I. CITY CLERK

II. CORRESPONDENCE FROM THE MAYOR & DIRECTORS TO COUNCIL

MAYOR
1. NEWS RELEASE. 2010 census road tour to be in Lincoln.
2. NEWS RELEASE. Civil Rights Conference set for April.
3. NEWS ADVISORY. Open House set for Coddington improvements.
4. NEWS ADVISORY. Public invited to open house on Antelope Creek improvements.

DIRECTORS

FINANCE/BUDGET
1. Memo from Steve Hubka, Budget Officer, with February sales tax reports:
   a) Actual Compared to Projected Sales Tax Collections;
   b) Gross Sales Tax Collections (With Refunds Added Back In) 2004-2005 through 2009-2010;
   c) Sales Tax Refunds 2004-2005 through 2009-2010; and

HEALTH DEPARTMENT
1. NEWS RELEASE. Community Public Health award nominations.

PLANNING DEPARTMENT
1. Administrative Amendment No. 09075 approved by the Planning Director.

III. COUNCIL RFI’S AND CITIZEN CORRESPONDENCE TO INDIVIDUAL COUNCIL MEMBERS

JON CAMP
1. Correspondence to Mark Koller, Personnel Director, with specific questions regarding the City’s contribution to plan, dates, and amount.

IV. CORRESPONDENCE FROM CITIZENS TO COUNCIL
1. Email from R. Scott Sandquist, Sandquist Construction, with suggestions in selecting the general contractor for the proposed arena project. Use Lincoln contractors.
2. Correspondence from Nathan J. Olson giving reasons why he is in favor of the proposed arena but not in favor of the proposed arena location.

V. ADJOURNMENT
OFFICE OF THE MAYOR
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: March 1, 2010
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831
J. Todd Wiltgen, U.S. Census, 402-606-9040

2010 CENSUS ROAD TOUR TO BE IN LINCOLN

The public is invited to participate in “The Portrait of America Road Tour” when its stops at the
Malone Center, 2032 “U” Street, from 2:30 to 4:30 p.m. Friday, March 5. The tour is part of the
largest civic outreach and awareness campaign in U.S. Census history to encourage all residents to
complete and return their census forms in March.

“The Portrait of America Road Tour provides an exciting, once-in-a-decade opportunity to all residents
of the United States to learn about one of the cornerstones of our democracy,” said Census Regional
Director Cathy Lacy. “This interactive experience will demonstrate how everyone can use the Census
form as their voice to let the country know what their community’s needs are for the next ten years.”

Census data are used to apportion seats in Congress and directly affect how more than $400 billion per
year in federal funding is distributed to state, local and tribal governments. Information shared with the
Census Bureau is completely confidential. By law, the Census Bureau cannot share respondents’
answers with anyone, including other federal agencies and law enforcement entities.

Census forms will be mailed in March, and households are asked to complete and mail back their
forms upon receipt. Census workers will visit households that do not return forms to take a count in
person.

The City of Lincoln has partnered with the U.S. Census Bureau to form a Complete Count Committee
as part of a larger effort by Census officials in Lincoln and Lancaster County to increase participation
in the 2010 Census. The Committee is focusing on reaching those population that have traditionally
been undercounted.

More information about the 2010 Census, is available at 2010census.gov.

- 30 -
OFFICE OF THE MAYOR
Lincoln Comm. on Human Rights, 440 S. 8th St., Lincoln, NE 68508, 441-7625, fax 441-6937

FOR IMMEDIATE RELEASE: March 3, 2010
FOR MORE INFORMATION: Larry Williams, LCHR, 441-7624

CIVIL RIGHTS CONFERENCE SET FOR APRIL

The 2010 Civil Rights Conference April 20 and 21 in Lincoln will focus on fair housing and employment discrimination issues. The Lincoln Commission on Human Rights (LCHR) is sponsoring the conference at the Cornhusker Marriott.

