

**DIRECTORS' MEETING
MONDAY, SEPTEMBER 18, 2006
COUNTY-CITY BUILDING
COUNCIL CHAMBERS**

I. MAYOR

1. NEWS RELEASE. Mayor presents Award of Excellence for August.
2. NEWS RELEASE. Public invited to take "virtual tour" of stormwater projects.
3. Washington Report, September 8, 2006.

II. DIRECTORS

FINANCE/CITY TREASURER

1. City of Lincoln's Investment Activity Report for the Third Quarter, Fiscal Year 2005-06.
2. Resolution for approval by City Council on investments.

PLANNING

1. Notice of Final Edition of Capital Improvement Program. Posted on Planning Department's website.
2. Update on Northbank Junction (04-188, 04R-273 and 04-189).

PUBLIC WORKS AND UTILITIES

1. Email from Thomas Shafer re: South 30th Street project explanation.
2. Email from Dennis Restau, Antelope Park Neighborhood Association President, responding to Thomas Shafer.
3. Email to Dennis Restau from Thomas Shafer.
4. Email from Steve Young re: South 27th A to South Street Lighting.
5. Memorandum re: September 18, 2006 Board of Equalization Meeting.

URBAN DEVELOPMENT

1. North 56th Street and Arbor Road Redevelopment Plan.

III. CITY CLERK

IV. COUNCIL REQUESTS/CORRESPONDENCE

JONATHAN COOK

1. Letter from Kerry P. Eagan, Lancaster County Chief Administrative Officer, re: County representative to WI-LINC Commission.

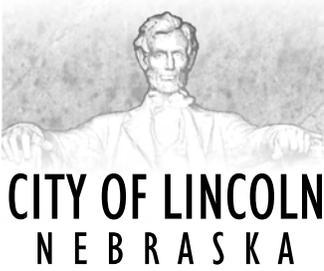
ANNETTE McROY

1. Request to Harry Kroos, Public Works & Utilities Dept.-Sidewalks - RE: Sidewalk Repair (RFI#172 - 8/17/06).

V. MISCELLANEOUS

1. Email from Fred Marks re: Thank you to Mayor Seng.
2. Email from Dean and Jo Auman re: Suggestion for driving offenses.
3. Media Release from Community Health Endowment re: Voter Information - Facts About Amendment 2.
4. Email from Larry Adam re: Support of Greg Sandford's request to build a local racetrack.
5. Letter from Gary Hoffman re: City pay lag which occurred September 1, 1975 to December 10, 1975. (Letter distributed to Council members on 09/11/06)
6. Email from Brenda Halling Earleywine re: In favor of drag strip, special permit SP06051.
7. Email from Community Health Endowment of Lincoln re: Free Medicare Part D forums scheduled in Lincoln.
8. Email from Nathan Hense re: Support for Motorsports facility in Lancaster County.
9. Email from Karen Svehla re: Support for Motorsports facility in Lancaster County.
10. Email from Bill Svehla re: Support for Motorsports facility in Lancaster County.

VI. ADJOURNMENT



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

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

FOR IMMEDIATE RELEASE: September 11, 2006

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

MAYOR PRESENTS AWARD OF EXCELLENCE FOR AUGUST

Mayor Coleen J. Seng today presented the Mayor's Award of Excellence for August to Public Health Nurse Ruth Shubert of the Lincoln-Lancaster County Health Department. The monthly award recognizes City employees who consistently provide exemplary service and work that demonstrates personal commitment to the City. The award was presented at the beginning of today's City Council meeting.

Shubert has worked for the City since 1993. She was nominated in the category of valor by Andrea Mason, Public Health Nursing Supervisor, because of the quick, lifesaving decision-making skills she showed during a recent home visit.

Shubert was visiting a 20-year-old mother and her infant son, who had been delivered prematurely. The infant was gaining weight slowly, so a public health nurse was visiting every few days. On one visit, the mother reported that the baby was sick and that they had visited the emergency room. They had a return appointment scheduled with the baby's physician later that afternoon, but the mother did not believe that the baby was in severe distress at the time.

When Shubert examined the baby, she found that the infant was very pale and cool to the touch with a blue tint around the lips. The soft spots on the baby's head also were sunken. She advised the family to go directly to the emergency room and helped dress the family's toddler while the parents got ready. She contacted the physician's office and told them the family was on the way to the emergency room. The baby "coded" in the emergency room and was life-flighted to Children's Hospital in Omaha. The diagnosis was a respiratory viral infection with respiratory failure.

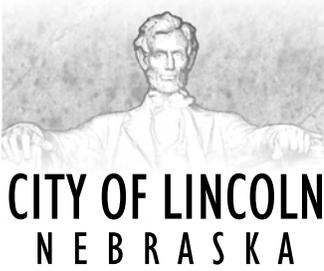
Just one week later, the baby was able to return home, completely healthy and medication-free. The baby had even gained one pound. When the family returned home, the father greeted Shubert at the door, expressing the family's gratitude. In her nomination, Mason wrote, "Surely, had it not been for Ruth's nursing assessment and quick actions to bring this family to emergency medical care, this baby would not have survived."

-more-

Award of Excellence
September 11, 2006
Page Two

The other categories in which employees can be nominated are customer relations, loss prevention, safety and productivity. All City employees are eligible for the Mayor's Award of Excellence except for elected officials and some managers. Individuals or teams can be nominated by supervisors, peers, subordinates and the general public.

Nomination forms are available from department heads, employee bulletin boards or the Personnel Department, which oversees the awards program. All nominations are reviewed by the Mayor's Award of Excellence Committee, which includes a representative with each union and a non-union representative appointed by the Mayor. Award winners receive a \$100 U.S. savings bond, a day off with pay and a plaque. Monthly winners are eligible to receive the annual award, which comes with a \$500 U.S. savings bond, two days off with pay and a plaque.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT

Watershed Management, 901 North 6th Street, Lincoln, NE 68508, 441-7701, fax 441-8194

FOR IMMEDIATE RELEASE: September 14, 2006

FOR MORE INFORMATION: Nicole Fleck-Tooze, Special Projects Coordinator, 441-6173

PUBLIC INVITED TO TAKE “VIRTUAL TOUR” OF STORMWATER PROJECTS

A “virtual tour” of stormwater projects funded through the 2005 bond issue is now available on the City Web site, lincoln.ne.gov (keyword: virtual). A 30-minute program on the project also is being aired on 5 CITY-TV, the government access cable channel (see schedule on Web site). These projects, in different stages of design or construction, are designed to reduce flooding, improve water quality, stabilize degrading streams and protect infrastructure.

“We really appreciate the public’s support of the City’s storm sewer bond issues,” said Nicole Fleck-Tooze, Special Projects Administrator for Public Works and Utilities. “This program is a way for us to use technology to actually show voters the status of the projects funded through the 2005 bond issue.”

Some of the projects are being completed in partnership with the Lower Platte South Natural Resources District or the Lincoln Parks and Recreation Department.

Through the Web tour, residents can click on a map or list of projects to see descriptions of the projects and their status. Most of the project sites include photos or other images, and several also have video clips in which the project managers describes the scope of the projects, including the problems and solutions.



INSIDE:

CONGRESS.....1
GOV'T REFORM.....1
JOB TRAINING2
LEGAL ISSUES2
PUBLIC SAFETY2
GRANT OPPORTUNITIES.....2

Washington Report

Archived at:
[www.capitaledge.com/
archive.html](http://www.capitaledge.com/archive.html)

Carolyn C. Chaney
Washington Assistant
chaney@capitaledge.com

Christopher F. Giglio
giglio@capitaledge.com

Amanda Carvajal
acarvajal@capitaledge.com

**1212 New York Ave., NW
Suite 250
Washington, DC 20005**

**(202) 842-4930
Fax: (202) 842-5051**

CONGRESS RETURNS FROM AUGUST RECESS

CONGRESS

Members return to Washington for brief pre-election session. The House and Senate returned to work this week after their traditional August recess, but if you blink you may miss them, as congressional leaders are looking to adjourn once again on September 29, not to return until the week of November 13. Reports are that Congress will work on Tuesday-Wednesday-Thursday of each week, leaving as few as 15 legislative days before the elections.

Republican leadership has decided that the chambers will address defense and homeland security measures in the weeks leading up to the elections, leaving completion of most of the FY 2007 appropriations bills until the November "lame duck" session that is likely to run into December. While FY 2007 officially begins on October 1, none of the FY 2007 spending bills have been sent to the President, and most believe that only one (Military Construction) has a chance of being signed into law any time soon. The likely result is a rather large "omnibus" spending measure considered after the election that would wrap all of the FY 2007 appropriations bills into one package. In the interim, Congress is expected to approve a series of Continuing Resolutions to keep government operations running in the absence of a formally-approved FY 2007 budget.

In September, the Senate will work to complete its versions of the FY 2007 Department of Defense and Department of Homeland Security (DHS) appropriations bills, as well as items that would: create guidelines for security and mandate vulnerability assessments at chemical plants; overhaul procedures and chain-of-command at the Federal Emergency Management Agency (FEMA), and increase border security. With so few days to debate these

measures, it has been reported that the FY 2007 DHS spending bill may become a vehicle for all or some of that legislation in the Senate.

Meanwhile, the House next week is expected to take up legislation that supporters believe would increase the transparency of the congressional "earmarking" process. Congress has been under pressure in recent months to scale back its practice of including specific projects for Members in legislation, highlighted by the \$200 million "Bridge to Nowhere" included for Alaska in the 2005 highway bill. The legislation to be considered in the House next week would require that legislation include the name of the sponsor of each earmark, and the measure would apply to authorizing and tax legislation as well as appropriations bills.

GOVERNMENT REFORM

Senate approves budget transparency bill. The Federal Funding Accountability and Transparency Act (S 2590) overcame the objections of Senate appropriators and would require the Office of Management and Budget (OMB) to create a searchable Internet database cataloguing all federal expenditures over \$25,000 from FY 2007 onward.

The bill defines expenditures as grants, contracts, subgrants, subcontracts, loans, awards, cooperative agreements, purchase orders, task orders, delivery orders and other forms of financial assistance.

The database would not include individual recipients of federal aid, payments to federal employees or classified information.

OMB would be required to update the database every month and would have to include detailed information about federal expenditures.

The House passed similar legislation (HR 5060) in June. Although some observers have speculated that the database may be how Congress finally responds to the call for increased lobbying and earmark transparency that arose in the wake of the Jack Abramoff scandal, it is not clear whether the congressional leadership will try to conference the two bills before Congress adjourns at the end of this month.

JOB TRAINING

Congress clears YouthBuild move to Labor. The House approved legislation (S 3534) this week that would reauthorize the YouthBuild program while also transferring its operations from the Department of Housing and Urban Development (HUD) to the Department of Labor.

YouthBuild provides grants to non-profit organizations that employ at-risk, low-income youth in homebuilding activities in order to provide them with workforce skills. Most participants in the program are high school dropouts. Sponsors of the legislation maintain that moving YouthBuild from HUD to Labor makes more sense given the job training focus of the program. The YouthBuild program received \$50 million in FY 2006, and in anticipation of the shift to Labor, both the House and Senate have set-aside \$50 million for the program in their respective FY 2007 Labor Department appropriations bills.

The Senate approved the measure on August 4, so the House action this week clears it for the President, who is expected to sign the bill into law, as the transfer was also included in his FY 2007 budget proposal.

LEGAL ISSUES

House panel clears religious expression measure. The House Judiciary Committee approved legislation (HR 2679) that would prohibit plaintiffs from recovering monetary damages and legal costs when suing a government or government official in cases regarding religious expression.

Supporters argue that the bill would help protect First Amendment guarantees of free speech and religion from frivolous lawsuits. Opponents argue that the measure would remove all incentives

against official religious discrimination, particularly in schools, where injunctive relief would offer no protection since most court proceedings last longer than the school year.

The House will probably not consider HR 2679 before adjourning at the end of the month, and there are no plans for the Senate to consider similar legislation.

PUBLIC SAFETY

House Judiciary Committee approves gun bills. HR 5092 would make it more difficult for the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) to revoke licenses of gun dealers. Proponents argue that ATF spends too much its time revoking licenses and not properly policing gun dealers.

The Judiciary Committee also considered legislation (HR 5005) that would place restrictions on the disclosure of firearm information by the National Trace Center of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) to criminal investigations. The bill is designed to bar the use of the data in civil lawsuits against gun dealers. Under the bill, local law enforcement agencies would have to destroy information from the ATF database within 20 days of receiving it. The bill was expected to be approved by the Committee, but there was not a quorum present and a final vote is expected next week.

The Judiciary Committee next week will also consider a measure (HR 1834) that would loosen restrictions on the interstate sale of handguns and a measure (HR 1415) to bolster the database law enforcement agencies use to check the criminal and mental health background of gun buyers.

The U.S. Conference of Mayors, which has a number of high-profile members concerned with the rising incidences of gun violence in their cities, is opposing all four measures before the panel.

GRANT OPPORTUNITIES

Department of the Treasury, August 28: The Community Development Financial Institutions (CDFI) Fund has published a revised Notice of Funding Availability (NOFA) for its FY 2007 Financial Assistance grant programs. The deadline has been changed to November 17, 2006. Complete and final guidance for the upcoming grants round can be found on *Federal Register* pages 50983-50993.

TO: HONORABLE CITY COUNCIL
FROM: FINANCE DIRECTOR
DATE: MAY 31, 2006
SUBJECT: CITY OF LINCOLN'S INVESTMENT ACTIVITY REPORT FOR THE
THIRD QUARTER, FISCAL YEAR 2005-06

RECOMMENDATION

It is recommended that the City Council accept the City Treasurer's Investment Report for the quarter ending, May 31, 2006.

BACKGROUND

The purpose of this report is to inform Council of the status of the City's investment portfolio for the quarter ending, May 31, 2006. The City's investment policy requires that staff report quarterly to Council on the City's portfolio performance, description of securities, recent market conditions, investment strategies employed and other areas of policy concern warranting possible revisions to the current or planned investment strategies. This report excludes the Police and Fire Pension fund as the Police and Fire Pension Administrator report that fund separately.

DISCUSSION

Investment Portfolio for the Quarter

The City's investment portfolio is listed and displayed in a graph in the Attachment.

The par value of the City's portfolio is \$224.1 million. In comparison, last quarter it was \$226.4 million. The portfolio consists of \$57.4 million in liquid accounts; \$151.1 million is U.S. government treasury and agency securities and \$15.6 in Inter-Fund Investments. The \$151.1 million includes \$102.7 million in investments maturing in less than two years, comprising 68% of the City's investments in notes and securities. The average life to maturity of the investment portfolio is 2.09 years.

Investment Yields

During the quarter, the City's portfolio earned an average yield of 3.6276%. This compares to an average yield earned of 3.4591% for the quarter ending February 28, 2006.

As of May 31, 2006, the yield to maturity of the City's Short-Term portfolio was 4.8314%. This compares to a yield of 4.737% of a 28-day U.S. Treasury Bill with an issue date of May 25, 2006. The City's Medium Term Pool portfolio yield of 3.327% compares to 4.933% yield for a 2-year U.S. Treasury Bond issued May 31, 2006.

Yield Trends

The Federal Open Market Committee (FOMC) has increased the federal funds overnight lending rate twice, for a total of 50 basis points, during the quarter. As of the quarter end, the rate was 5.0%.

Taken from the May 10, 2006 Federal Reserve Press Release:

Economic growth has been quite strong so far this year. The Committee sees growth as likely to moderate to a more sustainable pace, partly reflecting a gradual cooling of the housing market and the lagged effects of increase in interest rates and energy prices.

As yet, the run-up in the prices of energy and other commodities appears to have had only a modest effect on core inflation, ongoing productivity gains have helped to hold the growth of unit labor costs in check, and inflation expectations remain contained. Still, possible increase in resource utilization, in combination with the elevated prices of energy and other commodities, have the potential to add to inflation pressures.

The Committee judges that some further policy firming may yet be needed to address inflation risks but emphasizes that the extent and timing of any such firming will depend importantly on the evolution of the economic outlook as implied by incoming information. In any event, the Committee will respond to changes in economic prospects as needed to support the attainment of its objectives.

Outlook*

The minutes of the May 10 FOMC meeting described a number of factors that could accelerate inflation, most notably elevated energy prices and a weak U.S. Dollar. The Fed also acknowledged that the effects of “past monetary policy actions and the recent rise in longer-term interest rates on housing activity and prices could turn out to be larger than expected.” These two points leave the door open for either an additional rate hike or a pause at the next meeting. The Fed has made clear that, having raised the overnight bank rate to the level where it is neither overly accommodative nor significantly restrictive, the timing and size of future actions to manage interest rates will depend greatly on economic data.

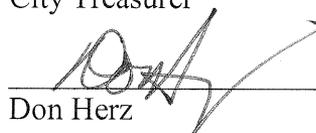
Funds Held by the City

The Attachment is a consolidated report of all City investments. At May 31, 2006, the investments held in the City’s pooled portfolio were not in compliance with the investment policy with respects to the portfolio composition. The City’s Investment Policy, approved in January 2005, limits the security types, issuers and maturities that the pool may hold. The Pool had 49.47% of the portfolio investments in Federal Home Loan Bank (FHLB) instruments. The policy allows 40% of available funds to be invested in this type of issuer. These investments were purchased prior to the approval of the City’s Investment Policy. The City has elected to hold these investments and adjust the portfolio composition as investments mature instead of taking a risk of selling off investments at a loss in order to align the composition of the portfolio.

Prepared By:


Melinda J. Jones, CGFM
City Treasurer

Department Head Approval:


Don Herz
Finance Director

ATTACHMENTS:

Investment Portfolio Composition and Investments Outstanding, as of May 31, 2006

* Provided by PFM Asset Management LLC, Monthly Market Update and Outlook, May 2006

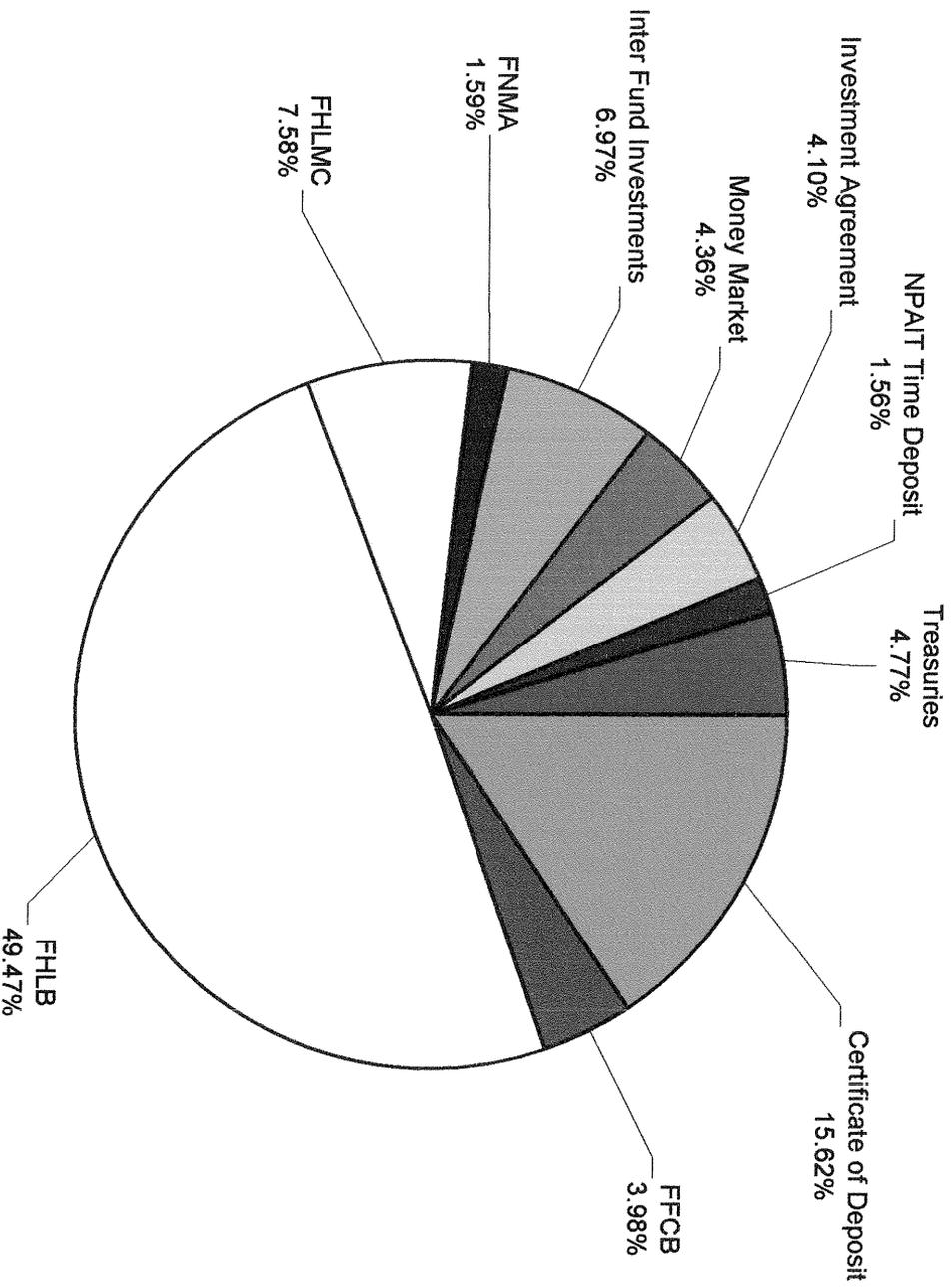
City of Lincoln
Investments Outstanding
As of May 31, 2006

