Maybe its time taxpayers "follow the money" because it sure seems like enough is coming in the pot. Oh, but I forgot we have to "help out" homebuyers? with \$1000-\$5000 (for \$300,000 homes). Please, do \$300,000 homebuyers need \$5000 extra?) Perhaps the \$600,000 grant money could go where its really needed, on our youth!

Sherrill McKinney
7600 Yancy Drive
Lincoln, NE 687507
dm1237@yahoo.com

Kim K. Sturzenegger
128 N. 13th Street, #909
Lincoln, NE 68508
Phone: (402) 474-1590

September 3, 2008

Lincoln City Council Members
555 S. 10th Street, Room 111
Lincoln, NE 68508
FAX ~~441-7545~~ 441-4533

RE: Opposition to proposed Amendments to the Lincoln Downtown Design Standards and changes to the B-4 Zoning District.

Dear Council Members:

I am writing to express my opposition to the last minute Amendments proposed for the Downtown Design Standards and the changes to the B-4 zoning district.

A City Council public hearing was held on August 25, 2008. Members of the public were given fair notice of the proposed design standards and proposed changes to the B-4 zoning district.

The public records reveal that prior to the City Council hearing, there have been numerous opportunities for citizens to express support and concerns over the proposed design standards and changes to the B-4 zoning district. Before the final draft standards and zoning changes were submitted to you, public hearings were held by the Urban Design Committee, the Capitol Environs Commission and the Historic Preservation Commission. Urban Development held numerous public meetings from February to June of 2008 to educate the public and gather public feedback. Additionally, the Lancaster County Planning Commission held a public hearing on July 16, 2008 and unanimously approved the draft design standards and B-4 zoning changes which were submitted to you.

To have a group of late amendments to the draft design standards and changes to the B-4 zoning district presented after all opportunity for public comment and questions is unfair to the citizen.

As a downtown resident and property owner and a board member of the Downtown Neighborhood Association, I have taken time out of my work schedule to attend numerous public meetings to learn about the design standards. I had every opportunity to ask questions, express support and criticize the standards.

I believe that the design standards which were submitted to you were a reasonable compromise among the various stakeholders in downtown and Antelope Valley.

I vehemently oppose the last minute amendments because I believe that the amendments would undermine the whole purpose of the design standards and B-4 zoning changes.

The city is spending almost \$250,000,000.00 to improve the Antelope Valley area. The taxpayer funded improvements included removing decades of blight. The blight included poorly constructed buildings and businesses and buildings which brought down the property values in the area. Adopting the proposed amendments would simply allow the same type of buildings and businesses back into the area. Taxpayers expect that after the city spends \$250,000,000.00 of their money, they will receive a significant return on their investment and not the same buildings and businesses which were recently bulldozed. If you were going to allow the same type of buildings and businesses back into Antelope Valley, you should have never used taxpayer money to purchase land and bulldoze the existing buildings.

As a downtown resident and property owner, I am tired of my neighborhood being declared "blight." I was thrilled to learn that Assurity had an interest in building in Antelope Valley. Assurity's commitment to downtown design standards was welcomed by downtown residents and property owners. We are hoping that Assurity's significant investment in downtown will result in additional quality growth.

Downtown Lincoln is at a critical juncture. It can either evolve into a successful vibrant part of Lincoln or continue to be the neighborhood of "blight." I hope this Council has the vision to realize the tremendous opportunities which Antelope Valley and Downtown Lincoln present to our community.

All efforts to water down or amend the proposed Downtown Design Standards and changes to the B-4 zoning district should be rejected.

Sincerely



Kim K. Sturzenegger

cc via U.S. mail: The Honorable Mayor Chris Beutler
 Mr. Marvin Krout, Planning Department
 Mr. David Landis, Urban Development Department

**ADDENDUM
TO
DIRECTORS' AGENDA
MONDAY, SEPTEMBER 8, 2008**

I. MAYOR -

1. NEWS RELEASE - RE: Mayor Beutler's Public Schedule Week of September 6 through September 12, 2008 - Schedule subject to change.
2. NEWS RELEASE - RE: Public Invited To Annual Patriot Day Program.