Two four-hour sessions will begin at 1 p.m. April 20:

• Trista Curzyldo, lead attorney for the Wichita Real Estate Commission, will present a program called “No One Looks Good in Horizontal Stripes. How to Avoid Making a Jailhouse Fashion Statement.” Realtors will receive continuing education credit for attending, and accreditation is being sought from other professional personnel organizations and the State Bar Association.
• Scott P. Moore, former senior trial attorney with the U.S. Department of Justice, will present “Design and Construction Requirements of the Fair Housing Act: Technical Overview.” Moore has served as lead counsel for some of the government’s largest cases against developers of multifamily housing, property management companies and senior housing providers. Architects will receive continuing education credit for attending.

Citizens Against Racism and Discrimination (CARD) will host an event the evening of April 20 in conjunction with the conference. The event will include a reception and a panel discussion on civil rights beginning at 5:15 p.m. at the Cornhusker Marriott. The panel will kick off the Dan Williams Memorial Lecture Series on Race Relations, named in honor of the founder of CARD.

Sessions that begin at 9 a.m. April 21 will cover the following topics:

• Sexual harassment
• The Americans with Disabilities Act as amended
• LB 402 and its impact in Nebraska
• An update on the E-verification system
• The federal fair housing act
• Disability and fair housing law
• Landlord-tenant law
• Investigating housing complaints
• The impact of the Winchester Decision on affirmatively furthering fair housing

- more -
The keynote speaker for lunch will be Joann A. Sazama, an Equal Opportunity Specialist for the office of Special Counsel for Immigration Related Unfair Employment Practices in the Department of Justice in Washington, D.C.

Registration brochures will be available in early March. Sessions are free, but there is a $35 charge for the lunch and breaks on April 21. A special conference rate is available for hotel accommodations. For more information, contact Larry Williams at LCHR at lwiliams@lincoln.ne.gov or 402-441-8691.

- 30 -
OPEN HOUSE SET FOR CODDINGTON IMPROVEMENTS

The public is invited to an open house Tuesday, March 9 about improvements to Coddington Avenue from West Hill to West Garfield streets. The meeting will be held from 5 to 6:30 p.m. at Roper Elementary School, 2323 S. Coddington. Representatives from the design team and the contractor will be available to explain the project and answer questions from the public.

Construction on the project is scheduled to begin at the end of March, weather permitting. The project includes the addition of a center-turn lane on Coddington between West Hill and West Garfield streets as well as reconstruction of the traffic signal at South Street and the addition of a pedestrian push button signal at Roper Elementary.

The open house will not include a formal presentation, but those attending will be able to review the proposed improvements and discuss the project.

The meeting room is accessible for those with disabilities, and parking is available in the lot north of the school. Those needing additional special accommodations or information can call Kris Humphrey, Public Works and Utilities Department, at 441-7711. More information on City projects also is available on the City Web site at lincoln.ne.gov (keyword: projects).
PUBLIC WORKS AND UTILITIES DEPARTMENT  
Watershed Management, 901 N. 6th St., Lincoln, NE 68508, 441-7701, fax 441-8194

FOR IMMEDIATE RELEASE: March 4, 2010
FOR MORE INFORMATION: Ed Kouma, Watershed Management, 441-7018

PUBLIC INVITED TO OPEN HOUSE  
ON ANTELOPE CREEK IMPROVEMENTS

The public is invited to an open house on the proposed design of water quality improvements for Antelope Creek near 70th Street and Pioneers Boulevard. The meeting is from 4:30 to 6:30 p.m., Tuesday, March 16 at the Hyde Memorial Observatory in Holmes Park. A short presentation will begin at 5:15 p.m.

The project area runs along Antelope Creek from about 75th and Pioneers on the south to Holmes Lake and the dog run on the north.

Design work has begun for the project, which will include stabilizing the banks to prevent ongoing erosion, constructing additional water quality wetland areas and protecting areas of high foot traffic. Construction is expected to begin this year.

