

CITY-COUNTY COMMON

County-City Building – 555 S 10th Street, Lincoln NE 68508

County Commissioners
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Mayor
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AGENDA

CITY COUNTY COMMON TUESDAY, JUNE 3 2008 COUNTY-CITY BUILDING 555 SOUTH 10TH STREET ROOM 113, 8:30 AM

1. Approval of Common Meeting Minutes of Monday, May 5 2008
- 8:30 AM 2. Briefing on “Comprehensive Plan Annual Review”
Marvin Krout, Planning Department Director
Steven Henrichsen, Special Projects Manager
- 9:00 AM 3. a. Jail Bond Vote
b. Arena Status
c. Budget progress by County
Jon Camp, City Council
- 9:25 AM 4. Joint County Board – City Council Receptionist
Kerry Eagan, Chief Administrative Officer
- 9:30 AM 5. Adjournment

City County Common Minutes, June 3 2008

Members Present

Dan Marvin, Chair; Ray Stevens, Vice Chair; Larry Hudkins; Deb Schorr; Bob Workman; Bernie Heier; Robin Eschliman; John Spatz; Ken Svoboda; Doug Emery; John Camp

Members Absent

Jonathan Cook; Mayor Chris Beutler

Others Present

Marvin Krout, Planning Department Director; Sara Hartzell, Planning; Steve Henrichsen, Planning; David Cary, Planning; Jean Ortiz, Lincoln Journal Star; Al Eveland, Ameritas Investment Corp; Lauren Wismer, Gilmore & Bell; Kerry Eagan, Chief Administrative Officer

Chairman Marvin opened the meeting at 8:30am, and announced the location of the Nebraska Open Meetings Act.

1. Approval of Common Meeting Minutes of Monday, May 5 2008

Hudkins moved and Eschliman seconded approval of the Common Meeting Minutes of Monday, May 5 2008. Hudkins, Stevens, Schorr, Workman, Heier, Eschliman, Spatz, Marvin, Svoboda, Camp, and Emery voted aye. Cook and Mayor Beutler were absent. Motion carried.

Svoboda requested an Amendment to the agenda for discussion on the Commons Budget Schedule. He said that they were presented with the tentative agenda for the Commons Meeting and the Joint Budget Hearings Meeting. He asked that they take a few minutes at the end of the meeting to discuss that agenda. Chairman Marvin agreed to try to make time at the end of the meeting.

2. Briefing on "Comprehensive Plan Annual Review"

Marvin Krout, Planning Department Director

Steven Henrichsen, Special Projects Manager

Henrichsen distributed a handout titled "Proposed Amendments to the 2030 Lincoln and Lancaster County Comprehensive Plan" (attachment A).

Marvin said that millions of transportation dollars are spent, and the planning needs to be continuous, to make sure that the plans are still relevant, and that the goals and policies still make sense. He stated that the Planning Commission goes through this process every spring. He said that they invite amendments to the plans from the public sector, and from other departments and agencies. He said that this is one of the first times that notice of these plans have been given to the residents in the area.

This year they did get several requests for amendments, and meetings are set up to meet with the City Council on Monday (6/9/08), and the County Board on Tuesday (6/10/08).

Henrichsen then discussed the proposed amendments. He mentioned that items will go before the City Council, and that items 5 & 7 will also go before the County Board.

1) A plan amendment for land at 84th and Van Dorn, to be shown as a larger, community sized, center. The shape of the center is an arbitrary half circle shape in the map. The details to the area would be

part of a future change of zoning. He stated there were a few letters opposing this plan, such as concerns about what kind of buffer there would be, and traffic increase on South Street. He said that issues regarding the handling of traffic and office space would be dealt with by zoning in the future.

Camp asked why the area for the proposed change had not been extended north to South Street, to give access from South Street. Henrichsen responded that this was a very general designation at this point, and there is an issue as to how this area would be served by Sanitary Sewer Services.

Stevens asked what the current ownership was for the parcel of land. Henrichsen responded that the Northernmost and Southern two parcel are owned by Realty Trust. The property in between is owned by Lincoln Public Schools.

Stevens asked if there was a restriction that access to this property could only be made from South Street and Van Dorn. Henrichsen said that the plan also included a third access point from an existing median opening on Karl Ridge Road.

2) Henrichsen said that there is a proposal by West Gate Bank for a mixed use office center in this location. Neighbors in the area said they wanted to meet with West Gate Bank before the City Council took action on this. The Planning Commission recommended approval of this plan, knowing that West Gate Bank would then meet with the local neighborhood to discuss it further. The issues are how this development would impact the neighbors, and increase traffic in the area.

Schorr asked if access would be off Old Cheney, rather than Highway 2. Henrichsen said that there would be access from both roads.

3) Henrichsen described this proposed amendment as a cleanup item, to designate the property as a neighborhood center, the zone change has already been approved.

4) Henrichsen said this amendment had no opposition. The property owner has a 30 dwelling unit acreage subdivision approved, and would like to move forward with the development, bringing utilities out to the site.

Stevens asked if they plan to fix West Denton Road before moving ahead with this plan. Henrichsen said that he has received that question often, but that they do not control the roads development.

Marvin said he was concerned over the cost of extending services to this area. Henrichsen said that the costs were covered.

5) Henrichsen said this was an amendment to the trails map, including a new generalized trail route to Waverly. It also cleans up the map, showing some trails that are already completed. It also adjusts the language about the new transit plan, showing that that plan has been done.