	<i>Security Description</i>	<i>Coupon Rate</i>	<i>Yield at Maturity</i>	<i>Purchase Date</i>	<i>Maturity Date</i>	<i>Ending Book Value</i>	<i>Ending Par Value</i>
Certificate of Deposit	Certificate of Deposit 4.86 06/08/06	4.860	4.8600	04/18/06	06/08/06	5,000,000.00	5,000,000.00
	Certificate of Deposit 4.90 06/15/06	4.900	4.9000	04/21/06	06/15/06	3,000,000.00	3,000,000.00
	Certificate of Deposit 4.91 06/22/06	4.910	4.9100	04/21/06	06/22/06	5,000,000.00	5,000,000.00
	Certificate of Deposit 4.99 06/29/06	4.990	4.9900	05/05/06	06/29/06	3,000,000.00	3,000,000.00
	Certificate of Deposit 4.99 07/06/06	4.990	4.9900	05/08/06	07/06/06	3,000,000.00	3,000,000.00
	Certificate of Deposit 5.01 07/06/06	5.010	5.0100	05/12/06	07/06/06	2,000,000.00	2,000,000.00
	Certificate of Deposit 5.21 07/13/06	5.210	5.2100	05/17/06	07/13/06	3,000,000.00	3,000,000.00
	Certificate of Deposit 5.02 07/20/06	5.020	5.0200	05/22/06	07/20/06	5,000,000.00	5,000,000.00
	Certificate of Deposit 3.21 08/22/06	3.210	3.2100	08/22/05	08/22/06	2,000,000.00	2,000,000.00
	Certificate of Deposit 5.01 03/23/07	5.010	5.0100	03/23/06	03/23/07	2,000,000.00	2,000,000.00
	Certificate of Deposit 4.67 04/05/07	4.670	4.6700	04/05/06	04/05/07	2,000,000.00	2,000,000.00
		Certificate of Deposit Total	4.859	4.8586			35,000,000.00
FFCB	FFCB 3.02 11/24/06	3.020	3.0200	05/24/04	11/24/06	2,000,000.00	2,000,000.00
	FFCB 2.44 03/09/07	2.440	2.4400	06/09/03	03/09/07	2,000,000.00	2,000,000.00
	FFCB 3.05 10/29/07	3.050	3.2405	04/30/04	10/29/07	1,994,956.31	2,000,000.00
	FFCB 3.64 04/23/08	3.640	3.6400	04/24/03	04/23/08	2,000,000.00	2,000,000.00
	FFCB 4.25 02/11/09	4.250	3.6803	08/27/04	02/11/09	941,019.77	928,000.00
		Agency Note Total	3.165	3.1477			8,935,976.08
FHLB	FHLB 2.27 07/28/06	2.270	2.2700	07/28/03	07/28/06	1,000,000.00	1,000,000.00
	FHLB 2.22 07/28/06	2.220	2.2200	07/28/03	07/28/06	2,000,000.00	2,000,000.00
	FHLB 2.55 10/27/06	2.550	2.6801	04/27/04	10/27/06	2,498,732.64	2,500,000.00
	FHLB 3.125 11/15/06	3.125	3.1530	12/27/04	11/15/06	4,999,359.00	5,000,000.00
	FHLB 2.75 11/20/06	2.750	2.7500	05/20/03	11/20/06	2,500,000.00	2,500,000.00
	FHLB 2.785 11/21/06	2.785	3.0691	08/21/03	11/21/06	1,208,461.65	1,210,000.00
	FHLB 3.00 02/20/07	3.000	3.0000	08/20/03	02/20/07	2,000,000.00	2,000,000.00
	FHLB 2.40 03/30/07	2.400	2.4380	03/30/04	03/30/07	4,998,485.97	5,000,000.00
	FHLB 2.40 03/30/07	2.400	2.4435	03/30/04	03/30/07	4,998,269.68	5,000,000.00
	FHLB 2.50 04/05/07	2.500	2.5000	04/05/04	04/05/07	2,000,000.00	2,000,000.00
	FHLB 3.00 05/09/07	3.000	3.0000	05/09/03	05/09/07	2,000,000.00	2,000,000.00
	FHLB 2.75 05/21/07	2.750	2.7500	05/21/03	05/21/07	2,000,000.00	2,000,000.00
	FHLB 3.03 06/18/07	3.030	3.0300	03/18/04	06/18/07	2,050,000.00	2,050,000.00
	FHLB 2.80 07/16/07	2.800	2.8000	04/16/04	07/16/07	3,000,000.00	3,000,000.00
	FHLB 3.01 10/07/07	3.010	3.0100	10/07/03	10/07/07	3,000,000.00	3,000,000.00
	FHLB 3.625 10/22/07	3.625	3.6674	10/22/03	10/22/07	1,998,912.76	2,000,000.00
	FHLB 3.10 12/17/07	3.100	3.1000	03/17/04	12/17/07	5,000,000.00	5,000,000.00
	FHLB 3.50 01/07/08	3.500	3.5000	01/07/04	01/07/08	2,000,000.00	2,000,000.00
	FHLB 2.82 01/08/08	2.820	2.8370	04/08/04	01/08/08	3,848,971.55	3,850,000.00
	FHLB 3.00 01/15/08	3.000	3.0000	04/15/04	01/15/08	2,080,000.00	2,080,000.00
	FHLB 3.40 02/06/08	3.400	3.4000	02/06/04	02/06/08	5,000,000.00	5,000,000.00
	FHLB 3.45 02/25/08	3.450	3.4500	02/25/04	02/25/08	4,000,000.00	4,000,000.00
	FHLB 3.03 04/17/08	3.030	3.0300	07/17/03	04/17/08	2,000,000.00	2,000,000.00
	FHLB 3.25 06/03/08	3.250	3.2500	06/03/03	06/03/08	2,000,000.00	2,000,000.00
	FHLB 3.05 06/30/08	3.050	3.0500	06/30/03	06/30/08	4,000,000.00	4,000,000.00
	FHLB 4.15 07/15/08	4.150	4.1436	05/10/05	07/15/08	315,044.14	315,000.00
	FHLB 3.375 07/21/08	3.375	3.3750	02/19/04	07/21/08	1,000,000.00	1,000,000.00
	FHLB 3.35 08/07/08	3.350	3.3500	08/07/03	08/07/08	2,000,000.00	2,000,000.00
	FHLB 3.69 08/14/08	3.690	3.6900	08/14/03	08/14/08	2,000,000.00	2,000,000.00
	FHLB 3.625 08/14/08	3.625	3.8023	12/26/03	08/14/08	1,992,868.71	2,000,000.00
	FHLB 3.09 10/06/08	3.090	3.0900	04/06/04	10/06/08	2,000,000.00	2,000,000.00
	FHLB 3.25 10/06/08	3.250	3.2500	04/06/04	10/06/08	5,000,000.00	5,000,000.00
	FHLB 4.00 11/12/08	4.000	4.0000	11/12/03	11/12/08	2,000,000.00	2,000,000.00
	FHLB 4.00 11/12/08	4.000	4.0000	11/14/03	11/12/08	2,000,000.00	2,000,000.00
	FHLB 3.50 12/12/08	3.500	3.4748	06/12/03	12/12/08	2,001,150.25	2,000,000.00
	FHLB 3.65 02/27/09	3.650	3.6500	02/27/04	02/27/09	1,500,000.00	1,500,000.00
FHLB 3.67 04/23/09	3.670	3.6700	04/23/04	04/23/09	2,000,000.00	2,000,000.00	
FHLB 4.35 09/01/09	4.350	4.3500	09/01/04	09/01/09	5,000,000.00	5,000,000.00	
FHLB 4.43 09/10/09	4.430	4.4300	09/10/04	09/10/09	2,000,000.00	2,000,000.00	
FHLB 5.00 10/15/12	5.000	5.0000	10/15/04	10/15/12	3,875,000.00	3,875,000.00	
	FHLB Total	3.235	3.2505			106,865,256.35	106,880,000.00
FHLB Discount Note	FHLB Discount Note 0.00 06/14/06	0.000	4.9717	05/17/06	06/14/06	3,992,943.89	4,000,000.00
		FHLB Discount Note Total	0.000	4.9717		3,992,943.89	4,000,000.00
FHLMC	FHLMC 3.25 05/14/07	3.250	3.3824	08/05/03	05/14/07	1,997,633.83	2,000,000.00

**City of Lincoln
Investments Outstanding
As of May 31, 2006**

	<i>Security Description</i>	<i>Coupon Rate</i>	<i>Yield at Maturity</i>	<i>Purchase Date</i>	<i>Maturity Date</i>	<i>Ending Book Value</i>	<i>Ending Par Value</i>
	FHLMC 3.00 08/27/07	3.000	3.0000	02/27/04	08/27/07	5,000,000.00	5,000,000.00
	FHLMC 3.25 01/28/08	3.250	3.1649	02/25/04	01/28/08	2,002,619.53	2,000,000.00
	FHLMC 3.25 01/28/08	3.250	3.2085	02/27/04	01/28/08	3,001,903.97	3,000,000.00
	FHLMC 3.60 04/16/08	3.600	3.6000	04/16/03	04/16/08	2,000,000.00	2,000,000.00
	FHLMC 4.00 09/15/09	4.000	4.0000	03/15/04	09/15/09	3,000,000.00	3,000,000.00
	FHLMC Total	3.350	3.3482			17,002,157.33	17,000,000.00
FNMA	FNMA 3.375 12/15/08	3.375	4.1550	05/10/05	12/15/08	546,840.99	557,000.00
	FNMA Total	3.375	4.1550			546,840.99	557,000.00
FNMA Discount Note	FNMA Discount Note 0.00 06/01/06	0.000	4.8031	04/18/06	06/01/06	3,000,000.00	3,000,000.00
	FNMA Discount Note Total	0.000	4.8031			3,000,000.00	3,000,000.00
Inter Fund Investments	General Fund Obligation	3.750	3.7500	09/01/04	05/31/10	12,669,055.84	12,669,055.84
	General Fund Obligation	3.900	3.9000	06/03/05	05/31/10	2,444,643.19	2,444,643.19
	Lincoln Star Bldg TIF	6.390	6.3900	04/21/00	06/15/10	122,277.93	122,277.93
	Lincoln Building TIF	4.060	4.0600	06/02/03	12/01/11	31,813.80	31,813.80
	Liberty Village TIF	4.750	4.7500	08/15/05	02/15/18	354,174.36	354,174.36
	Inter Fund investments Total	3.817	3.8168			15,621,965.12	15,621,965.12
Money Market	Money Market-USB Sweep	4.330	4.3300	09/01/01	Open	2,943,074.34	2,943,074.34
	Money Market-NPAIT	4.512	4.5120	09/01/01	Open	475,000.00	475,000.00
	Money Market-STFIT	4.571	4.5713	09/19/01	Open	100,000.00	100,000.00
	Money Market-STFIT	4.280	4.2800	03/13/02	Open	250,000.00	250,000.00
	Money Market-STFIT	4.280	4.2800	05/29/02	Open	250,000.00	250,000.00
	Money Market-Savings Account	4.350	4.3500	07/26/02	Open	5,000,000.00	5,000,000.00
	Money Market-WFB Overnight Repo	4.600	4.6000	08/31/04	Open	750,000.00	750,000.00
	Money Market Total	4.351	4.3508			9,768,074.34	9,768,074.34
Repurchase Agreement	Repurchase Agreement 4.51 12/01/15	4.510	4.5100	03/23/05	12/01/15	1,120,000.00	1,120,000.00
	Repurchase Agreement 4.60 08/15/22	4.600	4.6000	03/23/05	08/15/22	1,540,000.00	1,540,000.00
	Repurchase Agreement 4.70 08/15/25	4.700	4.7000	03/23/05	08/15/25	3,390,000.00	3,390,000.00
	Repurchase Agreement 4.83 10/15/26	4.830	4.8300	12/01/05	10/15/26	1,910,000.00	1,910,000.00
	Repurchase Agreement 4.83 06/15/30	4.830	4.8300	12/01/05	06/15/30	1,229,980.83	1,229,980.83
	Repurchase Agreement Total	4.705	4.7045			9,189,980.83	9,189,980.83
Time Deposit	Time Deposit 3.30 06/23/06	3.300	3.3000	06/23/05	06/23/06	1,500,000.00	1,500,000.00
	Time Deposit 4.50 01/11/07	4.500	4.5000	01/11/06	01/11/07	2,000,000.00	2,000,000.00
	Time Deposit Total	3.986	3.9857			3,500,000.00	3,500,000.00
Treasury Note	Treasury Note 6.50 10/15/06	6.500	6.5925	02/29/00	10/15/06	374,894.63	375,000.00
	Treasury Note 3.625 04/30/07	3.625	3.6286	05/13/05	04/30/07	3,999,854.86	4,000,000.00
	Treasury Note 3.75 05/15/08	3.750	3.6081	05/19/05	05/15/08	2,506,512.92	2,500,000.00
	Treasury Note 4.375 08/15/12	4.375	4.1749	05/19/03	08/15/12	3,199,242.82	3,167,000.00
	Treasury Note Total	4.001	3.9071			10,080,505.23	10,042,000.00
Treasury STRIP	Treasury STRIP 0.00 11/15/06	0.000	5.5315	12/31/98	11/15/06	632,445.54	644,000.00
	Treasury STRIP Total	0.000	5.5315			632,445.54	644,000.00
	Investment Total	3.560	3.7464			224,136,145.70	224,131,020.29

**City of Lincoln
Investment Portfolio Composition, May 31, 2006**



RESOLUTION NO. A-_____

BE IT HEREBY RESOLVED BY THE CITY COUNCIL of the City of
Lincoln, Nebraska:

That the attached list of investments be confirmed and approved, and the City
Treasurer is hereby directed to hold said investments until maturity unless
otherwise directed by the City Council.

INTRODUCED BY:

Approved:



Don Herz, Finance Director

Approved this ____ day of _____, 2006

Mayor

DISTRIBUTION OF FINAL EDITION OF CIP

TO: City Council

FROM: Sara Hartzell, Planning 

DATE: September 12, 2006

SUBJECT: Final Edition of CIP

COPIES: Jean Walker - File (with no attachments)

The City of Lincoln's 2006/07 - 2011/12 Capital Improvement Program has been posted on the Planning Department website at <http://www.lincoln.ne.gov/city/plan/capital/index.htm>.

In the past we have also distributed a paper copy to City Council Members. In the interest of conserving resources, we are only doing this if requested. If you would prefer a hard copy of the CIP, please let Sara Hartzell (441-6372) or Michele Abendroth (441-6372) in the Planning Department know and we will get one to you as quickly as possible.

The CIP can be easily accessed by following the directions below:

Once you have logged onto the City's InterLinc site (<www.lincoln.ne.gov>), follow these easy steps to view the portion of CIP document you are looking for:

- type the keyword "cip" into the Search box in the center of the page
- select "*Final Edition FY 2006/07 - 2011/12*" under **Current Program** heading
- from there you are able to link directly to the summary tables and departmental programs by clicking the appropriate link.

Each file has been created in a "pdf" format, which means that you and your staff will be able to print copies of the CIP as you need them.

If you have any questions concerning how to view and print the document, or if you have questions concerning the content of the CIP, please feel free to call Sara Hartzell at 441-6372 or email at shartzell@lincoln.ne.gov. Thank you.

MEMORANDUM

TO: City Council

FROM: Marvin Krout, Planning Director 

SUBJECT: Update on Northbank Junction (04-188, 04R-273 and 04-189)

DATE: September 13, 2006

COPIES: Peter Katt
Mayor's Office
Rick Peo, City Attorney
Karl Fredrickson, Steve Masters, Public Works & Utilities
Roger Figard, Nicole Fleck-Tooze, Public Works & Utilities
Nick McElvain, Brian Kramer, Public Works & Utilities

The Northbank Junction project near N. 56th and Arbor Road was placed on pending on October 11, 2004 at the request of the applicant. Since that time, there have been discussions about providing infrastructure to the site. The revised agreement provides for limited interest payments to the developer on the portion of infrastructure "loans" in excess of the amount that the impact fees from his development provide in reimbursement. The agreement also provides for the opportunity for reimbursement from TIF funds generated from approved redevelopment projects.

The applicant has decided to only request annexation and a zoning change over the first phase of the project, rather than the entire site, in order to reduce their holding costs.

On the following pages is a generalized summary of the revised Annexation Agreement.

Q:\CC\Northbank Update memo.wpd 

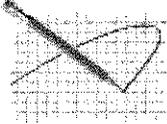
Improvement Costs Summary
September 13, 2006

Name of Project: Northbank Junction, 56th & Arbor Road
Annexation #03001

Type of Improvement	Timing of Improvement	Party Responsible for Improvement Cost at time of installation	Reimbursement/Method of Reimbursement	Projected Cost of Improvement
1. Arbor Road: grading gravel portion to urban standard and pave with temporary asphalt, including left turn lane	When desired by developer – no access to Arbor until paved (developer may access portion already paved today)	Developer	No reimbursement for temporary paving Developer has option to pave Arbor with two lanes built to urban standards and then be repaid from "Directed" Arterial Street Impact Fees without interest and reimburse for any cost over impact fees paid within 11 years from when paving is done with 2% interest on balance. City also agrees the Impact Fees from other developments may be used	not available
2. N. 56th Street (Highway 77): right hand turn lanes	To be determined by traffic study	Developer	No reimbursement for site improvements	not available
3. Alvo Road: functions as collector for commercial area (not an arterial street)	When desired by developer	Developer	City agrees to use best efforts to contribute difference between local street and collector width paving if funding is included in CIP	not available
4. Sanitary Sewer 60" Trunk Line from approx. 56 th to 70 th , north of Salt Creek	When desired by developer if funded by developer. Sewer is required prior to development. Developer option of temporary pump and force main, but without reimbursement for costs	Developer, if built prior to CIP timing	Initially, Directed Wastewater Impact Fees without interest, and reimburse for any cost over impact fees paid within 11 years from completion of the sewer with 2% interest on balance. City also agrees the Impact Fees from other developments may be used Potentially, full reimbursement through CIP by December 31, 2009, dependent upon rate increases in 2006-07, 2007-08 and 2008-09	\$2,780,000

Type of Improvement	Timing of Improvement	Party Responsible for Improvement Cost at time of installation	Reimbursement/Method of Reimbursement	Projected Cost of Improvement
5. Sanitary Sewer 100 foot easement	n/a	n/a	Developer agrees to convey easement at no cost through property if trunk sewer is built prior to December 31, 2009. If not, he will be reimbursed \$10,000 for easement if sewer is built in 2010, \$30,000 if built in 2011 or \$60,000 if built in 2012 or later	Depends on timing of sewer construction
6. Water Main, 24 inch main in N. 56th Street from Fletcher to Alvo	2007 – actual construction dependent upon development	City	Project was funded in Fiscal Year 2005-06 (entire project runs from Fletcher to Arbor Road)	\$1,270,000 (for entire project)
** Water Main, in Arbor Road from N. 56th west to 40th Street	** actual construction dependent upon development	City	Project was funded in Fiscal Year 2005-06	\$380,000

** This water main is not included in the Annexation Agreement, but will be utilized for later phases of development.

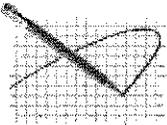


Thomas S Shafer/Notes
09/12/2006 09:23 AM

To bhorton50@hotmail.com, BealsFamily@msn.com,
amcroy@ci.lincoln.ne.us, campjon@aol.com,
Council@ci.lincoln.ne.us, CouncilPacket/Notes@Notes,
cc Karen K Sieckmeyer/Notes@Notes, Maggie
Kellner/Notes@Notes, Roger A Figard/Notes@Notes, Karl A
Fredrickson/Notes@Notes, Nicole Tooze/Notes@Notes, Ann
bcc
Subject South 30th Street

Roger A Figard/Notes

Thomas S Shafer/Notes



Thomas S Shafer/Notes
09/11/2006 01:14 PM

To Roger A Figard/Notes@Notes, Karen K
Sieckmeyer/Notes@Notes
cc
Subject South 30th Street - Draft

To : ALL parties who have been a part of this email chain
Fr: Thomas Shafer, Public Works and Utilities Department

Last winter, the Public Works and Utilities Department finalized a list of residential rehabilitation project for the summer of 2006. At that time we made an effort to place door hangers on each and every door along those streets being worked on. A link to the type of information we give out is below.