At the open house, representatives of the City of Lincoln and its project consultants will be available to discuss the proposed design and answer questions.

If you have any questions before the meeting or are unable to attend, please contact either Don Day with Olsson Associates at 458-5644 or Ed Kouma with the City of Lincoln at 441-7018.

To reach Hyde Memorial Observatory go west on the South Shore Road entrance to Holmes Park off 70th Street. This is the same entrance used to get to the golf course. Continue past the golf course turnoff, and the observatory is on your left.

- 30 -
Attached are the February sales tax reports reflecting a cold and very snowy December's retail activity.

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.
## Actual Compared to Projected Sales Tax Collections

<table>
<thead>
<tr>
<th></th>
<th>2009-10 PROJECTED</th>
<th>2009-10 ACTUAL</th>
<th>VARIANCE FROM PROJECTED $ CHANGE FR. 08-09</th>
<th>% CHANGE FR. 08-09</th>
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<td>SEPTEMBER</td>
<td>$4,549,255</td>
<td>$4,603,417</td>
<td>$54,162</td>
<td>$225,941</td>
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<td>($129,590)</td>
<td>($144,005)</td>
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<td>NOVEMBER</td>
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<td>($77,645)</td>
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<td>FEBRUARY</td>
<td>$5,672,665</td>
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<td>($350,422)</td>
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<td>MARCH</td>
<td>$4,248,937</td>
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</tr>
<tr>
<td>APRIL</td>
<td>$4,059,848</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>MAY</td>
<td>$4,666,045</td>
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<td></td>
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</tr>
<tr>
<td>JUNE</td>
<td>$4,532,571</td>
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<td></td>
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</tr>
<tr>
<td>JULY</td>
<td>$4,593,746</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AUGUST</td>
<td>$4,849,573</td>
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<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$55,614,362</td>
<td>$27,688,309</td>
<td>($975,333)</td>
<td>($513,632)</td>
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Actual collections through February are 3.40% below projections for the year.
## CITY OF LINCOLN
### GROSS SALES TAX COLLECTIONS
(With Refunds Added Back In)
2004-2005 Through 2009-2010