6) Henrichsen said this is a proposal worked out with the homeowners about the annexation policy, that city services will be provided in a timely manner. It also deals with the wording to clarify the provision of infrastructure concurrent with development.

Camp asked about adding Fire and Police stations to newly developed areas. Henrichsen said that emergency services are discussed in this amendment in a general sense.

Hudkins asked if these modifications will allow Lincoln to annex Emerald, and provide city services to that area. Henrichsen said that the amendment was not intended for that.

Stevens asked if the annexation study is done. Henrichsen stated that it was being wrapped up, and would be released soon.

7) Henrichsen described the proposed paving of North 41st Street, the rerouting of 148th Street with 162nd Street, and a request by the city to show West Vine Street as an “Urban Collector”.

Workman asked that they back up to the Trails Map briefly, and indicated the new trail between 70th and Arbor Road. He said that area is being paved, or improved, for the new Motocross Track. Henrichsen said that this is a general designation now, and would be planned out in detail when the area is developed. Workman asked what the plan is to take the trail across I80. Henrichsen said that typically they look for a natural creek to take the trail under the road, but that it would be developed more specifically in the future.

3. a. Jail Bond Vote, b. Arena Status, c. Budget progress by County

John Camp, City Council

Camp said that he had questions to discuss. He asked about the Jail Bond Vote. Workman responded that they had several financing options to choose from. Workman introduced Al Eveland, Ameritas Investment Corp, and Lauren Wismer, Gilmore & Bell. Eveland distributed a handout entitled “Lancaster County Jail Project Preliminary Analysis of Financing Options” (attachment B).

a. Wismer said that one option would be for the County to issue bonds by itself, but financial analysis shows that this will not provide sufficient proceeds to construct the facility. The County can also make a levy of up to \$2,000,000 per year for Courthouse and Jail purposes. He said that one option would be to levy a part of the 5.2 cents to maintain the County’s good credit rating. Another option to consider is to work with the City through the Public Building Commission, which exists to pursue joint projects between the County and City. Wismer pointed out that the first three options on the handout only involve the County, the last three are joint City – County ventures.

Workman said that the last three options actually involve an additional .8 cents, due to the need for the County to levy for the City’s involvement. Workman said that the taxpayer’s burden is actually higher than what will show on the bond issue. However, this increase balances out for residents of Lincoln, as the .8 cents replaces a Lincoln tax.

Schorr pointed out that this may be confusing for taxpayers. She said that paying over time is in the best interest of the taxpayer, and the County is leaning towards the 5th option on the list. Workman agreed that the last 3 options, that involve the City, are preferable. Stevens agreed, and asked if the City Council had a preference. Camp responded that the Council had not had a chance to discuss the matter in detail, and should schedule a meeting to go over the options.

Svoboda suggested a meeting to discuss a give-and-take compromise involving the Ruts issue. Stevens pointed out that the County spent \$350,000 to repair Yankee Hill Road, and money on several other projects, without City assistance. Svoboda replied that perhaps they should not discuss the Ruts issue, as it was not on the agenda.

Marvin asked what the process was to approve a Jail Funding option. Workman replied that first there would need to be a majority vote by the Building Commission, then a majority vote by the City Council, and finally approval by the Mayor. Workman suggested that the Board send the Mayor and the City Council a letter asking for their participation in the plan the Board feels will be best for the taxpayer.

b. Camp suggested they wait to discuss this issue at another time, due to time constraints.

c. Camp asked about the County Board’s budget progress. Workman responded that they are still approximately 4 million dollars short. He expressed that they are optimistic that they will work it out, just as the last shortage was solved.

4. Joint County Board – City Council Receptionist

Kerry Eagan, Chief Administrative Officer

Eagan discussed a request to change the work hours of the joint receptionist, Mary Meyer, from 8am to 5pm, to 8am to 4:30pm with a half hour lunch. This will allow better flexibility for phone coverage during the lunch hour. Eagan mentioned that the office is short one person, since the position vacated by Joan had not been replaced. He said that the County Board approves of the change, and that Mary would prefer it as well.

Marvin stated that the Council's concern is that there be someone manning the phones from 4:30 to 5:00. Eagan said that there is very little traffic at that time, and most offices in the building close at 4:30. Camp asked about switching the hours to start at 7:30. Eagan replied that Matt Raven, the Board's Administrative Assistant, comes in at 7:30.

Svoboda stated that he will talk to Eagan individually to address any other concerns, and make a decision.

Addition to Agenda by Svoboda

Svoboda said that he had concerns about the Joint Budget Meeting schedule. He questioned the value of having Council members present for budget discussions that the City does not have direct authority over. Schorr agreed, but said that because Corrections is such a large part of the budget, it would be helpful to have the Council attend.

Svoboda asked if the Board would like additional time to discuss the Health and Aging parts of the budget. Schorr expressed a desire for more time on Health. Hudkins agreed that they are both important aspects of the budget. Workman suggested that the County start the meeting at 1:00pm. Schorr suggested the scheduled times be rearranged. Svoboda said that if the County schedules more time to discuss Health, the Council will not need to meet separately to discuss it. Camp suggested 45 minutes for Health and 45 minutes for Aging.

5. Motion to Adjourn

Camp made the motion to adjourn, Stevens seconded.

Hudkins, Stevens, Schorr, Workman, Heier, Eschliman, Spatz, Marvin, Svoboda, Camp, Emery voted aye. Motion passed.

The meeting adjourned at 9:34 am.

Matthew Raven

Administrative Assistant to the County Board