<http://www.lincoln.ne.gov/city/pworks/projects/rehab/brochure.htm>

Besides the door hangers we use the city's web site to publish the list of projects, which we then update as needed to help keep people up to date on the current status. link below.

<http://www.lincoln.ne.gov/city/pworks/projects/rehab/projects.htm>

Also in the Spring before we start work on these projects, the Mayor makes an effort to highlight the Rehabilitation program at one of the weekly press conferences. This list is then usually published in the paper. We also provide the information for inclusion in the spring directions issues. See link below for this years article.

Streets to be rehabilitated
By the Lincoln Journal Star

This construction season, the department will rehabilitate about 4 1/2 miles of residential streets. The project areas include

South 30th Street from South to Franklin

<http://www.journalstar.com/articles/2006/03/30/local/doc442c1da589dd1963921604.txt>

The exact timing of when a street may close is dependent of when the contractor decides to start. We usually have 4 to 5 miles worth of work to accomplish and in order to facilitate best prices and to balance every location's requirements we allow the contractor to give us about 1 to 2 weeks notice before starting. This date can change due to weather (It's not often, but sometimes it rains around here), other emergency repairs (water main breaks Randolph this year, S. 40th last year), unforeseen work load (Finding an old abandon well from 1915) and working with site specific requests by neighbors (Weddings, Graduations, Garage Sales, Schools, Camps, etc) Finally when we have a more defined date we do two things:

- 1) - Go back out to the street being worked on and hang door hangers again
- 2) - We also each week provide a list of street closures both on the web and to the paper. People can also go to the Street Closing List and sign up for notifications of changes to the list. See link below.

<http://www.lincoln.ne.gov/city/pworks/projects/closures/street.htm>

When the contractor is at the location, we allow the residents to reach their homes and use their driveways for the most part. The only time is when we are doing actual work on their driveway that we can't allow them to drive over fresh concrete or in a hole. Many folks work with their neighbors to park across the street in their driveway while this is going on. We allow access across intersections in many cases so that folks aren't trapped and can still use the street. By performing construction in this manner we get a good price (allows us to do more streets across Lincoln), can do it in a shorter time frame (only 1 or 2 weeks of disruption instead of 4 to 5), and get a better product (one long continuous run of work instead of piecemealing together)

This process has served the residents of the City of Lincoln well for a number of years in all neighborhoods around town. We are constantly working to improve our efforts in communication (see the recent sign up for street closure notification via email) and would welcome suggestions on other ways to get the word out.

To address some of the specific issues raised below: We did investigate and in the case of South 30th Street, we did follow this exact process of notification to the neighbors along 30th. Just to clarify Steve Faust is not the employee mentioned below at the South Street Maintenance Yard

meeting nor was he expected to do anything different than his normal hard work on this project. Steve Faust has done a great job stretching the dollars allocated for residential rehab, works very hard to communicate to the public and with the contractors, and is a extremely valuable asset to the City's pavement management efforts.

On the issue of S. 27th street lighting, LES is working with the other utility providers to bury the overhead lines in the area, After the old pole were removed the new street light poles were moved to the back of the sidewalk to increase the space between the curb and the poles, this is a requirement by the Nebraska Board of Classifications, and a matter of good safety. That 3 foot in increase in clear space can mean the matter of live and death to someone who runs off the road. The street light heads also are fitted with and cut-off shield that directs the light towards the street and blocks it from the residential side.

Thomas S. Shafer, P.E.
Design/Construction Manager
441-7837

"barbara horton" <bhorton50@hotmail.com>

09/10/2006 08:22 PM

To BealsFamily@msn.com, amcroy@ci.lincoln.ne.us, campjon@aol.com,
Council@ci.lincoln.ne.us

Subject FW: 30th Street between South and Cable to be closed beginning 9-11-06 with no formal notice to neighbors!

From: "Lisa Good" <lgood@windstream.net>

Reply-To: "Lisa Good" <lgood@windstream.net>

To: <bhorton50@hotmail.com>, "Lowell & Kathy Provancha" <provancha@msn.com>, "Dennis Restau" <DRestau@esu3.org>, "Marty Hager" <mhager@minnowproject.com>, "Bill and Cletia" <bprice@neb.rr.com>

Subject: 30th Street between South and Cable to be closed beginning 9-11-06 >with no formal notice to neighbors!

Date: Sun, 10 Sep 2006 16:40:15 -0500

Treating Antelope Park residents like second-class citizens has become a habit!

30th Street between South and Cable to be closed beginning 9-11-06 with no formal notice to neighbors!

Barbara: Here are the addresses for Jonathan Cook, and Chair Newman of the City Council. I hope you will write them and discuss the proposed 30th Street closing in your area starting tomorrow, and the inexcusable lack of notice about it.

I think public works should investigate who fell through on this project, why the neighbors were not sent letters or given fliers beforehand. Then, this project must be pushed back to allow the neighbors an opportunity to plan for the hassles, places to park, loading up on groceries and supplies, and all the other minor inconveniences that will be impacted with a no-notice five-day street closure.

The city must be held responsible for this. If Steve Faust, city engineer who lives on this street was supposed to do something, he did not, and must be either written up, or removed from Antelope Park area engineering duties for conflict of interest.

----- Original Message -----

From: "Patte Newman" <newman2003@neb.rr.com>

To: "Jonathan Cook" <JCookCC@aol.com>; <DRestau@esu3.org>; "Jon Carlson" <joncarlson@alltel.net>; "Lisa Good" <lgood@windstream.net>

Sent: Sunday, September 10, 2006 10:29 AM

Subject: Re: Four Questions, a request and a long-term proposal....

Dennis

There are those of us who have tried, year after year, to not only be sensitive to what IS going on in older neighborhoods but to set policies to protect them. And you have to know that includes Jon Carlson, Jonathan and me. And I'm not saying this to toot our horns...but you need to know exactly where it gets us. (And I hope you weren't picking on us but I'm telling you anyway.)

You KNOW we've dogged city staff with building codes and problem properties. We got the fines for disorderly houses increased. We're working on getting the graffiti thing through Monday. We've worked on design standards for older neighborhoods (to prevent six-plex slip-ins like we see some places) and down zoning for older neighborhoods (to prevent the unacceptable density caused by those slip ins). We pushed for one set distance standard that businesses selling alcohol have to be from residential so corner gas stations don't overwhelm the homes behind them. We've tried to incorporate specific recommendations for arterial streets through existing neighborhoods so the City does not widen neighborhood streets right up to porches, creating more rental properties and creating more blight in neighborhoods.

We made sure money is there for fixing potholes and rehabbing residential streets when other powers-that-be would prefer everything is spent on the outskirts of town. We've tried to ensure that our neighborhood libraries stay open and the neighborhood pools stay open and that neighborhood parks are available in every area of town. We've made sure that ALMOST every project that happens involves discussion with neighbors and meetings and notifications of public hearings and input from all sides. (The salt dome really was an exception.)

And you have to know that we've been called everything from treehuggers, tax-and-spend liberals, anti-progress, anti-growth and anti-business all the way to being called crazy people.... for caring.

I think I can speak for both Jon and Jonathan - when I say that one of MY priorities (and I think theirs) was that I don't want people moving out of their neighborhood because they don't feel safe or secure or they don't think it's a good place to live any more. I think most of our actions on the council have reflected that. We all live in older neighborhoods. (Yeah, mine is the youngest - at 50 something.) And every battle has taken a little bit more energy than the last...especially when we lose them.

So PLEASE don't think we haven't been trying, Dennis. While we work hard to put in place policies that protect neighborhoods, when it comes to individual projects, it is the administration which has to be counted on to carry out those policies and be sensitive to neighbors. As council members we have no direct authority over staff. We are NOT in charge. I would suggest in the future that any candidate for Mayor needs to be asked how they will deal with situations like this. Will they be in charge of staff or let staff run amok?

----- Original Message -----

From: "Restau, Dennis" <DRestau@esu3.org>
To: "Lisa Good" <lgood@windstream.net>; "Jonathan Cook" <CookCC@aol.com>;
"Patte Newman" <newman2003@neb.rr.com>; <joncarlson@alltel.net>
Sent: Friday, September 08, 2006 9:15 AM
Subject: RE: Four Questions, a request and a long-term proposal...

Hello to all,

I just thought I would chime in on what Lisa has to say about this current situation. Being the Antelope Park Neighborhood President has certainly opened my eyes to the indifference that happens to older neighborhoods. What is being built in our neighborhood is rather disappointing to say the least.

Even if I just look at it from a visual standpoint it is quite alarming that the residents on Franklin street are being basically ignored. Yes, they all bought property knowing that the site was there. Yes, they have put up with the noise and problems associated with the site. Now, they are expected to put up with something that is a larger scale site, without any public notice or neighborhood input. I don't have to live by it at all. I put up with people speeding down Sumner once they come off of Interstate 27. And that is a fact of living where I do. But this is a bit offscale here.

It does really upset me when the City of Lincoln does whatever it wants especially considering the zoning of this property. The proximity to area residential houses is unjustified. If you want visual blight.....then this project fits the bill to a T. I get tired of people in the city telling me all the things they want to do to protect older neighborhoods. What is exactly being done here? Is this protection or improvement? Our sidewalks are pathetic. We are the LAST neighborhood scheduled to have them fixed. My parents neighborhood which is only 44 years old.....is getting new sidewalks! Our area which is almost 100 years old.....has to wait. Indifference.

And indifference is what is happening on a CITY owned site in our neighborhood. Who in there right mind would think that it is ok to build a giant structure that will destroy whatever street appeal there is on Franklin street? I'm sure that those who designed this fortress had NO consideration for the people who live by it night and day. They simply don't give a rip.

The meeting was a pathetic attempt to put a finger in the dike. I felt like giving the city the finger! The worst case was the city worker who happens to live in the neighborhood and works at this site. His testimonial was hard line city. Maybe his butt is on the line? Do a good job for us and we will make it worth your while. HE had no concern for his fellow neighbors. That was stunning. What a great world when we put people on the line like that.

So, I feel as a neighborhood president in an older neighborhood that any effort taken will be swept away because the City can do so. Who cares if the QUALITY OF LIFE has been diminished? It's just an older neighborhood.

Just a few tax paying citizens who basically live in the wrong area of town. NO BIG DEAL! The MAIN concern for any public entity is to protect it's citizens. That is it's job and should be it's primary concern. If there is ANY question that this site has any runoff into the neighborhood then it should be moved for public safety. People are raising kids here. I urge all of you that sit on the City Council to find a solution to this problem. If people who have worked hard all their lives to buy an affordable house in an older neighborhood feel like they must MOVE because of what the CITY is doing, that is just plain wrong. A matter of principle and ethics.

Write me. I would be interested in what you have to say. I am also NOT impressed by the new light poles on 27th street. They have been moved almost on private property. A few poor souls now will have more lighting flooding the fronts of their homes. The new 3 foot move off the street will decrease the value of those properties even more. Great thinking. What has happened to the novel idea of having consideration to others?

Dennis Restau
Antelope Park Neighborhood Association President
drestau@esu3.org
402 - 476 - 6841
402 - 770 - 9270



"Restau, Dennis"
<DRestau@esu3.org>
09/13/2006 08:32 AM

To <TShafer@ci.lincoln.ne.us>, <bhorton50@hotmail.com>, <BealsFamily@msn.com>, <amcroy@ci.lincoln.ne.us>, <campjon@aol.com>, <Council@ci.lincoln.ne.us>, cc <Sieckmeyer@ci.lincoln.ne.us>, <MKellner@ci.lincoln.ne.us>, <RFigard@ci.lincoln.ne.us>, <KFredrickson@ci.lincoln.ne.us>, bcc

Subject RE: South 30th Street

Mr. Shafer,

Thank you for responding to us about the closure of 30th street and the set back of the light poles on 27th street. Using the door hangers is a great way to let residents know about the street closure. I appreciate that your department and the city is willing to that before a project gets underway. You might also consider having someone canvas the neighborhood or area affected when most residents are home after work hours. This face to face interaction is the best way to give information out about the project before it begins. Also using the neighborhood association when they have a meeting is another way to get that one on one contact with area residents. I understand the safety aspect for drivers on 27th street with the 3 foot setback of the light poles. But you should understand that many residents on that street are a bit upset when they came home from work finding the poles much closer to their property. I was told by many that they had no idea that this would happen. No one told them. Do you recall any hangers left on their doors?

I guess my point is, when does the city consider it is important to let residents know when a change is coming? My concern is for the properties on 27th street. Will the street get new sidewalks or will the new poles set in the existing sidewalk area like they have been drilled now? It will be interesting to hear from residents on 27th street if the shields for the lighting work. I know I will get calls about that if they do not work. I will forward them to you.

Another point of concern is the crossing light on Sumner Street. When students try and use this light it takes a VERY long time for it to actually work. Kids take their chances and run across 27th street rather than waiting for the light to change. I was told last year that it is set up this way for the safety of motorists.

What about the kids? Seems like they would fair out a lot worse if hit by a car. Can something be done about this? Or is it all about the safety of the motorists and not the few who use the light? Let me know what your thoughts are about this.

Thank you for your time.

Dennis Restau
President Antelope Park Neighborhood Association



Thomas S Shafer/Notes

09/13/2006 02:44 PM

To "Restau, Dennis" <DRestau@esu3.org>

cc AHarrell@ci.lincoln.ne.us, amcroy@ci.lincoln.ne.us,
BealsFamily@msn.com, bhorton50@hotmail.com,
bprice@neb.rr.com, campjon@aol.com,

bcc

Subject RE: South 30th Street

Mr. Restau,

I have forwarded your email to LES. LES is the project manager on this S. 27th Lighting project and has worked with Public Works and Utilities regarding some project details. Mr. Steve Young with LES should be contacting you to discuss the project.

I have also forwarded your email to the Street Operations Section so they can respond to your questions of timing of the Pedestrian Crossing at Sumner Street.

Thank you for your thoughts on other ways to get the message out regarding Public Works & Utilities projects. We will take these in consideration on future projects.

Thomas S. Shafer, P.E.
Design/Construction Manager
441-7837

"Restau, Dennis"
<DRestau@esu3.org>

09/13/2006 08:32

AM

To <TShafer@ci.lincoln.ne.us>, <bhorton50@hotmail.com>, <BealsFamily@msn.com>, <amcroy@ci.lincoln.ne.us>, <campjon@aol.com>, <Council@ci.lincoln.ne.us>, <CouncilPacket@ci.lincoln.ne.us>, <newman2003@neb.rr.com>, <JCookCC@aol.com>, <joncarlson@alltel.net>, <lgood@windstream.net>, <robine@neb.rr.com>, <reschliman@lincoln.ne.gov>, <AMcRoy@ci.lincoln.ne.us>, <JCookcc@aol.com>, <newman2003@neb.rr.com>, <CAMPJON@aol.com>, <robine@neb.rr.com>, <dmarvin@neb.rr.com>, <KSvoboda@ci.lincoln.ne.us>, <provancha@msn.com>, <mhager@minnowproject.com>, <bprice@neb.rr.com>

cc <Sieckmeyer@ci.lincoln.ne.us>, <MKellner@ci.lincoln.ne.us>, <RFigard@ci.lincoln.ne.us>, <KFredrickson@ci.lincoln.ne.us>, <NTooze@ci.lincoln.ne.us>, <AHarrell@ci.lincoln.ne.us>

Subje RE: South 30th Street

ct

Mr. Shafer,

Thank you for responding to us about the closure of 30th street and the set back of the light poles on 27th street. Using the door hangers is a great way to let residents know about the street closure. I appreciate that your department and the city is willing to that before a project gets underway.

You might also consider having someone canvas the neighborhood or area affected when most residents are home after work hours. This face to face interaction is the best way to give information out about the project before it begins. Also using the neighborhood association when they have a meeting is another way to get that one on one contact with area residents.

I understand the safety aspect for drivers on 27th street with the 3 foot setback of the light poles. But you should understand that many residents on that street are a bit upset when they came home from work finding the poles much closer to their property. I was told by many that they had no idea that this would happen. No one told them. Do you recall any hangers left on their doors?

I guess my point is, when does the city consider it is important to let residents know when a change is coming? My concern is for the properties on 27th street. Will the street get new sidewalks or will the new poles set in the existing sidewalk area like they have been drilled now? It will be interesting to hear from residents on 27th street if the sheilds for the lighting work. I know I will get calls about that if they do not work. I will forward them to you.

Another point of concern is the crossing light on Sumner Street. When students try and use this light it takes a VERY long time for it to actually work. Kids take their chances and run across 27th street rather than waiting for the light to change. I was told last year that it is set up this way for the safety of motorists.

What about the kids? Seems like they would fair out a lot worse if hit by a car. Can something be done about this? Or is it all about the safety of the motorists and not the few who use the light? Let me know what your thoughts are about this.

Thank you for your time.

Dennis Restau

Président Antelope Park Neighborhood Association



Thomas S Shafer/Notes

09/14/2006 07:41 AM

To AHarrell@ci.lincoln.ne.us, amcroy@ci.lincoln.ne.us,
BealsFamily@msn.com, bhorton50@hotmail.com,
bprice@neb.rr.com, campjon@aol.com,

cc

bcc

Subject Fw: So 27 A to South Street Lighting

----- Forwarded by Thomas S Shafer/Notes on 09/14/2006 07:40 AM -----

SYoung@les.com

09/13/2006 03:37 PM

To "Restau, Dennis" <DRestau@esu3.org>

cc ETurek@les.com, DPudenz@les.com, TShafer@ci.lincoln.ne.us

Subject So 27 A to South Street Lighting

Dear Mr. Restau:

Please find the following a response to your September 13, 2006 email to Thomas Shafer concerning notice for construction of street lighting facilities along South 27 from A to South Streets.

Lincoln Electric System (LES) sent a letter to each property owner of all the houses/businesses along the east side of South 27 from A to South regardless whether a pole was to be installed or not adjacent to their property. This was done prior to start of construction. The letter indicated what was going to occur to facilitate the construction of the new street lighting facilities and telephone numbers the property owner could contact with any questions. The letter was addressed with each individual's name and a colored copy of the affected property was attached to the letter.

(See attached file: St Lgt Ltr S 27.pdf)

If you cannot open the folder, the following is an example of the letter with color copy that was sent to each property owner.

(Embedded image moved to file: pic30932.jpg)

(Embedded image moved to file:
pic04169.jpg)

If you have any further comments, please contact me.

Steve Young

Senior Engineer-Street Lighting/Overhead Distribution Design

Lincoln Electric System

Office phone 402-467-7632

Cellular phone 402-560-7632

Fax 402-465-7100

syoung@les.com

DATE

«NAME»
«ADDRESS»
Lincoln, NE «ZIP»

Subject: Street lighting on So. 27th, "A"-South Streets

Dear «NAME»:

Due to the removal of the overhead distribution lines on So. 27th Street, the street lighting system from "A" – South Street will be rebuilt. The existing lights will be removed and replaced with black painted steel poles with 250 watt high pressure sodium luminaries. The power source to the new poles will be installed underground with directional boring equipment. The installation of the new street lights will require the removal and replacement of the sidewalk at the pole locations.

The new poles will be located on the east side of 27th Street. Please refer to the enclosed sketch of the proposed pole placement in your area. Field adjustment of the proposed locations may be necessary due to conflicts with existing underground utilities.

If you have any questions prior to construction please give me a call at 467-7641. If you have question after construction has begun please call Steve Wallingford at 467-7529.

Sincerely,

Dave Spomer
Street Light Engineering

Enclosure
DS/nh

c: Dan Pudenz
Emil Turek
Steve Young
Steve Wallingford



M e m o r a n d u m

To: Board of Equalization
From: Harry Kroos *HK*
Subject: September 18, 2006 Board of Equalization Meeting
Date: September 13, 2006
cc: Mayor Coleen J. Seng
Karl Fredrickson
Roger Figard
Randy Hoskins
Scott Opfer
Joe Rupp
Elmer Cole

The table below summarizes the proposed assessment for Sidewalk District #94 which will be before the Board of Equalization at the September 18, 2006 meeting.