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>SEPTEMBER</td>
<td>$4,648,160</td>
<td>$4,630,210</td>
<td>$4,573,597</td>
<td>$4,612,020</td>
<td>0.84%</td>
<td>$4,812,555</td>
<td>4.35%</td>
<td>$4,703,478</td>
<td>-2.27%</td>
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<tr>
<td>OCTOBER</td>
<td>$4,706,690</td>
<td>$4,823,369</td>
<td>$4,712,519</td>
<td>$5,052,950</td>
<td>7.22%</td>
<td>$4,845,000</td>
<td>-4.12%</td>
<td>$4,687,315</td>
<td>-3.25%</td>
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<tr>
<td>NOVEMBER</td>
<td>$4,687,792</td>
<td>$4,799,275</td>
<td>$4,658,480</td>
<td>$4,818,715</td>
<td>3.44%</td>
<td>$4,937,998</td>
<td>2.48%</td>
<td>$4,922,939</td>
<td>-0.30%</td>
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<tr>
<td>DECEMBER</td>
<td>$4,500,338</td>
<td>$4,511,403</td>
<td>$4,445,761</td>
<td>$4,753,456</td>
<td>6.92%</td>
<td>$4,545,947</td>
<td>-4.37%</td>
<td>$4,502,684</td>
<td>-0.95%</td>
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<tr>
<td>JANUARY</td>
<td>$4,264,010</td>
<td>$4,342,902</td>
<td>$4,554,634</td>
<td>$4,617,097</td>
<td>1.37%</td>
<td>$4,465,270</td>
<td>-3.29%</td>
<td>$4,354,458</td>
<td>-2.48%</td>
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<tr>
<td>FEBRUARY</td>
<td>$6,086,841</td>
<td>$5,797,893</td>
<td>$5,993,653</td>
<td>$5,596,617</td>
<td>-6.62%</td>
<td>$5,775,594</td>
<td>3.20%</td>
<td>$5,426,478</td>
<td>-6.04%</td>
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<tr>
<td>MARCH</td>
<td>$4,158,874</td>
<td>$4,247,908</td>
<td>$4,125,074</td>
<td>$4,421,405</td>
<td>7.18%</td>
<td>$4,258,773</td>
<td>-3.68%</td>
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<tr>
<td>APRIL</td>
<td>$4,097,988</td>
<td>$3,991,159</td>
<td>$4,018,709</td>
<td>$4,227,476</td>
<td>5.19%</td>
<td>$4,119,617</td>
<td>-2.55%</td>
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<tr>
<td>MAY</td>
<td>$4,730,317</td>
<td>$4,543,369</td>
<td>$4,895,921</td>
<td>$4,753,366</td>
<td>-2.91%</td>
<td>$4,744,089</td>
<td>-0.20%</td>
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<tr>
<td>JUNE</td>
<td>$4,557,735</td>
<td>$4,539,614</td>
<td>$4,664,470</td>
<td>$4,859,251</td>
<td>4.18%</td>
<td>$4,624,054</td>
<td>-4.84%</td>
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<tr>
<td>JULY</td>
<td>$4,519,466</td>
<td>$4,655,061</td>
<td>$4,772,617</td>
<td>$4,983,976</td>
<td>4.43%</td>
<td>$4,501,197</td>
<td>-9.69%</td>
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<tr>
<td>AUGUST</td>
<td>$4,803,665</td>
<td>$4,991,723</td>
<td>$4,887,329</td>
<td>$5,026,702</td>
<td>2.85%</td>
<td>$4,856,331</td>
<td>-3.39%</td>
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<tr>
<td>TOTAL</td>
<td>$55,761,877</td>
<td>$55,873,886</td>
<td>$56,302,764</td>
<td>$57,723,030</td>
<td>2.52%</td>
<td>$56,486,425</td>
<td>-2.14%</td>
<td>$28,597,353</td>
<td>-2.67%</td>
</tr>
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</tr>
<tr>
<td>SEPTEMBER</td>
<td>($135,858)</td>
<td>($80,882)</td>
<td>($27,350)</td>
<td>($90,282)</td>
<td>230.10%</td>
<td>($435,079)</td>
<td>381.91%</td>
<td>($100,061)</td>
<td>-77.00%</td>
</tr>
<tr>
<td>OCTOBER</td>
<td>($165,219)</td>
<td>($358,866)</td>
<td>($166,695)</td>
<td>($79,688)</td>
<td>-52.19%</td>
<td>($108,925)</td>
<td>36.69%</td>
<td>($95,246)</td>
<td>-12.56%</td>
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<tr>
<td>NOVEMBER</td>
<td>($101,531)</td>
<td>($173,972)</td>
<td>($3,881)</td>
<td>($158,855)</td>
<td>3993.08%</td>
<td>($86,760)</td>
<td>-45.38%</td>
<td>($149,347)</td>
<td>72.14%</td>
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<td>DECEMBER</td>
<td>($325,510)</td>
<td>($6,319)</td>
<td>($175,440)</td>
<td>($29,848)</td>
<td>-82.99%</td>
<td>($209,674)</td>
<td>602.47%</td>
<td>($202,950)</td>
<td>-3.21%</td>
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<td>JANUARY</td>
<td>($220,967)</td>
<td>($269,713)</td>
<td>($3,842)</td>
<td>($26,308)</td>
<td>-68.79%</td>
<td>($256,270)</td>
<td>874.13%</td>
<td>($257,206)</td>
<td>0.37%</td>
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<td>FEBRUARY</td>
<td>($394,324)</td>
<td>($73,395)</td>
<td>($327,119)</td>
<td>($489,939)</td>
<td>49.77%</td>
<td>($83,713)</td>
<td>-82.91%</td>
<td>($104,235)</td>
<td>24.51%</td>
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<tr>
<td>MARCH</td>
<td>($99,240)</td>
<td>($165,869)</td>
<td>($133,574)</td>
<td>($325,269)</td>
<td>143.51%</td>
<td>($73,785)</td>
<td>-77.32%</td>
<td>($14,233)</td>
<td>-80.71%</td>
