

AGENDA
CITY COUNCIL ORGANIZATIONAL MEETING
MONDAY, DECEMBER 7, 2009
(Immediately Following Directors' Meeting)
CITY/COUNTY BUILDING
CONFERENCE ROOM 113

I. MINUTES

- *1. Minutes from Directors' Meeting of November 16, 2009.
- *2. Minutes from City Council Organizational Meeting of November 16, 2009.
- *3. Pre-Council Meeting Minutes - RE: Dog Ordinances - November 9, 2009.
- *4. Pre-Council Meeting Minutes - Executive Session - RE: Litigation - November 16, 2009.
- 5. Pre-Council Meeting Minutes - Water and Wastewater Rate Study - November 30, 2009.

II. COUNCIL REPORTS ON BOARDS, COMMITTEES, COMMISSIONS AND CONFERENCES -

- **1. Downtown Lincoln Association Meeting (Carroll)
- **2. Lancaster County Correctional Facility Joint Public Agency Meeting (Emery)

OTHER MEETINGS REPORTS:

III. APPOINTMENTS/REAPPOINTMENTS - To Be Announced

IV. REQUESTS OF COUNCIL FROM MAYOR - To Be Announced

V. MISCELLANEOUS -

- **1. Discussion and Vote on the City Council Formal Monday Meeting Dates for 2010.

VI. CITY COUNCIL MEMBERS

VII. MEETINGS/INVITATIONS -

- 1. Lincoln Chamber of Commerce invites you to attend the following Ribbon Cuttings: -
Please RSVP to Kathy Hale at 436-2385 or E-Mail: - -
 - A.) **DATE CHANGED: To Wednesday, December 9, 2009** - Sky Zone 99,
6800 Normal Blvd., Suite 100 on ~~Tuesday, December 1, 2009~~ at 10:00 a.m.
 - B.) Titan Machinery Company, 6310 N. 56th Street on Friday, December 4,
2009 at 11:00 a.m.

2. The Iowa-Nebraska Equipment Dealers Association (I-NEDA) invites you to be a guest at our upcoming Nebraska Power Farming Show, taking place December 9th and 10th at the Lancaster Event Center - (See Invitation)
3. Lincoln Chamber of Commerce 'Business After Hours' on Thursday, December 10, 2009 from 4:30 p.m. to 6:30 p.m. at the Country Club of Lincoln, 3200 South 24th Street - Cost: \$10/person - RSVP by Dec. 9th - (See Invitation)
4. Lincoln/Lancaster County Habitat For Humanity - You Are Invited! Stenson Build - Dedication Ceremony for Habitat Home on Sunday, December 6, 2009 at 2:00 p.m. at 1221 North 44th Street - RSVP to 477-9184 or by e-mail - (See Invitation)
5. The American Council of Engineering Companies (ACEC)/Nebraska Board of Directors and Staff - Holiday Open House on Monday, December 14, 2009 from 5:00 p.m. to 7:00 p.m. at 301 South 13th Street, Suite 101 - (See Invitation)
6. The Nebraska New Venture Competition Reception, December 11, 2009, 5:00 - 7:00 pm at the Del Ray Ballroom, 817 R Street. Invitation through Lincoln Partnership for Economic Development and the Lincoln Chamber of Commerce.
7. Weathercraft Company of Lincoln's Celebration of 40 years in business. Thursday, December 10, 2009, 5410 NW 44th Street, east of Bowling Lake in Air Park, 11:30 am to 6:00 pm.

VIII. ADJOURNMENT

***HELD OVER FROM NOVEMBER 23, 2009.**

****HELD OVER FROM NOVEMBER 30, 2009.**

MINUTES
CITY COUNCIL ORGANIZATIONAL MEETING
MONDAY, DECEMBER 7, 2009

Present: Doug Emery, Chair
John Spatz, Vice Chair
Jayne Snyder
Adam Hornung
Jonathan Cook
Gene Carroll
Jon Camp

Others Present: Rick Hoppe, Aide to the Mayor
Trish Owen, Aide to the Mayor
Milo Mumgaard, Aide to the Mayor
Miki Esposito, Aide to the Mayor
David Landis, Urban Development Director

Chair Emery opened the meeting at 2:14 p.m. and announced the location of the Open Meetings Act.

Discussion on Block 68 Project

Camp had questions on how TIF would be applied. Landis replied there are priorities with a breakout, Exhibit B. The priorities include: utility relocation improvements; street scape; site preparation with extensive excavation costs because of underneath fill. Camp asked if doing underground parking? Landis replied yes. After utility, street scape, and site prep comes sod upgrades and energy efficiency. As TIF resources are available they will cascade down the list, with unspent monies going to the next level.