<u>Project No.</u>	<u>Total Cost</u>	<u>City Subsidy</u>	<u>Assessed Amount</u>	<u>Proposed Assessment Rate</u>	<u>Original Estimated Rate</u>
SD #94	\$628,124.06	\$183,712.70	\$444,411.36	\$4.3213/SF 4" \$4.4931/SF 5" \$5.6560/SF 6" \$8.7615/SF Curb Ramp \$2.6826/SF Removal \$5.2596/LF Misc Saw	\$3.90/SF

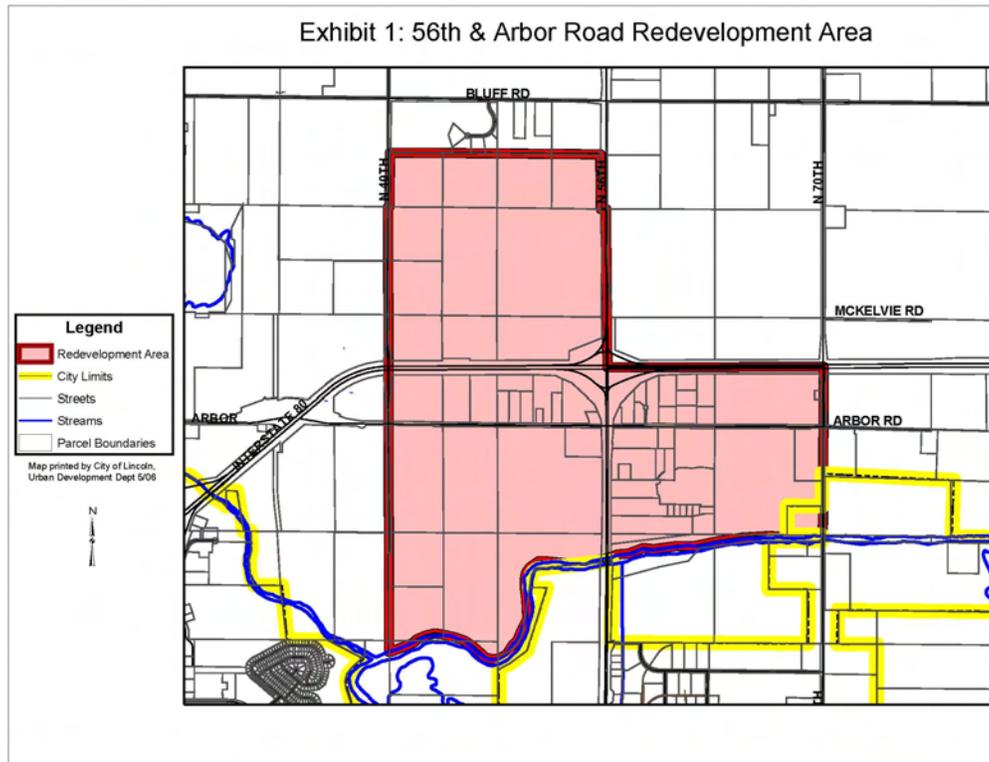
All owners of record within these Districts have been notified of their proposed assessment and the time and location of the Board of Equalization meeting.

This Sidewalk District is the culmination of an effort to complete sidewalk at a number of locations throughout the City. These sidewalks were ordered constructed by resolution through previous City Council action. Sidewalk District # 94 was created by Ordinance Number 18127 passed February 3, 2003. Construction work was started on this project in late October 2003 and was completed in late 2005. Due to the significant size of the contract, the duration of the work extended over two construction seasons. The property owners were contacted and offered the opportunity to complete the construction at their choice prior to the Public Works & Utilities Department completing the work.

We will have maps detailing the location of the individual segments for review during the public hearing.

We have a pre-council meeting to review this District scheduled for 9:45 the morning of September 18, 2006 in room 113.

North 56th Street & Arbor Road Redevelopment Plan



Prepared by:

City of Lincoln, Nebraska
Urban Development Department
Coleen J. Seng, Mayor

Approved:

Marc Wullschleger, Director
Urban Development Department

September, 2006

Table of Contents

INTRODUCTION.....	1
Plan Requirements	4
EXISTING CONDITIONS	6
Land Use	6
Zoning.....	8
Structures	10
Road & Streets	10
Utilities	11
Flood Plain/Storm Water.....	13
Sidewalks.....	13
Street Lights.....	14
Trails	14
Blight and Substandard Determination Study	14
REDEVELOPMENT PLAN.....	17
Guiding Principles	17
Redevelopment Activities: Public Improvements	19
Redevelopment Activities: Industrial and Commercial	21
Sub-Project Areas.....	24
Future Land Use	24
Redevelopment Processes	27
Estimated Expenditures	27
Conformance with Comprehensive Plan.....	28
Financing	28
APPENDICES	
Appendix 1: Land Acquisition Policy Statement	31
Appendix 2: Relocation Assistance	36
Appendix 3: Land Disposition Procedures	37
Appendix 4: Parcels to be Acquired, Commercial and Industrial Structures	38

List of Exhibits

Exhibit 1	Redevelopment Area	3
Exhibit 2	Existing Generalized Land Use	7
Exhibit 3	Existing Zoning.....	9
Exhibit 4	Location of Commercial/Industrial Redevelopment Activities	25
Exhibit 5	Future Land Use.....	26

List of Tables

Table 1	Redevelopment Activities Within Sub-Project Areas	24
Table 2	Project Expenditure Summary.....	28

Introduction

The *North 56th Street and Arbor Road Redevelopment Plan* is a guide for redevelopment activities within the Redevelopment Area. Exhibit 1, on page 3, illustrates the location of the area within the broader context of the City of Lincoln. The boundaries are generally Bluff Road on the north, Salt Creek on the south, 70th Street on the east, and North 40th Street on the west. Located in northeast Lincoln, the North 56th Street corridor is an entryway that introduces both visitors and residents to Lincoln. The area consists primarily of commercial and industrial uses as well as a sizeable amount of undeveloped land. Eleven single family houses are located in the area, six of which are old farmsteads, and the average age is 72 years. The Redevelopment Area contains approximately 1,873 acres.

Entryway corridors are a community's "front door." It is acknowledged that the corridor's landscaping, commercial signage and building character provides the first, and oftentimes, the most lasting impression of the entire community. Yet the North 56th Street corridor does not necessarily provide the most desirable impression. The west and north ends of the corridor are characterized by predominately vacant land with sporadic commercial development along North 56th Street and Arbor Road. Although these land uses are appropriate for the area, the lack of continuity and unity give the corridor no sense of place; that is, this front door to Lincoln is vague and ill-defined.

There are 15 commercial-type structures in the Redevelopment Area.¹ The oldest, an abandoned service station located at the southeast corner of I-80 and North 56th Street was built in 1964 (followed five years later by another station at the southwest corner). The abandoned service station is essentially obsolete and has fallen into a state of disrepair. With the exception of the service stations and the Highway Rest Area located westbound along the Interstate, all non-residential buildings are warehouse-type structures, almost exclusively metal, of average-to-good condition.

In addition to the commercial buildings existing in the Redevelopment Area, there are 31 secondary structures located in the Redevelopment Area. Almost all of these serve as auxiliary buildings to residential uses, including former farmsteads. The Lancaster County Assessor lists 23 of these structures in their records, with an average age of 50 years. Three of these structures, in addition to the 8 not reported on the County Assessor's property records are in an advanced state of disrepair or neglect, with structural defects that are serious enough or extensive enough to warrant their removal. It can be assumed that the buildings not shown in the County Assessor's record were constructed at the same time of the homes near them. Using this age as a guide places the average age of all secondary structures at 62 years.

In the southwest and southeast quadrants of the Redevelopment Area, land has been divided into smaller parcels for the purposes of sale and development. All of this parceling has occurred without the review and approval by the city in accordance with

¹ This includes the westbound Interstate Rest Area located in the northwest part of the Redevelopment Area and built in 1982.

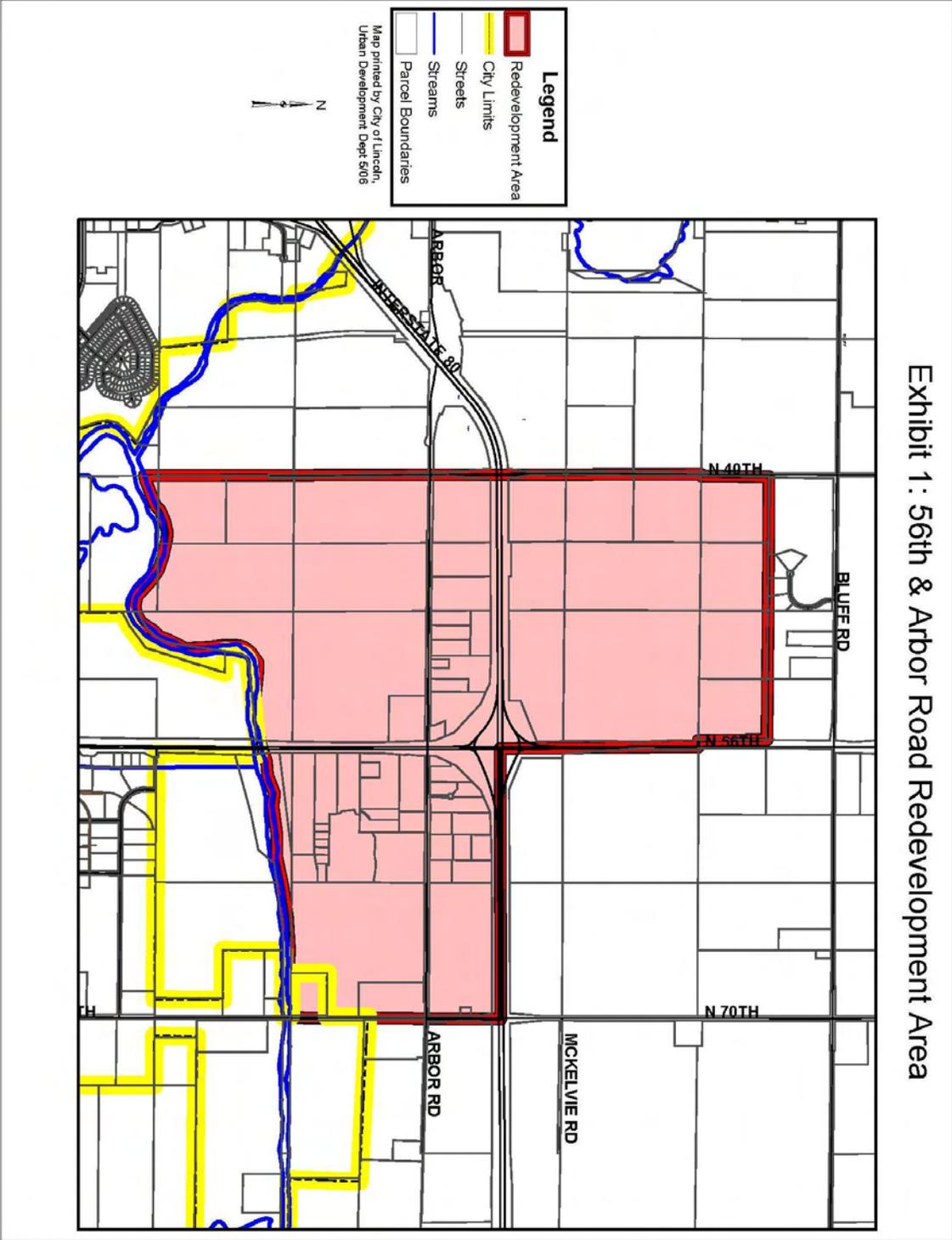
subdivision regulations (Title 26 of the Lincoln Municipal Code). Nebraska State Law defines “subdivision” as the division of a lot, tract, or parcel of land into two or more sites, or other divisions of land for the purpose, whether immediate or future, of ownership or building development, except that the division of land shall not be considered to be subdivision when the smallest parcel of land created is more than ten acres in area. The Law further requires that in all unincorporated areas, all subdivision must be platted and laid out in lots, streets and easements in accordance with the subdivision regulations of the county or city with zoning jurisdiction in the area. The creation of parcels by condominium ownership, however, is not considered subdivision.

The result has been piecemeal development, the creation of oversized lots and irregularly shaped parcels, parcels without adequate consideration for proper design, drainage, or future streets and utilities, interior lots without access to public streets, residential uses mixed in with commercial/industrial uses, and businesses without street addresses reflective of their location. In the west half of the southeast quadrant, this type of land development is especially prevalent. Here, land is being developed under condominium ownership regimes, which essentially enable property owners to subdivide land (and sell parcels) of less than ten acres without subdivision review. There are four condominium regimes in this area, although one of these has been properly recorded as a subdivision (Parrott’s Addition).

As a result of these conditions, the City of Lincoln approved a *Blight and Substandard Determination Study*. The Study, completed in August, 2005 concluded that the number, degree and distribution of blighting factors warrant designating the area blighted and substandard.

The City recognizes that continuing blight and deterioration is a threat to the stability and vitality of the North 56th Street and Arbor Road area and that revitalization efforts cannot reasonably occur without public action. The *North 56th Street and Arbor Road Redevelopment Plan* represents the City’s efforts to guide public and private redevelopment of the area.

Exhibit 1: Redevelopment Area



Plan Requirements

Redevelopment activities are guided by *Community Development Law*, Neb. Rev. Stat., Section 18-2101, et. seq. (as amended). The statutes clearly state that the governing body must have declared the project area substandard and blighted in order to prepare a redevelopment plan.

The city has authorized its Urban Development Department to act as a redevelopment authority under the applicable Law.

The Urban Development Department has formulated, for the City of Lincoln, a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas including, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof.

The Community Development Law Section 18.2111 defines the minimum requirements of a redevelopment plan as follows:

“A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area...”

The statutes further identify six elements that, at a minimum, must be included in the redevelopment plan, they are:

1. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property within the boundaries;
2. A land-use plan showing proposed uses of the area;
3. Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment;
4. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
5. A site plan of the area; and

6. A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

In making its recommendation to approve this plan, the Urban Development Department has considered the land uses and building requirements and determined that they:

1. are in conformance with the general plan for redevelopment in the City and,
2. represent a coordinated, adjusted, and harmonious development of the city and its environs. These determinations are in accordance with:
 - a) present and future needs, to promote health, safety, morals, order, convenience, prosperity;
 - b) the general welfare; and
 - c) efficiency and economy in the process of development.

Factors considered in the determination included among other things:

1. adequate provision for traffic, vehicular parking;
2. the promotion of safety from fire, panic, and other dangers;
3. adequate provision for light and air;
4. the promotion of the healthful and convenient distribution of population;
5. the provision of adequate transportation, water, sewerage, and other public utilities;
6. schools, parks, recreational and community facilities, and other public requirements;
7. the promotion of sound design and arrangement;
8. the wise and efficient expenditure of public funds; and
9. the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

This plan was reviewed by the Lincoln/Lancaster County Planning Commission for compliance with the Comprehensive Plan.

Existing Conditions

Land Use

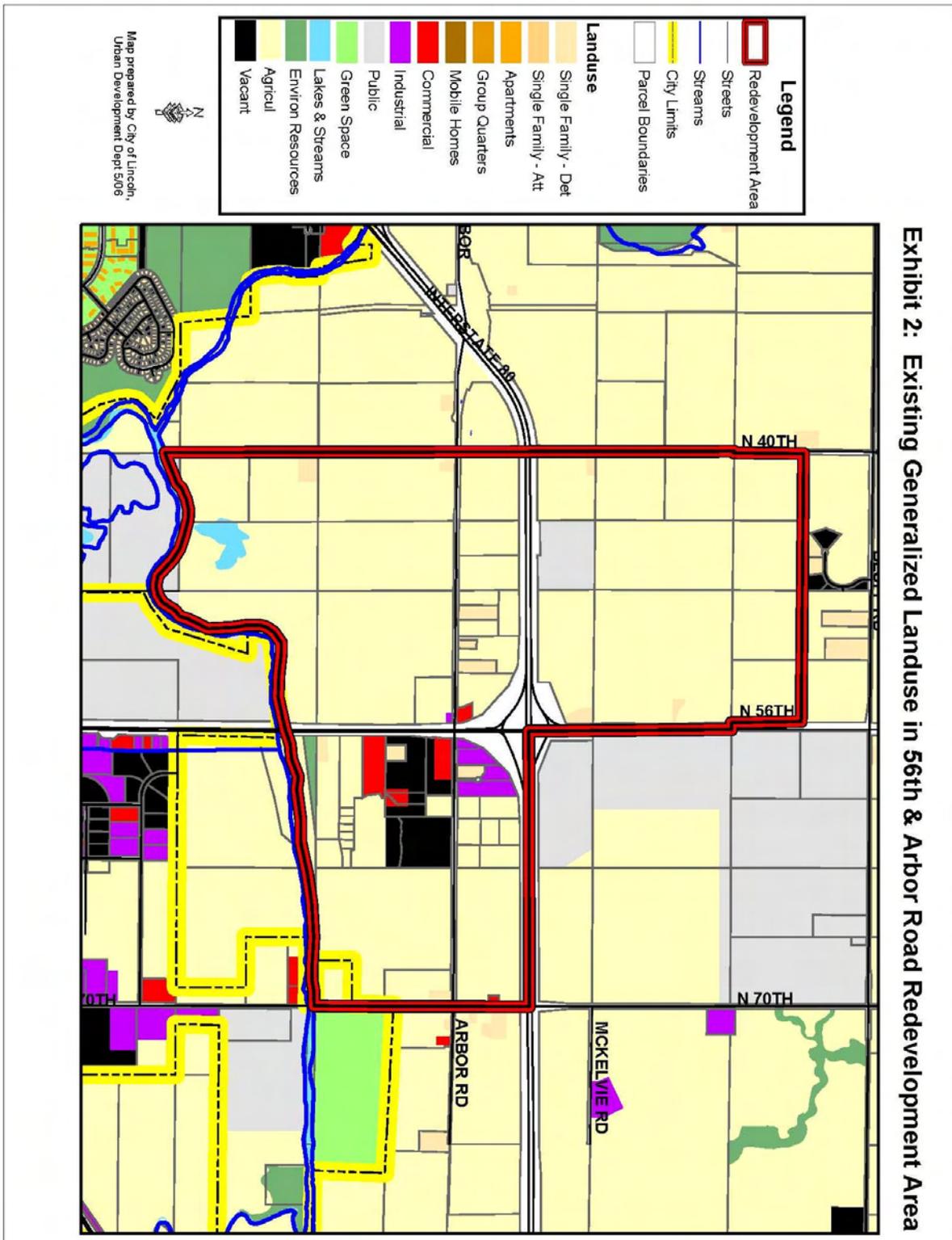
The 56th Street and Arbor Road Redevelopment Area comprises three corners of the interchange between Interstate 80 and North 56th Street (Highway 77) on Lincoln's north side. The northwest quadrant is generally located between North 40th on the west, North 56th Streets on the east, Interstate 80 on the south and Arbor Road on the north. The southwest quadrant is generally located between North 40th Street on the west, North 56th Street on the west, Salt Creek on the south and Interstate 80 on the north. The southeast quadrant is generally located between North 56th Street on the west, North 70th Street on the east, Salt Creek on the south and Interstate 80 on the north. The northeast quadrant of the Interstate 80 and North 56th Street (Highway 77) interchange is not included in the Redevelopment Area.

The area contains residential, commercial, industrial, public and agricultural land uses and commercial, industrial and agricultural zoning district designations. Only a small part of the Redevelopment Area (approximately 13.3 acres located in the southeast corner of the area) is currently within the City limits of Lincoln.

The Redevelopment Area encompasses 1,873.33 acres of land. Approximately 10% (178.06 acres) is dedicated to highway and public street rights-of-way. These rights-of-way include North 40th, Street, North 70th Street, North 56th Street (US Highway 77), Arbor Road, North 58th Circle and Interstate 80. Commercial use is approximately 13% of the total area while industrial area comprises less and 1/10 of one percent of the total area. Seventy eight percent (77%) of the area is agricultural. A map of existing generalized land use can be found in Exhibit 2 on page 7.

In the southwest and southeast quadrants of the Redevelopment Area, land has been divided into smaller parcels for the purposes of sale and development. All of this parceling has occurred without the review and approval by the city in accordance with subdivision regulations (Title 26 of the Lincoln Municipal Code). Nebraska State Law defines "subdivision" as the division of a lot, tract, or parcel of land into two or more sites, or other divisions of land for the purpose, whether immediate or future, of ownership or building development, except that the division of land shall not be considered to be subdivision when the smallest parcel of land created is more than ten acres in area. The Law further requires that in all unincorporated areas, all subdivision must be platted and laid out in lots, streets and easements in accordance with the subdivision regulations of the county or city with zoning jurisdiction in the area. The creation of parcels by condominium ownership, however, is not considered subdivision.

Exhibit 2: Existing Generalized Land Use



The result has been piecemeal development, the creation of oversized lots and irregularly shaped parcels, parcels without adequate consideration for proper design, drainage, or future streets and utilities, interior lots without access to public streets, residential uses mixed in with commercial/industrial uses, and businesses without street addresses reflective of their location. In the west half of the southeast quadrant, this type of land development is especially prevalent. Here, land is being developed under condominium ownership regimes, which essentially enable property owners to subdivide land (and sell parcels) of less than ten acres without subdivision review. There are four condominium regimes in this area, although one of these has been properly recorded as a subdivision (Parrott's Addition).