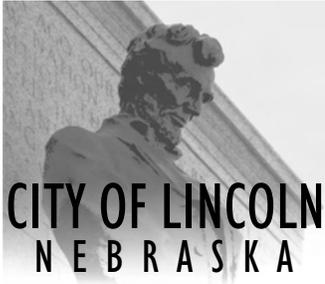
II. CITY CLERK - None

III. CORRESPONDENCE -

A. COUNCIL REQUESTS/CORRESPONDENCE - None

B. DIRECTORS AND DEPARTMENT HEADS - None

C. MISCELLANEOUS - None



NEWS ADVISORY

MAYOR CHRIS BEUTLER

lincoln.ne.gov

Date: September 5, 2008

Contact: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Beutler's Public Schedule **Week of September 6 through September 12, 2008** *Schedule subject to change*

Sunday, September 7

- Carol Connor retirement reception, remarks - 2 to 5 p.m., remarks at 3 p.m., Bennett Martin Library, 14th and "N" streets

Monday, September 8

- KLIN Morning Show - 8:05 a.m., Broadcast House, 4343 "O" St.
- Lincoln Area Retired School Personnel meeting, remarks - 9:30 a.m., Eastridge Presbyterian Church, 1135 Eastridge Dr.
- One Book – One Lincoln announcement, remarks - 10:45 a.m., Eiseley Library, 1530 Superior St.
- Mayor's Award of Excellence presentation - 1:30 p.m., Council Chambers, County-City Building, 555 S. 10th St.

Tuesday, September 9

- CenterPointe ground-breaking, remarks - 9:30 a.m., 3161 Overland Trail (next to Peter Pan Park, 32nd and "W" streets)
- KFOR Lincoln Live show - 12:30 p.m., Three Eagles Communications, 3800 Cornhusker Hwy.
- Mayor's Multicultural Advisory Committee - 3:30 p.m., Mayor's Conference Room, 555 S. 10th St.

Wednesday, September 10

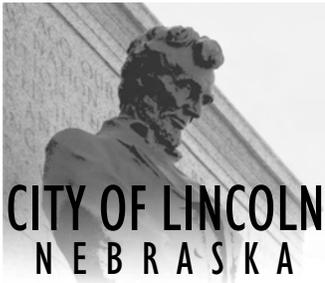
- Nebraska Mortgage Association annual conference, remarks - 8 a.m., Embassy Suites, 1040 "P" St.

Thursday, September 11

- KFOR Morning Show - 7:45 a.m.
- Patriot Day Ceremony, remarks - 11 a.m., Veterans Memorial Garden, Antelope Park (east of Auld Rec Center, 3140 Sumner)
- Media bus tour of Antelope Valley Project - 1 p.m., County-City Building, 555 S. 10th St.
- Mayor's Neighborhood Roundtable - 5:30 p.m., Mayor's Conference Room
- "Evening of Remembrance and Thanks," - 7 p.m., St. Mark's United Methodist Church, 8550 Pioneers Blvd.

Friday, September 12

- Nebraska Reverse Trade Mission breakfast meeting, remarks - 8:30 a.m., Cornhusker Marriott Hotel, 333 S. 13th St.
- Secretary of State College Student Advisory Committee symposium, remarks - noon, State Capitol Building (Warner Chamber)
- Nebraska Reverse Trade Mission, Nebraska Diplomats CEO Roundtable - 3 p.m., Cornhusker Marriott



NEWS RELEASE

MAYOR CHRIS BEUTLER

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: September 5, 2008

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Keith Fickenscher, Veterans Memorial Garden, 486-8570, 440-2997

PUBLIC INVITED TO ANNUAL PATRIOT DAY PROGRAM

The Veterans Memorial Garden in Antelope Park will again be the site of “Patriot Day – Lincoln Remembers,” a free community memorial to observe the seventh anniversary of the terrorist attacks on America. The event is at 11 a.m. Thursday, September 11. It is sponsored by the City of Lincoln and the Mayor’s Advisory Council for the Veterans Memorial Garden.

Speakers will include Mayor Chris Beutler, Keith Fickenscher, Chairman of the Mayor’s Advisory Council for the Veterans Memorial Garden, and Rex Miller, who was at the Pentagon when it was attacked. Rev. Don Coleman will give the invocation and benediction, and VFW Post #3606 will provide the color guard for the event.

Zuri will sing “The National Anthem” and “God Bless America,” and pianist Nancy V. Wolfe will play “The Battle Hymn of the Republic” and “Amazing Grace” on the bagpipes. The program also includes a performance of “Where Were You?” by the trio of pianist Molly Schmit, guitarist Brian Kohel and vocalist Aaron Fickenscher.

The public is encouraged to arrive early to tour the Garden and its memorials. Bench seating will be available, but those attending are encouraged to bring lawn chairs. Parking is available north and south of the Auld Recreation Center. Handicapped parking is available south of Auld. In case of rain the event will move inside the Auld Recreation Center.

The next event at the Garden is the Veteran’s Day tribute at 11 a.m. November 11.

For more information, contact Fickenscher at 486-8570 or 440-2997.