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<td>APRIL</td>
<td>($69,900)</td>
<td>($196,682)</td>
<td>($130,611)</td>
<td>($108,764)</td>
<td>-16.73%</td>
<td>($70,988)</td>
<td>-34.73%</td>
<td>($70,988)</td>
<td>-34.73%</td>
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<tr>
<td>MAY</td>
<td>($122,283)</td>
<td>($166,567)</td>
<td>($381,653)</td>
<td>($22,529)</td>
<td>-94.10%</td>
<td>($117,201)</td>
<td>420.23%</td>
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<td>420.23%</td>
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<td>JUNE</td>
<td>($34,811)</td>
<td>($14,085)</td>
<td>($186,252)</td>
<td>($136,308)</td>
<td>-26.82%</td>
<td>($444,973)</td>
<td>226.45%</td>
<td>($444,973)</td>
<td>226.45%</td>
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<tr>
<td>JULY</td>
<td>($162,998)</td>
<td>($39,492)</td>
<td>($155,825)</td>
<td>($478,184)</td>
<td>206.87%</td>
<td>($331,804)</td>
<td>-30.61%</td>
<td>($331,804)</td>
<td>-30.61%</td>
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<td>AUGUST</td>
<td>($148,028)</td>
<td>($57,700)</td>
<td>($569,595)</td>
<td>($43,759)</td>
<td>-92.32%</td>
<td>($11,878)</td>
<td>-72.86%</td>
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<td>TOTAL</td>
<td>($1,980,668)</td>
<td>($1,603,541)</td>
<td>($2,342,280)</td>
<td>($1,989,734)</td>
<td>-15.05%</td>
<td>($2,231,050)</td>
<td>12.13%</td>
<td>($923,277)</td>
<td>-26.39%</td>
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Year to date vs. previous year
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<td>September</td>
<td>$4,512,303</td>
<td>$4,549,328</td>
<td>$4,546,247</td>
<td>$4,521,738</td>
<td>-0.54%</td>
<td>$4,377,476</td>
<td>-3.19%</td>
<td>$4,603,417</td>
<td>5.16%</td>
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<td>October</td>
<td>$4,541,471</td>
<td>$4,464,503</td>
<td>$4,545,825</td>
<td>$4,973,261</td>
<td>9.40%</td>
<td>$4,736,074</td>
<td>-4.77%</td>
<td>$4,592,069</td>
<td>-3.04%</td>
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<td>November</td>
<td>$4,586,261</td>
<td>$4,625,303</td>
<td>$4,654,599</td>
<td>$4,659,859</td>
<td>0.11%</td>
<td>$4,851,237</td>
<td>4.11%</td>
<td>$4,773,592</td>
<td>-1.60%</td>
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<td>December</td>
<td>$4,174,828</td>
<td>$4,505,085</td>
<td>$4,270,321</td>
<td>$4,723,609</td>
<td>10.61%</td>
<td>$4,336,273</td>
<td>-8.20%</td>
<td>$4,299,735</td>
<td>-0.84%</td>
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<td>January</td>
<td>$4,043,044</td>
<td>$4,073,189</td>
<td>$4,470,347</td>
<td>$4,590,789</td>
<td>2.69%</td>
<td>$4,209,000</td>
<td>-8.32%</td>
<td>$4,097,252</td>
<td>-2.65%</td>
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<td>February</td>
<td>$5,692,517</td>
<td>$5,724,498</td>
<td>$5,666,534</td>
<td>$5,106,677</td>
<td>-9.88%</td>
<td>$5,691,881</td>
<td>11.46%</td>
<td>$5,322,243</td>
<td>-6.49%</td>
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<td>March</td>
<td>$4,059,634</td>
<td>$4,082,038</td>
<td>$3,991,501</td>
<td>$4,096,136</td>
<td>2.62%</td>
<td>$4,184,988</td>
<td>2.17%</td>
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<td>April</td>
<td>$4,028,088</td>
<td>$3,794,477</td>
<td>$3,888,098</td>
<td>$4,118,712</td>
<td>5.93%</td>
<td>$4,048,629</td>
<td>-1.70%</td>
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<tr>
<td>May</td>
<td>$4,608,034</td>
<td>$4,376,803</td>
<td>$4,514,268</td>
<td>$4,730,837</td>
<td>4.80%</td>
<td>$4,626,889</td>
<td>-2.20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>June</td>
<td>$4,522,924</td>
<td>$4,525,529</td>
<td>$4,478,219</td>
<td>$4,722,943</td>
<td>5.46%</td>
<td>$4,179,081</td>
<td>-11.52%</td>
<td></td>
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<tr>
<td>July</td>
<td>$4,356,468</td>
<td>$4,615,569</td>
<td>$4,616,793</td>
<td>$4,505,792</td>
<td>-2.40%</td>
<td>$4,169,394</td>
<td>-7.47%</td>
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</tr>
<tr>
<td>August</td>
<td>$4,655,637</td>
<td>$4,934,023</td>
<td>$4,317,734</td>
<td>$4,982,944</td>
<td>15.41%</td>
<td>$4,844,454</td>
<td>-2.78%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$53,781,209</strong></td>
<td><strong>$54,270,346</strong></td>
<td><strong>$53,960,485</strong></td>
<td><strong>$55,733,297</strong></td>
<td><strong>3.29%</strong></td>
<td><strong>$54,255,376</strong></td>
<td><strong>-2.65%</strong></td>
<td><strong>$27,688,309</strong></td>
<td><strong>-1.82%</strong></td>
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</table>