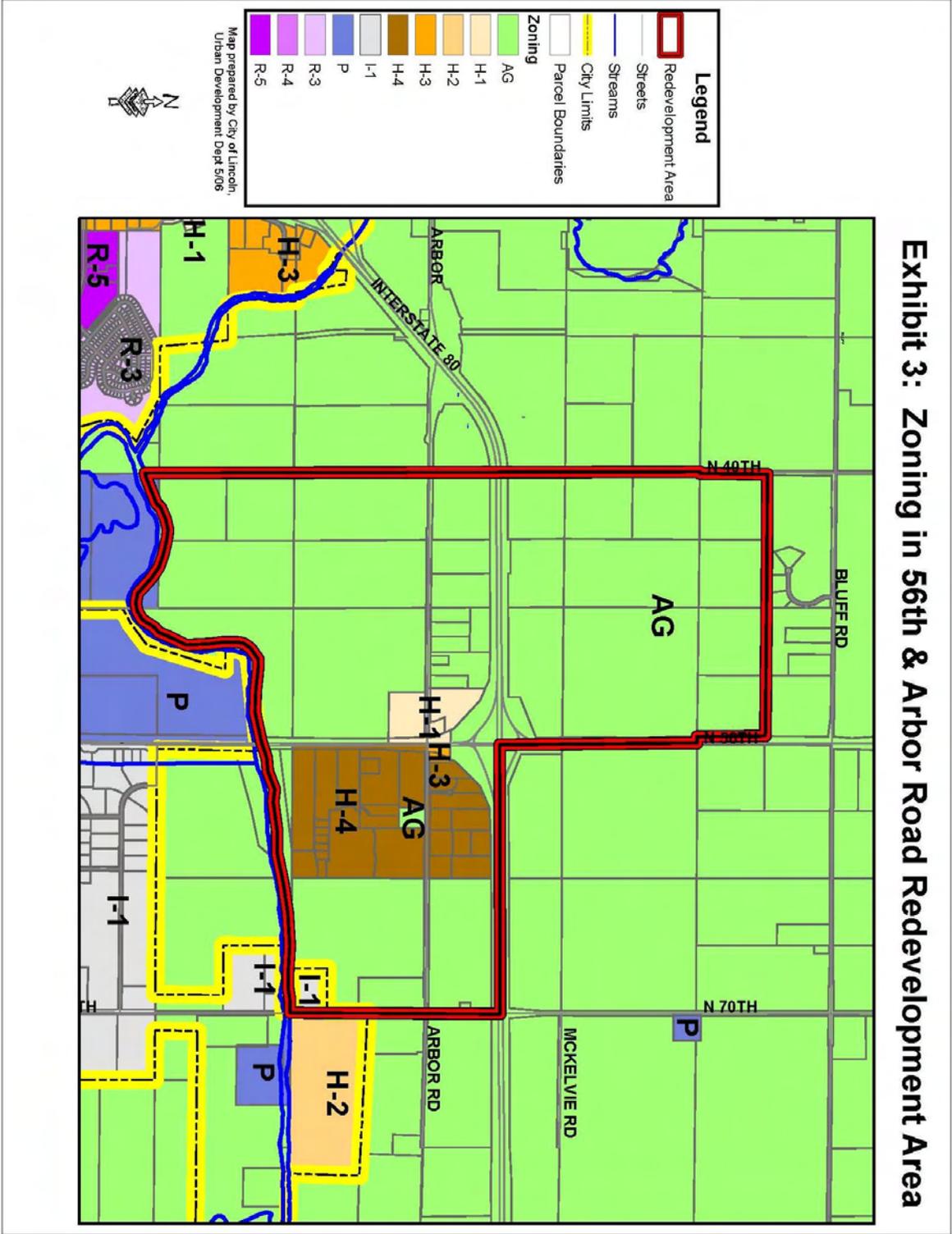
A number of ownership parcels have been created in the Redevelopment Area. The area contains 66 individual ownership parcels ranging in size from less than one acre to 160 acres. A number of these parcels are without frontage on a public street or roadway. There are 50 different ownership entities with property in the Redevelopment Area. Landowners include both public (State Department of Roads, City of Lincoln, Lower Platte South Natural Resources District, and State Board of Education Lands and Funds) and private entities. The ownership diversity and patterns, as well as the unusual condition of condominium ownership of land parcels, complicates assemblage of land for redevelopment purposes.

Zoning

The redevelopment area contains zoning districts H-1 Interstate Commercial; H-3 Highway Commercial District; H-4 General Commercial District; I-1 Industrial District; and AG Agriculture District (see Exhibit 3 on page 9 for location of these districts within the area). These zoning districts contain the following land uses:

- H-1 District: 30.23 acres located at southwest corner of North 56th Street and I-80. This zoning district contains a service station with small vehicle impound lot and tire sales, repair, and retreading business for trucks (started in 1995 and a nonconforming use in this zone).
- H-3 District: 1.6 acres at southeast corner of North 56th Street and I-80 containing an abandoned service station building.
- H-4 District: 211.11 acres at southeast corner of North 56th Street and I-80. Land uses include warehousing, retail sales, auto sales, and trucking-related industries.
- I-1 District: 13.3 acres located at the southeast corner of the southeast "quadrant" and within city limits. Undeveloped.
- AG District: 1,439.03 acres, including farmsteads, farmland, suburban acreages, and an Interstate highway rest area.

Exhibit 3: Zoning in Redevelopment Area



Structures

Residential: The Redevelopment Area contains 11 single-family homes, including 6 located on old farmsteads. The oldest house was built in 1875 and the newest was constructed in 1971. The average age of the residential structures within the Redevelopment Area is 72 years.

Non-residential:

Commercial/Industrial Structures: There are 15 commercial-type structures in the Redevelopment Area. The oldest, an abandoned service station located at the southeast corner of I-80 and North 56th Street was built in 1964 (followed five years later by another station at the southwest corner). The abandoned service station is essentially obsolete and has fallen into a state of disrepair. With the exception of the service stations and the Highway Rest Area located westbound along the Interstate, all non-residential buildings are warehouse-type structures, almost exclusively metal, of average-to-good condition.

Secondary Structures: In addition to the commercial buildings existing in the Redevelopment Area, there are 31 secondary structures located in the Redevelopment Area. Almost all of these serve as auxiliary buildings to residential uses, including former farmsteads. The Lancaster County Assessor lists 23 of these structures in their records, with an average age of 50 years. Three of these structures, in addition to the 8 not reported on the County Assessor's property records are in an advanced state of disrepair or neglect, with structural defects that are serious enough or extensive enough to warrant their removal. It can be assumed that the buildings not shown in the County Assessor's record were constructed at the same time of the homes near them. Using this age as a guide places the average age of all secondary structures at 62 years.

Roads and Streets

Public streets and roadways serving the Redevelopment Area include Interstate 80, North 40th and North 70th Streets, which form the west and southeast boundary of the Redevelopment Area, and pass over the Interstate, North 56th Street (US Highway 77) which has a full interchange with the Interstate, Arbor Road, and North 58th Circle, a small cul-de-sac north off of Arbor Road. North 40th, North 56th, and North 70th Streets are all section line roads and Arbor Road is a half-section line road. Also, the southerly section line road does not exist between North 40th and 70th streets. North 40th Street, which is graveled in this area, ends approximately 0.6 miles south of Arbor Road. Arbor Road, which runs parallel to the Interstate, is paved from North 70th Street to approximately ¼ mile west of North 56th Street. Arbor Road continues west beyond the Redevelopment Area boundaries and passes under the Interstate to intersect with North 27th Street and dead-end at North 14th Street. A bridge, which will take Arbor Road over, rather than under, the Interstate will be completed in the Spring of 2006.

Private Roadways. Private roadways are located in the southeast quadrant of the Redevelopment Area to provide access to businesses on interior parcels. There are two un-platted private drives ending in cul-de-sacs running north from Arbor Road, and two running east-west ending in cul-de-sacs accessed off of North 56th Street. Although paved, they do not conform to city standards.

Utilities

Water: Land uses in the Redevelopment Area are almost exclusively served by private wells. The exception to this is the Interstate Highway rest area located in the northeast quadrant of the Redevelopment area, which is supplied with city water, via a 4 inch line. The quality of the well water in the area is very poor--water is not potable because of its high saline content. Information available from the Lincoln Lancaster County Health Department's Division of Environmental Health show chloride contents as high as 600 to 780 mg/l in water samples taken in this area. (250 mg/l is an acceptable maximum for this mineral, a level where the water starts tasting "salty".)

The permitting of wells in this area is controlled by one of two entities, the Lincoln Lancaster County Health Department or the State of Nebraska (Nebraska Health and Human Services System, Department of Regulation and Licensure, Environmental Health Division). Oversight by the State occurs under the Federal Public Water System Supervision (PWSS) Program, with regulations set by the Environmental Protection Agency. Under this program, a "Public Water System" is defined as a system that provides water via piping or other constructed conveyance for human consumption to at least 15 service connections or serves an average of at least 25 people for at least 60 days each year. Only two of the 14 businesses in the Redevelopment Area have placed themselves under the purview of the State as a "transient non-community water system". As such, they are required to collect and submit water samples to the State each quarter for testing.

The Lincoln Lancaster County Health Department's Environmental Public Health Division, issues well permits within the city's three-mile zoning jurisdiction. All new wells within the city's jurisdiction are inspected and sampled, however, only domestic wells within the city limits are required to have an annual inspection and permit. In other words, wells outside of the city are not regularly inspected, nor is their well water regularly sampled.

The City County Health Department began requiring a well permit in 1983. A review of the department's records shows 7 permits for wells have been taken out by commercial enterprises in the Redevelopment Area since 1990—all in the southeast quadrant. Three permits are on file for wells in the southwest quadrant of the Redevelopment Area--two for homes and one from 1969 for the service station. It is not known whether wells are being shared by businesses in the area.

The water supply in this area is also a concern with respect to fire protection. The Redevelopment Area is in the service area of the Raymond Volunteer Fire Department and the western edge of the area is within a half-mile of the Department's Arbor Road Station. This station, a secondary station to the main station in the village of Raymond, has two fire trucks -- a pumper truck and a tanker truck which supplies water for the pumper at fires. This would indicate that once the pumper truck is empty, there would be no more water to fight a fire unless additional fire trucks were called. (The main station, located about 11 miles away via Raymond Road, North 14th Street, and Arbor Road, has an additional pumper and tanker truck, a combination pumper/tanker, and 3 pickups with tanks that can be used to extinguish grass fires.) A volunteer interviewed for the Blight Study indicated that response time to fires would vary, depending on time of day and what volunteers were available, as many were farmers. She indicated that they could also receive "mutual aid" from surrounding rural fire departments in the case of a large fire. On-site well systems would not be able to provide enough water pressure to provide fire protection to property in the area. One business, which warehouses records, has a 26,000 gallon water tank and large pump within it's building to serve its sprinkler (fire suppression) system.

Wastewater: As with water, because the Redevelopment Area is not served by public infrastructure, individual on-site systems are used to dispose of and/or treat sewage and other wastewater. These on-site systems include enclosed septic tanks, septic systems with drain fields, septic tanks with lagoons, and lagoons. Since February 1967, all systems installed within the three-mile limit are required to be permitted and inspected by the City County Health Department. Since 2001, a 3-acre minimum lot size is required to construct an on-site wastewater system.

County Health Department records show permits for 12 on-site sewage disposal systems in the Redevelopment Area since 1971: nine in the southeast quadrant, two in the southwest quadrant, and one in the northwest quadrant. It is not known whether landowners in the area share systems. While newer systems are subject to oversight upon installation, many systems in this area predate regulations that require review and inspection. Additionally, once installed (unless modified or replaced), there is no further testing or licensure of systems located outside of the Lincoln city limits.

Systems that are not properly maintained contaminate the ground water, create nuisance odors, and in some cases (i.e., lagoons), provide ideal environments for mosquitoes to breed. There are three sewage lagoons located in the Redevelopment Area. One of these lagoons is extremely overgrown with vegetation, which inhibits aerobic activity needed to breakdown the solid wastes.

Additional concerns are the presence of septic systems within the 100-year floodplain. At least three of the systems are within the 100-year floodplain of Salt Creek.

Flood Plain/Storm Water Drainage

The major drainage through the redevelopment area is Salt Creek which drains generally from west to east along the southern boundary of the redevelopment area. Several small open channel tributaries of Salt Creek are present and drain generally from north to south through the area. Also, portions of the redevelopment area west of North 56th Street are in the Little Salt Creek watershed and drain to tributaries of Little Salt Creek which flow generally from northeast to southwest. Drainage infrastructure throughout the re-development area is limited to primarily bridge and culvert crossings for roadways.

A portion of the Redevelopment Area is located in the 100-year floodplain of Salt Creek. The Salt Creek floodplain is currently being re-mapped. This floodplain map update, when finalized, will be used to update the FEMA map for Salt Creek through the City of Lincoln, including this redevelopment area.

Currently, preliminary results for the updated mapping of the Salt Creek 100-year floodplain through the area show that the floodplain will remain similar to that shown on the existing FEMA map. However, there are areas where the draft floodway is wider than the floodway on the current FEMA map. One of these locations is in the re-development area between North 56th Street and North 70th Street along the north side of Salt Creek.

The draft Salt Creek floodplain mapping information is preliminary and is subject to change based on any additional information that may be incorporated into the study and/or FEMA review comments made during their technical review.

There are several areas that contain potentially sensitive saline wetland habitat that could possibly be impacted by increased or decreased freshwater runoff from development. Also, there are several small tributaries to Salt Creek and Little Salt Creek throughout the re-development area that exhibit stream instability and could also be impacted by increased storm water runoff or improper development implementation. An Interim Storm Water Hydrology and Hydraulics Report for the Lower Little Salt Creek Watershed has been developed that provides additional information on saline wetlands and stream stability issues for the Salt Creek tributaries within the re-development area. This study along with the current Storm Water Drainage Criteria Manual for the City of Lincoln will serve as an adequate basis for managing storm water in the Redevelopment Area. Additional concerns will be identified and addressed through rezoning, platting, and redevelopment agreement processes.

Sidewalks

There are currently no public sidewalks in the Redevelopment Area.

Street Lights

The lighting on North 56th Street (State Spur L55X) from Salt Creek to the Interstate was installed by the State of Nebraska in 1974. The poles are 50' galvanized with 400 watt, high pressure sodium vapor, cobrahead luminaires fed with underground wire. It is maintained by Lincoln Electric System (LES) and billed to the State of Nebraska. The lights at the interchange of 56th & I80 are 90' to 100' high mast poles with several lights on each pole. They were installed by the State of Nebraska and are maintained by the State of Nebraska. There are 2 - 250 watt, high pressure sodium vapor, cobrahead lights on wooden poles fed with overhead wire at North 70th Street & Arbor Rd. They were installed by LES in 1998. They are maintained by LES and billed to Lancaster County. There are wood poles with overhead feed and 150 watt, high pressure sodium vapor, cobrahead fixtures on 70th St. from Salt Creek north approximately 1200'. They were installed in 1996. They are maintained by LES and billed to the City of Lincoln.

Trails

There are currently no trails in the Redevelopment Area.

Blight and Substandard Determination Study

State law stipulates only a few quantifiable criteria with which to measure substandard and blighting conditions in an area. Most of the qualifying factors set forth in the Law are not quantified, but merely conditions that must be present to meet the intent of the Law. The Law is clear, however, on how a community should interpret these criteria. Section 18-2143 of the Law, titled "Sections, how construed." reads, in part, "...The provisions of sections 18-2101 to 18-2144 and all grants of power, authority, rights or discretion herein made to a city and to an authority created under the provisions hereof shall be liberally construed and all incidental powers necessary to carry into effect the provisions of such sections are hereby expressly granted to and conferred upon a city or an authority created pursuant hereto."

Within the context of the Law, the area meets the criteria for "substandard and blighted" as follows:

- 1. Substandard:** To qualify as substandard, the predominance of buildings or improvements (residential or non-residential) in an area must meet at least one of four stated conditions or factors as described in section 18-2123 of the Law ("substandard" defined) to the extent that the condition is conducive to problems such as ill health or the transmission of disease and is detrimental to the public health, safety, or welfare.

The lack of public infrastructure (water and sewer) in this area qualifies it as substandard. Undrinkable well water, insufficient water pressure for fire protection, unlicensed and untested wells and on-site sewage treatment systems, improperly maintained sewage disposal systems, and the potential for water contamination by these systems or by petroleum products in the soils in the area are conducive to ill health and the transmission of disease and are detrimental to the public health, safety, or welfare.

2. Blight: As set forth in State Law, an area, in its present condition, must display one or more of ten stated factors that substantially arrest the sound growth of the community or constitute an economic or social liability and are detrimental to the public welfare [part (a) of section 18-2103 “Blighted area” defined] and at least one of five quantifiable conditions [part (b) of section 18-2103 “Blighted area” defined] to be declared blighted. Of the ten blighting factors set forth in part (a) of the definition, seven are present in the Redevelopment Area:

- *Existence of defective or inadequate street layout;*
- *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- *Unsanitary or unsafe conditions;*
- *Diversity of ownership;*
- *Defective or unusual conditions of title;*
- *Improper subdivision or obsolete platting;*
- *Deterioration of site and other improvements; and,*
- *Conditions which endanger life or property by fire and other causes.*

Part (b) of the definition of “blight” contains five criteria, one of which must be met to meet the definition under the Law. Each is discussed below:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average: *Information on unemployment rates is gathered by the Bureau of Labor Statistics, a division of the U.S. Department of Commerce, and is available for the nation, each state, and each county within the state. According to the BLS, the unemployment rate in the Lincoln MSA was 3.5% in April, 2005, compared with 3.9% for the State and 5.2% for the Nation. Smaller area comparisons are not available.*
- (ii) The average age of the residential or commercial units in the area is at least forty years: *The average age of residential structures in the area is 72 years. The average age of commercial structures is 12 years, and of secondary structures is 65 years. All non-residential structures combined have an*

average age of 47 years. Therefore, the Redevelopment Area meets this criterion based on age of residential structures.

- (iii) More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time: *The Redevelopment Area is not within city limits.*
- (iv) The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated: *The south part of the Redevelopment Area--that part south of Interstate 80--is within Census Tract 29 of Lancaster County. According to the 2000 Census, this census tract had a per capita income in 1999 of \$18,125, compared with \$20,984 for the city of Lincoln. The part of the Redevelopment Area located north of the Interstate is located in Census Tract 101 of the County. It had a per capita income in 1999 of \$20,422, also lower than the city's per capita income. Lancaster County's per capita income in 2000 was \$21,265. These census tracts, however, are larger than the Redevelopment Area and a strict comparison of per capita income is not possible.*
- (v) The area has had either stable or decreasing population based on the last two decennial censuses: As with per capita income, data from the U.S. Census and coinciding with the boundaries of the Redevelopment Area is not available. It can be argued, however, that there has been either stable or decreasing population in the area in the last 25 years because the newest house located in the area was built in 1971.

The Redevelopment Area can be described as an area that, because of its strategic location, is developing, however without the benefits of comprehensive planning, public water and sewer, and adherence to land subdivision regulations. This unplanned, piecemeal development impairs the sound growth of the community and, as such, presents itself as an economic liability.

The Blight and Substandard Determination Study finds that the area identified as "North 56th Street and Arbor Road" evidences sufficient conditions and factors to meet the criteria of substandard and blighted according to the Law and is, therefore, eligible for designation as a substandard and blighted area pursuant to the Law. It is found that these conditions and factors present a serious barrier to the planned and coordinated development of the area, have created an environment that negatively impacts private sector investment in the area, and serve as a detriment to the overall healthy economic and physical growth of the Lincoln community.

Redevelopment Plan

Guiding Principles

North 56th Street is an entryway into Lincoln, introducing visitors and residents to Lincoln. Given the existing zoning and Comprehensive Plan designations in the Redevelopment Area, uses are likely to be a mix of commercial and industrial uses near North 56th Street, Interstate 80 and Arbor Road, with residential uses to the south and west of the area. The following guiding principles should be considered with any redevelopment projects:

1. Areas that require redevelopment, including areas with obsolete land uses or un-resolvable land use conflicts, should be developed in ways that strengthen existing commercial and industrial investments. Stable areas or marginal areas with viable future uses should be targets for rehabilitation reinvestment.
2. Separate, to the degree possible, local and through traffic movements.
3. Establish defensible edges and smooth transitions between residential and non-residential uses. Use streets or green ways to provide boundaries, thus realizing the benefits of mixed use while protecting residential environments.
4. Improve street landscaping, where possible, along parking lots or in conjunction with new developments.
5. Encourage redevelopment and new development to occur as clusters or hubs with appropriate site design features that accommodate shared parking and ease of pedestrian movement within the site.
6. Redevelopment should occur in ways that strengthen and support the existing business community in the Redevelopment Area.