Camp stated he's hearing they'll spend this amount, but don't know until the 13th year, or so, that TIF has gone through what has been done. If they do all improvements we go with their figures. At the end if it doesn't meet, what happens to the other two million? Landis replied all money spent will be their money, and we will reimburse out of TIF resources when they prove their expenses against the costs.

Camp asked if partly within the developer purchase? If they purchase the bond will still bond for six and one-half million. The bond is paid out of TIF proceeds, six and one-half million. Cook thought discussion very detailed and probably best done at the dias when others are there to respond.

Snyder requested discussion to continue. Camp stated the City is promising taxes collected over 13/14 years will be used for this development. Landis added the promise is made to the developer, not the general public or bond purchaser, and is in the agreement. Camp said the figures are estimates and sometimes may be inflated, or the money spent, opening a large hole. They get the money and 13 years later find out it wasn't enough. Also have to watch federal tax implications. Landis stated they will build on their money. We hold the TIF proceeds, they prove the money spent and then we write them a check, which they take to help pay off their bond.

Camp also had a concern that the City will have money to build another parking lot. The City says they will provide downtown parking lots, off-street parking, and the parking enterprise fund can only do two projects, doesn't have money for these. If we approve the bond, or any other project, we as the City need

to be ready to provide or build a parking garage. Camp was also concerned with leasing properties making sure employees having parking spaces.

Councilman Carroll left at 2:26 p.m.

Hornung asked for the difference between public enhancement and public improvement? Landis stated the language used says the public improvements are generally in the city's right of way. We own and these will be upgraded. The public enhancements are privately owned land, and when improved will have two fold ancillary public benefit. One, the public facade, the exterior/design aspect. Two, believe building above code does stretch energy dollars. Hornung questioned how they are treated differently in the agreement? Landis replied in the cascade of priorities. The City's property is the highest level of priority. Hornung questioned if certain items are none public enhancements but considered public improvements? Discussion followed with Landis narrating. Hornung wanted to be sure that B1 and B2 do not include public enhancements, but public improvements paid for first. Camp asked if the agreement mandated energy efficiency? Landis replied no requirement but if they do it would allow us to pay for it.

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 - 5. Pre-Council Meeting Minutes. Water and Wastewater Rate Study, November 30, 2009.
- With no corrections, additions, or deletions the above minutes were adopted.

II. COUNCIL REPORTS ON BOARDS, COMMITTEES, COMMISSIONS AND CONFERENCES

****1. Downtown Lincoln Association Meeting Carroll**
No report given.

****2. Lancaster County Correctional Facility Joint Public Agency Meeting Emery**
Emery reported they approved bills submitted for the Lancaster County Correctional facility.

OTHER MEETINGS REPORTS:

III. APPOINTMENTS/REAPPOINTMENTS

Hoppe stated nothing for this meeting but anticipate presenting next week.

IV. REQUESTS OF COUNCIL FROM MAYOR

Hoppe introduced Miki Esposito, who replaces Patty Pansing-Brooks. She has worked in City Law and agreed to work until Denise Pearce returns in June. Miki will work with our State legislation, the City Law Department, Human Rights, Parks and Rec, and Boards and Commissions. Also helping with the federal agenda.

Esposito introduced Carolyn Chaney and Chris Gigilo, federal lobbyists.

Hoppe stated Dan Marvin, working with the Haymarket, is requesting we set an hour to update Council, in small groups. Believe the small groups are because it involves the NOU negotiations. Would like to do between the 15th and 25th. Will have Engstrom contact Members for times.

V. MISCELLANEOUS

****1. Discussion and Vote on City Council Formal Monday Meeting Dates for 2010**

Cook stated this calendar essentially continues with the same format as last year, with the only difference being last year kept the 1:30 budget meeting in August as we had scheduled and advertised. This schedule lists the August 9th meeting at 3 pm., completed at approximately 4 pm, and then will have the public hearing, instead of having a two part budget hearing.

MOTION: Cook moved that Council adopt the 2010 calendar. Snyder seconded.
No discussion.

Role taken: Emery, Spatz, Camp, Cook, Horning and Snyder voted aye. Carroll absent from voting. Motion passed 6/0, and adopted.

VI. CITY COUNCIL MEMBERS

No Council Member comments.

VII. MEETINGS/INVITATIONS

See invitation list.

VIII. ADJOURNMENT

Chair Emery adjourned the meeting at 2:37 p.m.