Commercial and Industrial Development Guidelines

The Draft Comprehensive Plan/Long Range Transportation Plan (LRTP) 2030 Update shows the Redevelopment Area as predominately industrial and commercial, with residential in the southwest and extreme north portions. Guiding principles for redevelopment projects within the area, therefore, should follow the recommendations in the *Lincoln-Lancaster County Comprehensive Plan* (adopted as amended on May 28, 2002) for commercial and industrial development as well as the Draft Comprehensive Plan/LRTP 2030 Update. The development strategy presented in the *Comprehensive Plan*,

“...seeks to fulfill two notable objectives: (1) the approach is designed to provide **flexibility** to the marketplace in siting future commercial and industrial locations; while at the same time (2) offering neighborhoods, present and future home owners, other businesses, and infrastructure that provides a level of **predictability** as to where such employment concentrations might be located” (Comprehensive Plan, pp. F 37-F 38).

The *Comprehensive Plan* identifies the following General Principles for, “All Commercial and Industrial Uses: (p. F38)

Commercial and industrial districts in Lancaster County shall be located:

- within the City of Lincoln or incorporated villages;
- outside of saline wetlands, signature habitat areas, native prairie and flood plain areas (except for areas of existing commercial and industrial zoning);
- where urban services and infrastructure are available or planned for in the near term;
- in sites supported by adequate road capacity - commercial development should be linked to the implementation of the transportation plan;
- in areas compatible with existing or planned residential uses;
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian);
- so that they enhance entryways or public way corridors, when developing adjacent to these corridors; and
- in a manner that supports the creation and maintenance of green space as indicated in the environmental resources of the Comprehensive Plan.

Moderate to Heavy Industrial Development

The *Comprehensive Plan* identifies the area in the western two-thirds of the area north and west of North 56th Street, Interstate 80, and the east half of the area south of I-80 from North 56th Street to 70th Street as a Heavy Industrial center. Heavy industrial redevelopment centers should consider the following principles:

- Generally over 80 acres in size;
- Primarily used for manufacturing, processing and assembly uses;

- May also include warehouse, storage and contractor yard uses with a minor amount of supporting commercial use - but they should be over 75% industrial use; and
- Site characteristics, buffering and appropriate zoning should be considered so that they enhance entryways or public way corridors, when developing adjacent to these corridors.

Light Industrial Development

Light industrial centers should consider the following general principles:

- Generally a minimum of 50 acres in size;
- Primarily for lighter manufacturing uses with some additional office and retail uses located within the center; and
- Due to lesser potential impacts, the centers can be located closer to residential, though residential uses should be buffered through landscaping, large setbacks, and transitional uses, such as office or open space.

The Guiding Principles of the Redevelopment Plan, along with issues identified in the Existing Conditions section of this plan, provide the basis for the redevelopment projects.

Redevelopment Activities: Public Improvements

Infrastructure issues including utilities and streets impede new development throughout the Redevelopment Area and contribute to the blighting conditions. Therefore, the following public improvement activities should occur:

Streets and Sidewalks

1. Future arterials in the Redevelopment Area are either gravel or county standard asphalt paving. Streets should be constructed in conjunction with redevelopment projects to enhance arterials and collectors or minor arterials, especially Alvo and Arbor Road.
2. In conjunction with redevelopment projects, encourage street connections between developments to help maintain traffic flows and increase safety while continuing to provide needed access to new and existing businesses.
3. In conjunction with redevelopment projects, encourage sidewalk construction within and between developments to help increase safety while continuing to provide needed pedestrian access to new and existing businesses.
4. Coordinate improvements in the Redevelopment Area with the Interstate 80 widening project, scheduled to take place between 2007 and 2012.

Public Transportation

1. Provide transit opportunities within the Redevelopment Area, when feasible. Improvements may include construction of bus shelters, kiosks with transit information, and bus pullouts.

Pedestrian/Bicycle Trails

1. Continue to identify and construct future trails including the Salt Creek Levee Trail and the trails identified in the Comprehensive Plan along Little Salt Creek and Arbor Road.
2. Complete public improvements along the trails when needed and feasible.

Parks

1. Parks should be incorporated into residential development as needed pursuant to Comprehensive Plan criteria.

Public Utilities

Sewer and Water

1. Trunk sewer improvements are needed from the Northeast Treatment Plant to serve the Redevelopment Area. Improvements such as lift stations may be necessary to feasibly serve some projects in the area. Funding in the CIP shall be authorized for these projects.
2. A new trunk sewer shall be designed and constructed by the City that connects to the 60" sewer located at North 70th Street and the entrance of the Northeast Treatment Plant. This line will be a 36" line and progress west to North 68th Street, cross Salt Creek with a siphon and continue westward until it crosses North 56th Street north of Salt Creek. This trunk sewer should eventually be extended west to approximately 40th Street (size to be determined) and also be extended northward, crossing under Interstate 80 to a point approximately ½ mile south of Bluff Road. An additional trunk sewer extension should run westward along the north side of Interstate 80 from North 56th Street to North 40th Street and then north along the North 40th Street ROW to a point approximately ½ mile south of Bluff Road a lift station and injection line will be located at the northeast corner of North 40th Street and Interstate 80 to transfer wastewater to trunk line located at intersection of North 56th Street and Interstate 80. The combination of these proposed trunk sewers and lift stations will serve the entire redevelopment area and be located in Project Sub-Area E.
3. Water main improvements programmed in the current CIP should go forward immediately including the installation of a 24" water main up North 56th Street to

Arbor Road, a 16" main from North 56th Street to North 40th Street along Arbor Road. Future CIP projects shown in the draft 2006-2012 CIP should also go forward including a 16" water main extension eastward from North 56th Street to North 70th Street and a 24" main extension northward from North 56th Street and Arbor Road to approximately a ½ mile south of Bluff Road. Additional water main improvements may include a booster pump for projects North of Interstate 80 or a series of water main extensions from North 27th Street and Alvo Road to the Redevelopment Area . These proposed water main extensions will serve the entire redevelopment area and be located in Project Sub-Area E with the exception of the main extensions from North 27th Street and Alvo Road.

Streetscape Beautification

1. Design and construct a streetscape plan for beautification of North 56th Street and Arbor Road (Project Sub-Area E). Elements should include but not be limited to lighting, thematic entrances and nodes, landscaping, and general streetscape improvements. If beautification is to be completed, a Business Improvement District (BID) will be required to provide maintenance for any plant materials included.

Redevelopment Activities: Industrial and Commercial

1. Support redevelopment efforts to provide construction-ready industrial sites for large employers north and west of the Interstate 80 and North 56th Street Interchange (Project Sub-Area B, Exhibit 4) at property generally described as: SW NW 20-11-7, Lot 11 SE ¼ & SE ¼ NW ¼ 20-11-7, SW NE 20-11-7, NW SW 20-11-7, Lot 12 SW ¼ 20-11-7, Lot 11 SE ¼ & SE ¼ NW ¼ 20-11-7, SW SW 20-11-7, Lot 2 & 26 & 35 NW 29-11-7, and Tract for Hwy NW 29-11-7 & .76 AC NW & Lot 6 NW & Lot 3 NW EX W 50' N 70.01'.

Project elements may include:

- Acquisition of property from willing seller to complete public improvements;
- Construction of on-site and off-site public utilities including sanitary sewer extensions; water main extensions, water booster pumps and storm water facilities;
- Construction of internal public roads and parking;
- Construction of temporary and permanent turn lanes, street lighting and traffic signals as needed;

- Sidewalk construction, landscaping, trails, ornamental lighting and streetscape in the public right-of-way; and
 - Re-platting and re-zoning as necessary.
2. Support commercial redevelopment efforts north and west of the intersection of Interstate 80 and North 56th Street (Project Sub-Area B, Exhibit 4) at property generally described as: Lot 3 NE 20-11-7, Lot 11 SE ¼ & SE ¼ NW ¼ 20-11-7, and Lot 7 NE 29-11-7.

Project elements may include:

- Acquisition of necessary easements, rights-of-way from willing seller for construction of public improvements;
 - Construction of on-site and off-site public utilities including sanitary sewer extensions, water main extensions, water booster pumps, and storm water facilities;
 - Construction of internal public roads and parking;
 - Construction of turn lanes and traffic signals in North 56th Street (Highway 77) as needed; and
 - Sidewalk construction, landscaping, trails, ornamental lighting and streetscape in the public right-of-way; and
 - Re-platting and re-zoning as necessary.
3. Support of commercial redevelopment efforts on the west side North 56th Street (Project Sub-Area A, Exhibit 4), south of Arbor Road at property generally described as: Finigan Brothers Lot 2, Finigan Brothers Lot 1 in the East half of Section 32-11-7.

Project elements may include:

- Acquisition of necessary easements, rights-of-way from willing seller for construction of public improvements;
- Construction of on-site and off-site public utilities including sanitary sewer extensions, water main extensions, and storm water facilities;
- Construction of internal public roads and parking;
- Sidewalk construction, landscaping, trails, ornamental lighting and streetscape in public rights-of-way; and
- Re-platting and re-zoning as necessary.

4. Support of commercial redevelopment efforts on the west side North 56th Street (Project Sub-Area A, Exhibit 4), south of proposed Alvo Road at property generally described as: Lots 20 and 21 I.T., Section 32-11-7.

Project elements may include:

- Acquisition of necessary easements, rights-of-way from willing seller for construction of public improvements;
- Construction of on-site and off-site public utilities including sanitary sewer extensions, water main extensions, and storm water facilities;
- Construction of internal public roads and parking;
- Sidewalk construction, landscaping, trails, ornamental lighting and streetscape in public rights-of-way;
- Re-platting and re-zoning as necessary; and
- Payment of impact fees.

Sub-Project Areas

The Redevelopment Area is divided into five sub-project areas. Specific redevelopment activities are identified within each sub-project area. Activities will be undertaken as funding is available and private redevelopment proceeds. Sub-project areas are identified in Exhibit 4 on page 25, and redevelopment activities within each sub-project area are specified below.

Table 1: Redevelopment Activities within Sub-Project Areas

Activity	Sub-Project Areas
Streets	A, B, C, D and E
Sidewalks	A, B, C, D and E
Parking	A, B, C and D
Pedestrian/Bicycle Trails	A, C, D and E
Parks	A
Street Lighting	A, B, C, D and E
Streetscape Beautification	E
Infrastructure Improvements	E
Commercial/Industrial	A, B, C and D

Future Land Use

Exhibit 5, on page 26, is a Proposed Future Land Use Map of the Redevelopment Area. Future land use is based upon the future land use map in the *Comprehensive Plan*, as modified by the recommendations of the Lincoln/Lancaster County Planning Commission as part of the Comp Plan/LRTP 2030 Update, and upon future land uses proposed by property owners in the area. Residential population is expected to increase dramatically as this Redevelopment Plan is implemented. Land coverage and building density will also increase substantially. Job growth and assessed valuation of land and buildings in the Redevelopment Area are expected to be significant.

Exhibit 4: Project Sub-Areas

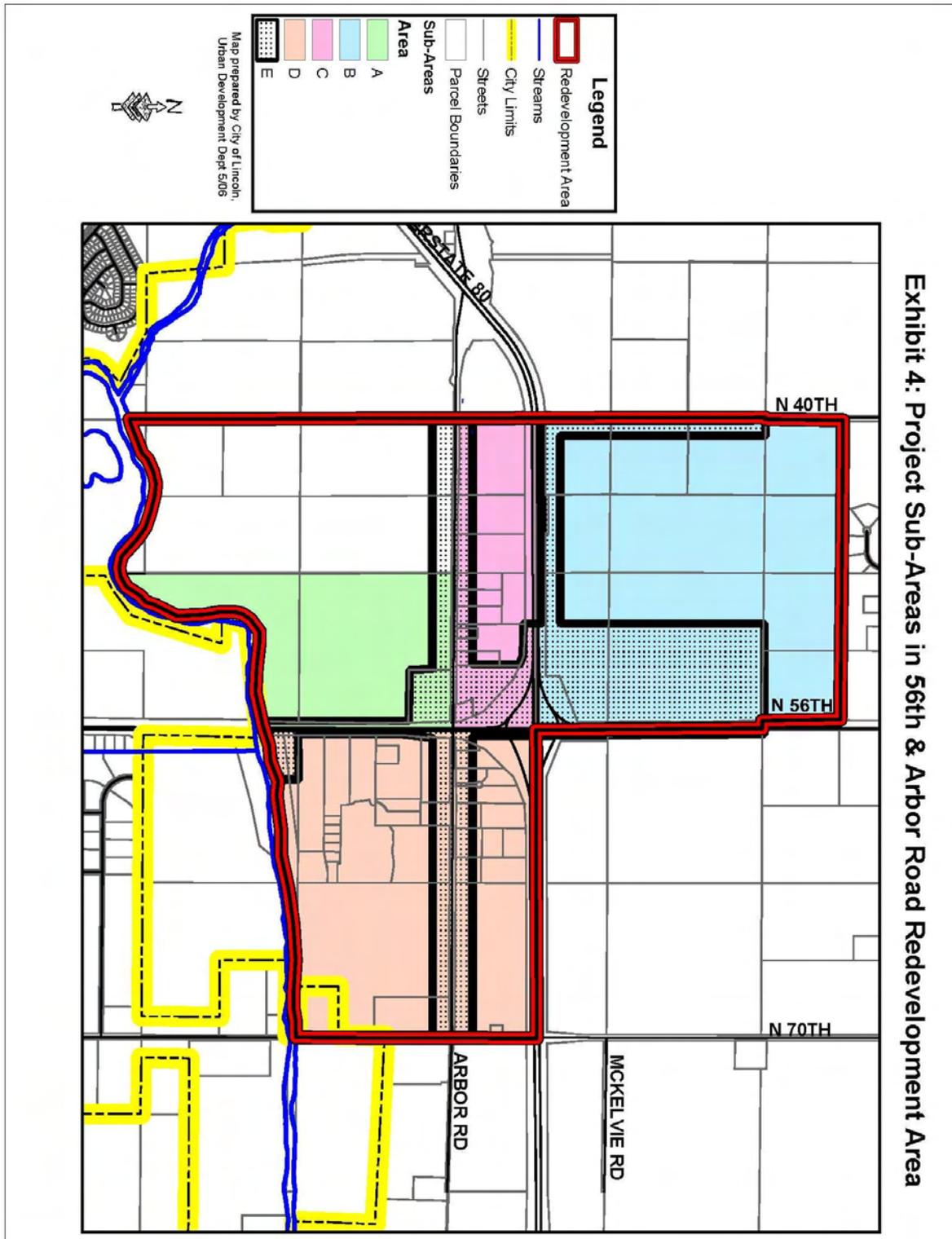
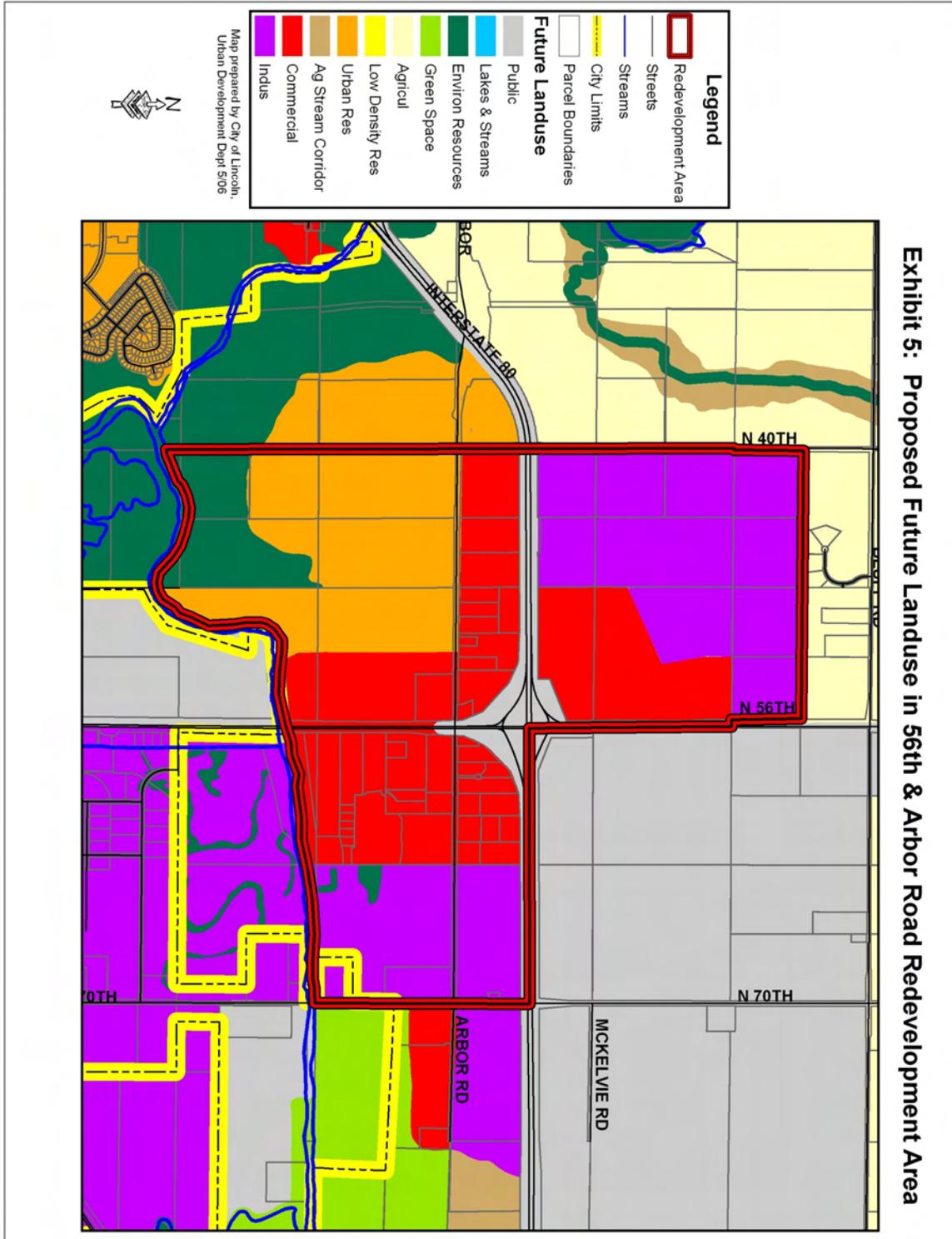


Exhibit 5: Future Land Use



Redevelopment Processes

Public improvements and redevelopment activities may require construction easements; vacation of street and alley right-of-way; temporary and permanent relocation of families, individuals and businesses; demolition, disposal/sale of property; and site preparation (may include driveway easements; paving driveways, approaches and sidewalks outside property line; relocation of overhead utility lines; and rerouting/upgrading of underground utilities; as needed). The processes for these activities include:

Property Acquisition. The City may acquire the necessary fees, easements, property and covenants through voluntary negotiations (see Land Acquisition Policy Statement, Appendix A). However, if voluntary agreement is not possible, the City may institute eminent domain proceedings.

Relocation. Relocation may involve the temporary or permanent relocation of families, individuals or businesses to complete redevelopment activities. Relocation will be completed according to local, state and federal relocation regulations (see Appendix B, Relocation Assistance).

Demolition. Demolition will include clearing sites on property proposed for public improvements; necessary capping, removal or replacing utilities; site preparation; securing insurance and bonds; and taking other necessary measures to protect citizens and surrounding properties. Measures to mitigate environmental findings may also be necessary, if determined by site testing.

Disposal/Disposition. Sub-area projects will include the sale of land to private developers for redevelopment purposes. Developers will be selected in an equitable, open and competitive proposal process according to the Land Disposition Procedures outlined in Appendix C.

Requests for Proposals. Architects and engineers will follow the City's standard selection processes to design the public facilities and improvements. Primary contractors will also be competitively selected. The selection process involves issuing a Request for Proposals (RFP). Standard City practices are used for the selection process.

Estimated Expenditures

Preliminary estimates of project costs are included in Table 2, below. Total public and private sector project costs are estimated to total \$291,300,000 over 15 years.

Table 2: Project Expenditure Summary

Activity	Private Sector Expenditures	Public Sector Expenditures
Infrastructure Improvements		\$12,000,000
Park Improvements		\$1,000,000
Streetscape Improvements		\$3,000,000
Total Industrial Redevelopment	\$104,300,000	
Total Commercial Redevelopment	\$171,000,000	
Subtotals:	\$275,300,000	\$16,000,000

Conformance with Comprehensive Plan

The Lincoln-Lancaster County Comprehensive Plan, adopted May 28, 2002, as amended, represents the local objectives, goals and policies of the City of Lincoln. *The North 56 Street and Arbor Road Redevelopment Plan* was developed to be consistent with the Comprehensive Plan.

Financing

The primary burden for revitalization of the Redevelopment Area is, and must be, on the private sector. The City must provide public services and public improvements and participate where necessary in the redevelopment process, but the needs of the area are beyond the City’s capacity to do alone. Financing of proposed improvements will require participation by both the private and public sectors. Where appropriate, the City may participate by providing financial assistance for the rehabilitation of structures. The development of new complexes and the reuse of existing structures will be the responsibility of the private sector.

Sources of funding may include:

1. Special Assessments - Business Improvement Districts
2. Private Contributions
3. Sale of Land Proceeds (Proceeds from the sale of land acquired for redevelopment, as identified in the Redevelopment Plan, shall be reinvested in the Redevelopment Area).
4. Municipal Infrastructure Redevelopment Fund (MIRF)

5. Community Development Block Grants
6. Home Investment Partnership Act (HOME)
7. HUD Section 108 Loan Program
8. Community Improvement (Tax Increment) Financing (Ad Valorem Tax)
9. Capital Improvements Program Budget
10. Federal and State Grants
11. Interest Income
12. Advance Acquisition Fund - property rights/easements, public facility site acquisition.

Project activities will be undertaken subject to the limit and source of funding authorized and approved by the Mayor and City Council.

According to the Community Development Law, any ad valorem tax levied upon real property in the redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of such provision, by the governing body as follows:

- That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a redevelopment project shall be paid into the funds of the respective public bodies.

The effective date for the Community Improvement Financing provisions of *The 56th & Arbor Road Redevelopment Plan* for each Sub Project is declared to be the date rehabilitation, acquisition, or redevelopment of substandard and blighted property in the sub project area first commences.

Appendix 1

Land Acquisition Policy Statement

I. ADMINISTRATIVE ORGANIZATION FOR LAND ACQUISITION OPERATIONS

- A. All land acquisition functions, including negotiations and closings, will be performed by the City of Lincoln, or its agents. The conduct of condemnations will be performed by the Legal Counsel for the City. The staff is experienced and capable in the conduct of acquisition programs.
- B. The City of Lincoln approved land acquisition policies and procedures within the limits prescribed by the statutes of the State of Nebraska. Each individual property purchase, and the disbursement of payment, therefore, is approved by the Mayor. Condemnation proceedings are instituted by the City Law Department only after all efforts to reach a negotiated settlement have failed. Legal services will be performed by the Legal Counsel for the City.

II. POLICIES

- A. Real Estate appraisals are made by staff or selected fee appraisers. Second real estate appraisals, if required, may also be by fee appraisers.

The following are policies for Real Property Acquisition:

1. Every reasonable effort will be made to expeditiously acquire real property by negotiation.
2. Real property will have separate appraisals before initiation of negotiations and the owner, or his representative, will be given the opportunity to accompany the appraisers on their inspection tour of the property.
3. Before initiation of negotiations for real property, the City's Reviewing Appraiser will establish an amount considered to be just compensation and the City shall make prompt effort to acquire the property for that amount.
 - a. The established amount shall not be less than the approved appraisal of fair market value for the property.
 - b. Any decrease or increase in the fair market value of the property, prior to the date of valuation, caused by public improvement; by physical deterioration within reasonable control of the owner, has been disregarded by the City and by the Appraisers in making the determination of fair market value.
 - c. The City's negotiator shall provide the owner with a written statement summarizing the basis for the amount established as just compensation. Where appropriate, compensation for property acquired and for damages to any remaining real property shall be separately stated.
4. No owner shall be required to surrender possession until the City of Lincoln pays the agreed purchase price, or deposits with the Court the amount of award determined by the Condemnation Appraisers.
5. Improvements will be scheduled so the owner or tenant shall receive a minimum 90 days written notice before having to move. Every effort will be made by the City to provide such notice as is required without undue hardship to the owner or tenant. (This is applicable to total acquisition of property.)

6. If Owner or Tenant is permitted to rent property, the amount of rent shall not exceed fair rental value of subject property.
 7. The City of Lincoln will not take any action coercive in nature to compel an agreement on price for property.
 8. If acquisition must be by eminent domain, the City of Lincoln shall institute formal condemnation proceedings. The City shall not intentionally make it necessary for the owner to institute legal proceedings to prove fact of taking of his real property.
 9. If the owner feels the City of Lincoln's offer does not represent the true value of his property, he may refuse to accept it. He should then provide evidence concerning value, or damage, that warrants a change in the City's determination of just compensation. Should the City determine the additional information is valid, the price will be adjusted accordingly.
 10. If as a result of the real estate acquisition there is a portion of your property which is considered by the City of Lincoln to be an uneconomic remnant, you have the right to request an offer from the City of Lincoln to acquire the remnant.
- B. Owner will be reimbursed for the following expenses incidental to conveyance of real property:
1. Recording fee, transfer taxes and similar expenses.
 2. Penalty cost for repayment of any pre-existing recorded mortgage encumbering real property, provided the mortgage was entered into in good faith.
 3. Pro-rate portion of real property taxes paid which are allocable to a period subsequent to date of vesting title, or effective date of possession, whichever is earlier.
 4. The cost of abstract continuation and/or evidence of assurance of title.
 5. Litigation expenses such as legal, appraisal, engineering fees, etc., when:
 - a. Court determines that condemnation was unauthorized.
 - b. City of Lincoln abandons a condemnation.
 - c. Property owner brings inverse condemnation action and obtains award of compensation.
- C. If a separate fixture appraisal is obtained, it shall contain the following immovable fixtures and personal property:
1. Determination of division of appraisal coverage, enumerating and classifying improvements in-place.
 2. Appraisal of improvable fixtures, correlating their findings with both real estate appraisers.
- D. All appraisal contracts shall provide terms and conditions and fix the compensation for expert witnesses. These services will be utilized by the City of Lincoln to the extent necessary.
- E. Both real estate acquisition appraisals and immovable fixture appraisals will be reviewed by the City Appraisal Staff. All appraisals will be reasonable free of error and conferences with appraisers will ascertain that methods of approach and documentation are compatible, with no elements of value being omitted from consideration. City staff will conduct relocation interviews to verify ownership of

certain fixtures and personal property claimed. Said claims will then be checked against existing leases and through interviews with fee owners.

F. Preparation for acquisition includes:

1. Preliminary title information supplied by local abstract companies; contents reviewed and entered in individual parcel folios.
2. Individual parcel folios prepared; chronological activity indexed and all pertinent historical information entered.
3. Basic forms of Real Estate Agreement (real estate, personal property and fixtures) reflecting policy for negotiations to acquire all classifications of property.
4. Closing methods and policy determined.
5. Policy for possession, property management, salvage and demolition, timetable of activities prepared.
6. Closing statement form prepared together with such internal administration forms for notice to various units of inspection, accounting, property management, finance and legal counsel as may be required.
7. Information letters prepared for distribution to all owners and tenants.
8. Deed forms for conveyance of real estate, bill of sale forms for personal property, and condemnation forms for eminent domain procedure prepared.

(NOTE: Paragraphs G, H, and portions of I cover items of notice, relocation assistance, etc., relating to total property acquisitions as well as general policies.)

G. The "single offer" system for acquisition will be utilized in all negotiations. The City will establish fair market value and be prepared to justify and substantiate the determination in the event it is challenged. Staff will present and explain forms, terms and conditions of purchase in personal interviews with each property owner and tenants. The date of this interview will establish the beginning of negotiations which regulates many relocation payments.

For the purpose of all negotiated transactions, the City will require conveyance of real estate by Warranty Deed or deed instrument sufficient to place marketable title in the City of Lincoln. Standard forms of such instruments conforming to Nebraska Law are on hand and will be used in every case. Each owner executing a Real Estate Agreement should furnish a current abstract of title as specified in said offer. Legal Counsel for the City will render an opinion of the condition of said title, and upon determination that in his opinion said title appears merchantable, will assist with the closing process. Title to all property will be vested in the City of Lincoln on the date of closing, which will also be the date of payment of the purchase price and the date of conveyance instruments. The City of Lincoln shall have the right to possession within 90 days of closing date, (or 90 days from date of written notice if later than closing date), or as provided in the Real Estate Agreement. A statement by a responsible City Official, resulting from an inspection of the property acquired, will be contained in each acquisition folio. This statement will precede payment and closing and must determine that all property purchased is present and in place in substantially the condition as of the date appraised.

H. Immovable items attached to the Real Property, that would incur substantial economic damage if removed, will be negotiated for and acquired at the appraised value-in-place for continued use in the present location. A "Single Offer" at the maximum price will be offered the owner of such property, but if the owner elects to move any such appraised item it will be relocated rather than acquired and the appraised amount deducted. Until the business to be displaced has definitely located a relocation site, it is almost impossible to determine whether certain process fixtures can be relocated or should be acquired by the City of Lincoln. When such fixtures have been acquired, paid for, and a bill of sale conveyed, and the seller then finds it would have been desirable to have relocated them, it shall be the City of Lincoln's policy to reconvey such items to the original owner in return for the exact amount of value-in-place price paid for them, and then pay for their relocation. Under no circumstances will fixtures sold back to the original owner by the City of Lincoln be at salvage value, or any amount less

than that paid for them. Generally, the terms and conditions of existing leases and pre-acquisition conferences with owners and tenants by all appraisers and City Staff will have clarified ownership.

NOTE: Process utilities that are service entrances and concealed utilities are ineligible for compensation as relocation expenses and will be treated as immovable fixtures. The utilities listed by the fixture appraiser as "Eligible for Relocation" formerly would have been compensated in relocation for those items. Therefore, process utilities are appraised even though eligible for relocation compensation. However, the claimant may still enter a claim for payment for replacement of those eligible utilities at the new location providing the appraised value-in-place of the claimed utilities is deducted from the relocation claim.

Immovable fixtures and process utilities not appraised will be handled through the direct loss of property process. It is expected that claims for severance damages caused by partial taking will be minimal.

All fixtures and improvements appraised and acquired become the property of the City of Lincoln as clarified in the Real Estate Agreement and may not be removed by any other than authorized personnel or the demolition contractor.

- I. Upon thoroughly exhausting every avenue of negotiation available, the City of Lincoln will direct their Legal Counsel to prepare for the appropriation of all property to be acquired through eminent domain proceedings. Such petitions will be drafted by the Legal Counsel clearly defining the property to be acquired and the ownership thereof, land, improvements, immovable and movable property (if any) located therein, with such particularity that the petitions and the resulting action of the condemnation appraisers, or district court appeals, will clearly establish such ownership and rights to compensation. Owner-Occupants of dwelling units that may be eligible for the Replacement Housing Payment will be made aware that the award received through eminent domain proceedings (excluding interest thereon, or consequential damages), determined by the condemnation appraisers, or by District Court will become the basis for any Replacement Housing Payment to be claimed. Immediately preceding preparation of petitions, preliminary title information will be updated. Fee appraisals and fixture appraisals will be reviewed.

To the extent necessary, a reinspection of each property to be condemned will be conducted by the appraisers to determine that the property, on the date of taking, is in substantially the same condition as it was on the date of their original appraisal and that their opinions of value, therefore, hold true as of the date of taking. Each appraiser's testimony may then be presented to the condemnation appraisers and, in case an appeal is filed, to the District Court.

The City of Lincoln will not require any owner to surrender the right to possession of his property until the City pays or causes to be paid, to the Lancaster County Court the amount due each interest acquired for the taking thereof as determined by the condemnation. Immediately following the determination of the amount of the condemnation award for the property, or each separate interest therein taken, the City will direct that payment to be made in an amount equal to the City's offer by the issuance of warrants drawn in favor of those entitled thereto to the County Court of Lancaster County, Nebraska, for payment of the condemnation appraiser's fees connected with the taking. Upon approval of the City's Legal Counsel, such warrants shall be deposited with the County Court and will represent full compensation for the property taken, subject to appeal to District Court. In any event, title to the property rests with the City of Lincoln as of the date of payment of the condemnation award, as does the right to possession thereof within 90 days of said date, provided compensation due has been paid as prescribed and proper notice given.

Nebraska statutes provide a 30-day period from the award of condemnation during which an appeal can be filed by either party. Acceptance of the award deposited with the County Court extinguishes the right of appeal as to that particular party. In the event an award is not claimed and no appeal is filed

during the statutory period, the right to appeal is barred and the County Judge immediately causes the condemnation papers to be recorded in the records and transfer books of Lancaster County, Nebraska.

In case an appeal is filed, the County Judge forwards copies of all pertinent papers to the Clerk of District Court for subsequent trial and determination of the damages in the condemnation appealed from. At that point, the City of Lincoln, with or without the consent of condemnee, may petition the District Court to order payment immediately of the award appealed from, thereby reducing interest costs on the award while the case is being prepared and subjected to trial.

Although title and right to possession is vested in the City of Lincoln as of the date of payment of the condemnation award, no lawful occupant of property taken will be required to surrender possession without at least 90 days written notice (a separate notice in addition to the notice of condemnation) from the City of Lincoln stating the date on which possession will be required. Terms and conditions for temporary rental of condemned property for owner-occupants and tenants are detailed in the project property management policy.

District Court trial of all condemnation awards appealed will be defended by the City of Lincoln's Legal Counsel utilizing the services of contract appraisers as expert witnesses for the City. Compensation for witness services is provided for in existing appraisal contracts. After condemnation suits, awards and appeals there from have been filed, agreements as to value may be entered into by stipulation. Appeal cases will be diligently prosecuted to bring the case to trial and judgment in the shortest time possible and necessary for the preparation of an adequate defense. In this manner, and with the court directed partial payments of awards outlined previously, interest and court costs will be held to a minimum level.

In most instances, the sale of privately-owned property to the City of Lincoln for public purposes is considered "involuntary conversion" by the Internal Revenue Service, and the owner may not have to pay capital gains tax on any profit from the sale of the property to the City of Lincoln, if the money is reinvested in similar property within two years. Internal Revenue Service Publication 549, entitled "Condemnations of Private Property for Public Use", is available from the IRS. It explains how the federal income tax applies to gains or losses resulting from the condemnation of property, or its sale under the threat of condemnation, for public purposes. IRS Publication 17, "Your Federal Income Tax", available from the IRS contains similar guidance. The owner is advised to discuss his particular circumstances with his personal tax advisor or local IRS office. State income tax considerations should also be discussed as appropriate.

Appendix 2 Relocation Assistance

Appendix 3

Land Disposition Procedures

Appendix 4

Parcels to be Acquired, Substandard Commercial and Industrial Structures

(None at this time.)



LANCASTER COUNTY BOARD OF COMMISSIONERS

Bernie Heier Larry Hudkins Deb Schorr Ray Stevens Bob Workman
Kerry Eagan, *Chief Administrative Officer* Gwen Thorpe, *Deputy Administrative Officer*

September 13, 2006

Jonathan Cook
Lincoln City Council
County-City Building
555 South 10th Street
Lincoln, NE 68508

RECEIVED

SEP 13 2006

CITY COUNCIL
OFFICE

RE: WI-LINC Commission

Dear Jonathan:

Thank you for your letter dated September 8, 2006 inviting the Lancaster County Board of Commissioners to appoint an individual to serve on the WI-LINC Commission. The County Board has appointed Bob Workman as the general County representative. Kerry Eagan, Chief Administrative Officer for the County Board, will serve as a back up for Bob if he is unable to attend a meeting. Please include Mr. Eagan on the mailing list for the Commission.

The Board looks forward to participating in this exciting project.

Sincerely,



Kerry P. Eagan
Chief Administrative Officer

cc: County Board
Gwen Thorpe
Jennifer Brinkman

F:\FILES\COMMISS\KPE\WI-Linc Commission.wpd



"beatlerockin"
<beatlerockin@neb.rr.com>

09/08/2006 12:03 PM

Please respond to
"beatlerockin"
<beatlerockin@neb.rr.com>

To "Opinion Journal Star" <oped@journalstar.com>,
<mayor@lincoln.ne.gov>

cc <council@lincoln.ne.gov>

bcc

Subject Thank You

Mayor Seng,

I am disappointed that you are not running for Mayor again, but, I can certainly understand why you wouldn't. National Politics are cut throat and it seems like it has trickled down to Local Politics. You are way to kind and honest, excuse my language, to be involved in the "crap" of politics.

Sure, you probably made some mistakes, in some folks opinion, but everybody makes mistakes when they do something. It is the people that do nothing that don't make mistakes. Your work with the Antelope Valley Project, 48th and "O" Project and the Fire Truck Controversy have all been hard things to deal with, but you handled them as well as anybody could. At least you admitted when mistakes were made on the Fire Truck issue and you made the hard decision to fire the people responsible. You also made sure Lincoln got what we paid for in the end.

Criticism is a tough thing to deal with..."To avoid criticism, do nothing, say nothing, and be nothing."
-[Elbert Hubbard](#) Be proud that people criticized your term in office...it means you did something!

Thank you for your service to our City over your many years on the City Council and as Mayor. Your energy and kindness will be missed, but I am sure we can count on you to continue to be of service where you can and that you will speak out when the next Mayor and the City Council make poor decisions. That is...if they do anything.

Thank you.

Fred Marks
6701 Vine Street
Lincoln, NE 68505
402-817-0651

I am using the free version of SPAMfighter for private users.
It has removed 179 spam emails to date.
Paying users do not have this message in their emails.
Try [SPAMfighter](#) for free now!

RECEIVED

SEP 08 2006

CITY COUNCIL
OFFICE

RECEIVED

SEP 08 2006

CITY COUNCIL
OFFICE

September 6, 2006

Lincoln City Council
555 South 10th St.
Lincoln, NE 68508

Dear members of the City Council:

Each day, we see Lincoln car drivers speed, run red light and don't stop at the stop signs. Since the Police cannot be at every corner in Lincoln, we want to suggest that you do something to get their attention and correct this. We think the only way to get their attention, is to hit them in the billfold and increase the fines. We don't think it is out of place to increase fines to \$200, plus court costs and points on their license. On the second infraction, the fine should be increased by \$50 and on the third infraction; the fine increased another \$50 and the license suspended. We know of other cities that have done this and it has helped people to give more concern on how they are driving. This may sound like a large increase in fines; however, an accident or injury is more costly.

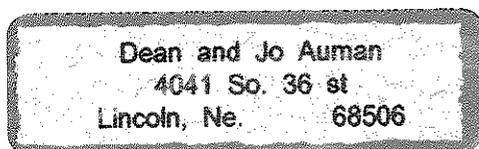
We hope you will seriously consider this, as something has to be done. A small fine and a few points are not working. Thank you for listening.

Sincerely,



Dean and Jo Ann Auman
4041 South 36th St
Lincoln, NE 68506

402-489-1668



Community Health Endowment of Lincoln



Media Release

To: Media

CC: Mayor's Office, Lincoln City Council 

From: Lori Vrtiska Seibel, Executive Director, 436-5516

Date: 09-08-06

Re: Facts about Amendment 2

Community Health Endowment Releases Voter Information: Facts About Amendment 2

Amendment 2, a proposed amendment to the Nebraska Constitution before Nebraska voters on November 7, 2006, would allow public endowments to diversify into a broader range of investment options, including quality stocks and bonds. To provide voter education on this issue, the Community Health Endowment of Lincoln (CHE) has released a new publication, Facts about Amendment 2. Included in the fact sheet are:

- Definitions of a public endowment and prudent investing;
- Ballot language;
- A description of CHE, a public endowment in Lincoln; and
- Other facts.

Individuals and organizations who wish to learn more about Amendment 2 can request a copy of the fact sheet by contacting CHE at 402.436.5516, or by visiting the CHE website at www.CHELincoln.org. Larger quantities of the fact sheet are available upon request. In addition, a speaker's bureau is available to provide information about Amendment 2 to civic groups, member associations, and other organizations.

Facts about Amendment 2

2006 Nebraska General Election November 7, 2006

What is Amendment 2?

Amendment 2 is a proposed amendment to the Nebraska Constitution. If passed by voters on November 7, 2006, Amendment 2 would allow public endowments, or *fiduciary trusts*, to diversify into a broader range of investment options, including quality stocks and bonds, for the purpose of achieving the highest possible total return over time in a safe and prudent manner.

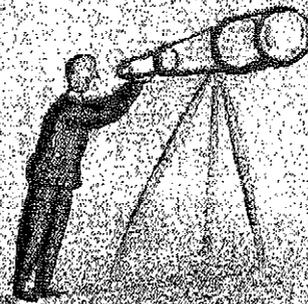
Amendment 2 would not change the current investment practices related to the general operating funds of cities, counties, or school districts. Amendment 2 would only allow the diversification of public endowment funds according to the prudent investor standard (see definition on back).

Amendment 2 would update Article XII, Section 1, of the Nebraska Constitution which was put in place over a century ago in 1875.

What is a Public Endowment?

A public endowment may be created to hold assets given to a public entity (e.g. city, county, school district) with a stipulation that the funds are invested to generate income rather than be spent immediately. These funds may come as a gift, bequest, or from the sale of a public asset. **These are not tax dollars.**

Annual earnings of the public endowment may be used for defined public purposes. Unspent earnings are reinvested in the fund to ensure that the endowment continues to grow and yield more support for public benefit.



General Election Ballot Language

A vote FOR this amendment will authorize the Legislature to permit political subdivisions to invest public endowment funds in the same manner as would a prudent investor acting with skill, care, and diligence and in such investments that the political subdivision, acting in a fiduciary capacity for the exclusive purpose of protecting and benefiting such investment, may determine, subject to limitations as the Legislature may provide.

A vote AGAINST this amendment will retain the existing, more limiting restrictions on a political subdivision's ability to invest public endowment funds.

What is a prudent investor?

If passed by Nebraska voters, Amendment 2 would require that governmental subdivisions invest **public endowment** funds "in the same manner as would a prudent investor." This means that the trustees of the **public endowment** would have a legal duty to invest the funds wisely. According to Amendment 2, trustees of **public endowments** would be required to act with "skill, care, and diligence" while "protecting and benefiting" the **public endowment** fund.

Other Facts

- Amendment 2 was placed on the Nebraska General Election ballot by a vote of 42-0 of the Nebraska Legislature in March, 2006.
- Assume that a person invests \$1 in a 70% stock/30% bond portfolio and \$1 in a 100% bond portfolio in 1926, and the fund was adjusted annually for inflation and a 4% payout. The stock/bond portfolio would have increased more than four times in value by the end of 2004 to \$4.80, while the bond-only portfolio would have decreased in value by 85% to 15 cents.

Facts about Amendment 2

(continued)

2006 Nebraska
General Election
November 7, 2006

The Community Health Endowment of Lincoln (CHE)

CHE is an example of a public endowment in Nebraska that would benefit from Amendment 2.

CHE was created in 1998 by the sale of Lincoln General Hospital, a city-owned facility. The proceeds from the sale of the hospital are municipal funds that have been placed in a separate public endowment. In addition to growing at the rate of inflation, the fund has returned nearly \$8 million to Lincoln and the surrounding area to support health-related initiatives. Many of these initiatives address healthcare for the poor, elderly, homeless, and mentally ill. CHE funds have also provided assistance to agencies that serve refugee and minority populations, high-risk children, victims of domestic violence, and persons with substance addiction. These public endowment funds have reduced reliance on taxpayer resources and alleviated the growing burden on human service infrastructure.

Amendment 2, if passed, would modify current investment restrictions on CHE, allowing broader diversification of investments, and providing the opportunity for millions of dollars in additional returns for health improvement. Amendment 2 would provide the opportunity for other Nebraska communities to diversify the investment of funds deposited in a public endowment for the long term benefit of their residents and Nebraska's future generations.

This educational information is provided to you by the Community Health Endowment of Lincoln (CHE).

To learn more about CHE or Amendment 2, visit www.CHELincoln.org, or call (402)436-5516.



"Larry A."
<workingclasspoor@hotmail.com>
09/10/2006 01:41 PM

To tgrammer@lincoln.ne.gov
cc
bcc
Subject Greg Sanford's request to build a local track.

I am writing to ask your support in building a ¼ mile Drag Strip near Lincoln.

I am an ordinary citizen, not a professional race car driver.

I am also a 47 year old man, not a teenager.

I enjoy having an area where I can legally drive my ordinary factory equipped Chevrolet Camaro to it's full performance potential.

I have been doing this since July 2000.

Since the local track at Scribner, NE closed last year, I have been traveling to Kansas City, MO or Kearney, NE or Pacific Junction, IA.

I would very much like to again enjoy a track closer to home.

Please lend your support and give Greg Sanford an opportunity to create a venue that we all can use and enjoy safely right here in Lincoln.

Thank you.

Sincerely,

Larry Adam

[All-in-one security and maintenance for your PC. Get a free 90-day trial!](#)

RECEIVED

September 1, 2006

City of Lincoln
City Attorney

SEP 11 2006

CITY COUNCIL
OFFICE

Regarding the Pay Lag which occurred September 1, 1975 to December 10, 1975.

My name is Gary Hoffman. I retired from the Lincoln Police Department on June 16, 1995.

This is the fifth letter I have written to the City Attorney's office regarding the pay Lag.

I have to disagree with a portion of a letter from Joel D. Pedersen dated March 8, 2006.

Mr. Pedersen states " the report indicates you were properly compensated for each hour worked during the implementation of the Pay Lag".

If this was true, why the City of Lincoln paying the fire fighters employees who were employed by the City of Lincoln during the Pay Lag period September, 1975 to December 10 , 1975 and paying their Pay Lag when they either quiet or retire at the hourly wage they were earning at the time they either quite or retired?

Why did the Nebraska Supreme Court in one law suit on the Pay Lag and the Lancaster County District Court on another law suit on the Pay Lag find in favor of the Lincoln Police Officers and in one case City of Lincoln employees?

Now the City of Lincoln has to pay the Pay Lag to those city employees who were named in the law suit and are still working for the City of Lincoln when they quit or retire at the hourly wage when they quit or retire.

With the March 8, 2006 letter I was also sent a spread sheet that tried to explain how we were given our Pay Lag back in 1975. It did not make must sense. Another sheet showed that I worked 73 hours in the two week period (which was the Pay Lag that was held) instead of the 80 hours I actually worked. The time with held was 56 hours.

Page one of three

At no time have I received the compensation for the 56 hours that were held during September 1, 1975 to December 10, 1975.

No where on my final checks does it show that any Pay lag was paid to me.

If you check the court records when the Lincoln Fire Fighters Union sued the City of Lincoln on the Pay Lag, you will see a quote from a City of Lincoln official "WE MADE A MISTAKE". After the court found in favor of the Lincoln Fire Fighters Union, every Fire Department employee who had the Pay Lag held from them in 1975 were and still are being paid their Pay Lag at the hourly wage when they either quit or retire.

Then some time between the date of the Fire Fighters Union law suit and in 2001 when Marlin Rusher filed his law suit against the City of Lincoln on the Pay Lag, the City of Lincoln put a one year time limit for a Lincoln Police employee who had the Pay Lag held from them in 1975 to file a claim for the Pay Lag. This was not a part of Walt Mitchell's memo. At no time we were every told that their was a time limit to file until the law suits started.

On January 27, 2006 I wrote to Mr. Pedersen and one of the questions I had was "Who came up with the time limit to file for the Pay Lag"? I never received an answer. I would also like to know when this was implemented?

In February 2001 Marlin Rusher won his suit against the City of Lincoln. On August 3, 2006 Judge Witthoff found in favor of 13 Lincoln Police Officers and city employees who filed a law suit against the City of Lincoln on the Pay lag.

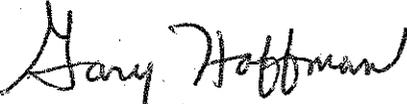
The attorneys on both of this law suits have or will be paid a total of \$77,384.

Joel Pedersen advised me in the letter of March 8, 2006 that my actual hiring date with the City of Lincoln was April 9, 1963 when I stated working the the Park Dept. and transfer to the Lincoln Police Dept. on September 16, 1963. Should my retirement be more than it is?

Isn't it time, that the City of Lincoln start paying the Pay Lag to those employees who were working for the city of Lincoln between September 1, 1975 and December 10, 1975 and since January 1, 1976 have either quiet or retired?

My hourly wage when I retire on June 16, 1995 was \$18.995 per hour.

**My address is: Gary Hoffman
4741 South Thea St.
Lincoln, NE 68516**


Gary Hoffman

There is nothing else on page three.



WebForm
<none@lincoln.ne.gov>
09/11/2006 11:03 AM

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

InterLinc: City Council Feedback for
General Council

Name: Brenda Halling Earleywine
Address: 10001 Davey Rd
City: Waverly, NE 68462

Phone: 402-785-5345
Fax: same
Email: brendaandjim@alltel.net

Comment or Question:

I am writing to let you know about how I feel about special permit SP06051 - Proposed Drag Strip in Northern Lancaster County.

First let me tell you that I am IN FAVOR of the drag strip.

I live 3 miles east of the Proposed Drag Strip. I am not concerned with the minimal noise that this strip will cause during the summer months. I have 2 boys that love cars. I would hope there will be a place for my kids to enjoy their summer nights instead of getting into trouble. In this day in age I would rather see my kids race cars at a sanctioned controlled event instead of illegal street racing or getting into drugs or other illegal activities.

My family heritage dates back to the 1800's where I live. I live here and would really like to see the construction of this! MY FAMILY SUPPORTS THIS -PLEASE SUPPORT THIS!

PLEASE VOTE IN FAVOR OF THE DRAG STRIP!

Thank you for your time and consideration.

Community Health Endowment of Lincoln



Media Release

To: Media

From: Lori Seibel, Executive Director, 436-5516

Date: September 13, 2006

Re: Medicare Part D Reenrollment Forums

Free Medicare Part D Forums Scheduled in Lincoln

Have you not yet enrolled in the Medicare Prescription Drug Benefit (Part D)?

Do you want to change your Part D plan selection?

Do you have questions about Part D coverage?

Last year, every person eligible to receive Medicare coverage was given the opportunity to make a decision about the Medicare Prescription Drug Benefit, commonly referred to as Part D. Between November 15 and December 31, 2006, all persons eligible for Medicare, even those who have not yet enrolled in a Part D plan, will have the chance to enroll in or change their Drug Benefit plan selection.

To assist persons who wish to enroll, are considering switching plans, or want additional information, including information about the coverage gap between standard and catastrophic coverage (sometimes called the "donut hole"), four FREE, 60-minute forums will be held in Lincoln. The forums, sponsored by the Community Health Endowment of Lincoln, Lancaster County Medical Society, Lincoln Area Agency on Aging and the Nebraska Senior Health Insurance Information Program (SHIIP) will be held as follows:

Belmont Senior Center,
1234 Judson Street
Thursday, September 28, 2006, 10:00 am

Cotner Center, 1540 N. Cotner Blvd
1540 N. Cotner Blvd.
Monday, October 2, 2006, 6:00 pm

Westgate Bank, 6003 Old Cheney Rd
6003 Old Cheney Road
Wednesday, October 4, 2006, 6:00 pm

Malone Community Center
2032 U St.
Monday, October 9, 2006, 10:00 am

Questions about the forums? Contact the Community Health Endowment of Lincoln at 436-5516 or the Lancaster County Medical Society at 483-4800.



Nate
<nate_104_98@yahoo.com>
09/14/2006 09:06 AM

To pnwman@lincoln.ne.gov, jcamp@lincoln.ne.gov,
jcook@lincoln.ne.gov, amcroy@lincoln.ne.gov,
reschliman@lincoln.ne.gov, ksvoboda@lincoln.ne.gov,
cc
bcc
Subject I am a supporter

Lancaster County Planning Commission,

On Thursday August 31, 2006 GS Motorsports, Inc. with the assistance of attorney Mark Hunzeker submitted an application to Mike Decal at the Planning Department for a Motorsports Facility in Lancaster County Nebraska located at Branched Oak Road to Davey Road on the east side of Hwy 77 North. I'm writing to inform you that I thoroughly support a motorsport facility in Lancaster County and more importantly, at that location. This is a step forward for Lincoln and Lancaster County to bring in entertainment, private dollars, & reduce the street racing taking place on public roads. I know as a registered voter, I can count on you to represent my position on this issue.

I will be at the public hearing regarding this permit.

Sincerely

Nathan Hense
2800 NW. 7
Lincoln NE. 68521
(402) 474-7760

How low will we go? Check out Yahoo! Messenger's low [PC-to-Phone call rates.](#)



Karen D Svehla
<ksvehla@unlnotes.unl.edu>
09/14/2006 09:09 AM

To: pnewman@lincoln.ne.gov, jcamp@lincoln.ne.gov,
jcook@lincoln.ne.gov, amcroy@lincoln.ne.gov,
reschliman@lincoln.ne.gov, ksvoboda@lincoln.ne.gov,
cc
bcc
Subject: Info for Support

Lancaster County Planning Commission,

On Thursday August 31, 2006 GS Motorsports, Inc. with the assistance of attorney Mark Hunzeker submitted an application to Mike Decal at the Planning Department for a Motorsports Facility in Lancaster County Nebraska located at Branched Oak Road to Davey Road on the east side of Hwy 77 North. I'm writing to inform you that I thoroughly support a motorsport facility in Lancaster County and more importantly, at that location. This is a step forward for Lincoln and Lancaster County to bring in entertainment, private dollars, & reduce the street racing taking place on public roads. I know as a registered voter, I can count on you to represent my position on this issue.

I will be at the public hearing regarding this permit.

Sincerely

**Karen Svehla
2800 NW 7
Lincoln, NE. 68521
(402) 474-7760**

Karen Svehla - Preservation Manager
Technical Service Department
University Libraries - RM. 18
University of Nebraska--Lincoln - 68588-0410
(402) 472-2523



bill svehla
<bankin_bill@yahoo.com>

09/14/2006 09:14 AM

To pnewman@lincoln.ne.gov, jcamp@lincoln.ne.gov,
jcook@lincoln.ne.gov, amcroy@lincoln.ne.gov,
reschliman@lincoln.ne.gov, ksvoboda@lincoln.ne.gov,

cc

bcc

Subject I am a supporter

Lancaster County Planning Commission,

On Thursday August 31, 2006 GS Motorsports, Inc. with the assistance of attorney Mark Hunzeker submitted an application to Mike Decal at the Planning Department for a Motorsports Facility in Lancaster County Nebraska located at Branched Oak Road to Davey Road on the east side of Hwy 77 North. I'm writing to inform you that I thoroughly support a motorsport facility in Lancaster County and more importantly, at that location. This is a step forward for Lincoln and Lancaster County to bring in entertainment, private dollars, & reduce the street racing taking place on public roads. I know as a registered voter, I can count on you to represent my position on this issue.

I will be at the public hearing regarding this permit.

Sincerely

Bill Svehla
2800 NW. 7
Lincoln, NE. 68521
(402) 474-7760

Yahoo! Messenger with Voice. [Make PC-to-Phone Calls](#) to the US (and 30+ countries) for 2¢/min or less.

**ADDENDUM
TO
DIRECTORS' AGENDA
MONDAY, SEPTEMBER 18, 2006**

I. MAYOR -

1. NEWS ADVISORY - RE: Mayor Seng's Public Schedule Week of September 16 through 22, 2006 -Schedule subject to change.

II. CITY CLERK - NONE

III. CORRESPONDENCE

A. COUNCIL REQUESTS/CORRESPONDENCE - NONE

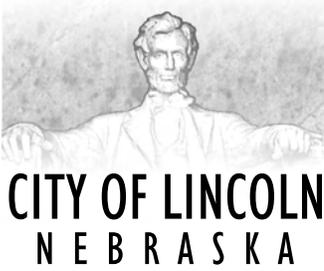
B. DIRECTORS AND DEPARTMENT HEADS -

PUBLIC WORKS & UTILITIES

1. ADVISORY - RE: Water Project #700270 - 48th Street; Claire - Old Cheney Road - Beginning Monday, 09/18/06, construction will begin on a new 12" water main.

C. MISCELLANEOUS -

1. E-Mail from Holly Ostergard - RE: The proposed assessment of sidewalk District #94, specific to the Edenton South Homeowners Association (Council received on 9/18/06 before BOE Pre-Council at 9:45 a.m.)



NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

Date: September 15, 2006

Contact: Diane Gonzolas, Citizen Information Center, 441-7547; or Dave Norris 441-7547

Mayor Seng's Public Schedule **Week of September 16 through 22, 2006** *Schedule subject to change*

Saturday, September 16

- Greek Orthodox Church of the Annunciation annual dinner - 11 a.m. to 8 p.m., 950 North 63rd Street
- Lincoln-Lancaster Women's Commission's Women and Money Conference, remarks - noon, Cornhusker Marriott Hotel, 333 South 13th Street

Sunday, September 17

- Alzheimers Memory Walk, remarks - 1 p.m., Antelope Park Bandshell (inclement weather location is Auld Rec Center, 3140 Sumner)

Monday, September 18

- Friendship Force visitors from Russia, Key to the City presentations - 9 a.m., Mayor's Conference Room, 555 South 10th Street
- Juror Appreciation Week, remarks and proclamation - noon, Justice and Law Enforcement Center front steps, 575 South 10th Street (inclement weather location is City Council Chambers, 555 South 10th Street).
- Reception for U.S. Navy Rear Admiral Douglas McAneny, Key to the City - 6:30 p.m., Nebraska Club, 233 South 13th Street

Tuesday, September 19

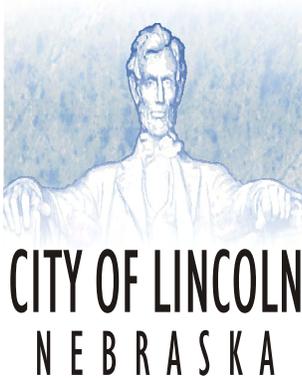
- KFOR - 12:30 p.m., 3800 Cornhusker Highway
- NeighborWorks 2006 annual meeting - 5:30 p.m., Lincoln Firefighters Hall, 241 Victory Lane

Thursday, September 21

- CenterPointe annual meeting and luncheon, remarks - 11:30 a.m., Cornhusker Marriott, 333 South 13th Street
- United Way's Women in Philanthropy 2006 luncheon - 12:15 p.m., Country Club of Lincoln, 3200 South 24th Street

Friday, September 22

- Ashley Heights retail complex/grocery store ground-breaking ceremony - 10 a.m., N.W. 48th Street and Huntington Avenue West
- Martin Prairie dedication ceremony, remarks - 5 p.m., S.W. 46th Street and West Van Dorn



PUBLIC WORKS & UTILITIES ADVISORY

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

September 15, 2006

WATER PROJECT #700270 48TH STREET; CLAIRE - OLD CHENEY ROAD

Beginning Monday, September 18, 2006, construction will begin on a new 12" water main. General Excavating of Lincoln, Nebraska will be the contractor on this project. The project will begin at 48th and Old Cheney Road and proceed along the north side of 48th Street to Claire Avenue. At 48th and Woodland Drive, a 6" main will be built from 48th Street on the north side of Woodland Drive, east 150'.

General Excavating plans to bore in place the new water mains so distributions to driveways and streets will be minimal. Once the new main is installed and tested, water services will be connected to the new main. Businesses and residents will be given prior notice of water main shutdowns. Completion of this project is scheduled for November 13, 2006.

The Contractor will maintain at least one southbound lane and one northbound lane to vehicular traffic at all times.

For more information, please contact Larry Duensing at 441-8401.

Larry Duensing, Project Manager
City of Lincoln - Engineering Services
(402) 441-8401



"Holly Ostergard"
<haostergard@hotmail.com>
09/15/2006 11:10 AM

To council@lincoln.ne.gov
cc
bcc
Subject Bd of Equalization 9-18-06

To the Board of Equalization,

Attached is my comments regarding the proposed assessment of sidewalk District 94, specific to the Edenton South Homeowners Association.

Holly Ostergard



- To the Board of Equalization.doc

To the Board of Equalization

My name is Holly Ostergard, I live at 7001 Stevens Ridge Rd. I sit on the Edenton South Homeowners Association Board. On behalf of the Homeowners of Edenton South and our Association, I am here to object to the proposed assessment to our Association in the amount of \$7,140.68, for a sidewalk constructed in out lot C of Edenton South Addition.

We believe our Association should not be held responsible for the cost of this sidewalk for the following reasons:

When the final plat for our subdivision was approved and signed off by both the city and developer Gerald Maddox, this sidewalk was shown on the final drawings, but had not been constructed.

As we understand the process, before the city signs off on a final plat, it is to require the developer to establish an escrow account so that when the time comes for a sidewalk to be installed, the money has been set aside for this expenditure.

Because the city and the developer shirked their responsibility they are now looking for an easy out in asking our homeowners to absorb the cost which rightly should be the total responsibility of the developer, Mr. Maddox.

In addition, the city failed our Association in that we did not receive written notification before the sidewalk was started last fall. The letter of notification was mailed to an address not in our development. A construction crew had dug up both our sod and part of the sprinkler system in the commons area before we even knew about this project.

Our Association has already had to absorb the cost to relocate the main sprinkler box for the entire system on the east side of this entrance, the relocation of multiple sprinkler heads, and the cost for the landscaping and seeding on this side of our entrance because of the sidewalk cutting into what was the existing landscaping bed for Cross Creek.

Had we not stopped the construction crew, we were told by our underground sprinkler company, our cost to correct the damage would have been much greater. The construction company had cut through the water line to the main sprinkler box and was planning to pour cement around the main sprinkler box the next morning since it was in the path of the new sidewalk

The Homeowners and the Association of Edenton South have already paid their fair share for the above detailed work in connection with this sidewalk. The city now needs to hold the developer accountable to fulfill his responsibility.

We are asking the Board of Equalization to do the right thing. Our Homeowners and Association should not have to assume the burden of this expense because the city failed in its duty to make certain money was set aside years ago for this sidewalk.

Developers need to be held accountable. We understand that we do not live in a perfect world and things do slip through the cracks. The answer is not to shift that mistake on, but to hold the original party responsible. Mr. Maddox has a new project at 40th and Pine Lake Road. The city should not allow a developer to continue to get approval on any new project until all assessments are paid in full on past developments

Thank you for careful consideration in this matter,

Holly Ostergard
Phone 489-0071