Year to date vs. previous year
COMMUNITY PUBLIC HEALTH AWARD NOMINATIONS

The Lincoln Lancaster County Health Department is accepting nominations for the Community Public Health Award. The awards will be presented at the Board of Health Annual Awards Luncheon on April 15, 2010. The Community Public Health Award is given to an individual, organization or business that has demonstrated exemplary community service that has resulted in improved health and quality of life for individuals in Lincoln and Lancaster County.

An on-line application is available on the Health Department’s website, www.lincoln.ne.gov keyword: health. The nomination form is located in the “What’s New” box on the Department’s home page. Nominations should be approximately one-typed page and should include a description of the accomplishments and highlights of why the nominee is deserving of the award.

Nominations need to be submitted by March 16, 2010. For more information you can contact Steve Beal, Lincoln Lancaster Health Department, 3140 N Street, Lincoln, NE, 68510.

sbeal@lincoln.ne.gov
Memorandum

**Date:** March 2, 2010

**To:** City Clerk

**From:** Teresa McKinstry, Planning Dept.

**Re:** Administrative Amendment approvals

**cc:** Jean Preister

This is a list of the Administrative Amendments that were approved by the Planning Director from February 23, 2010 thru March 1, 2010:

**Administrative Amendment No. 09075** to Change of Zone No. 05054A, Prairie Village PUD, approved by the Planning Director on February 26, 2010, requested by Prairie Village North, LLC, to reduce the side yard setback from 5 feet to 3 feet on Lot 88, Block 4 of the PUD, on property generally located two blocks north of N. 90th St. and Adams St. This amendment was necessary due to an error made during the construction process.

Q:\shared\wp\teresa\AA weekly approvals.wpd
MEMORANDUM

TO:      Lancaster County Board
FROM:    Marvin Krout, Planning Director
SUBJECT: Comprehensive Plan Amendment No. 10001
         Lincoln Water System Facilities Master Plan Update
DATE:    March 2, 2010

COPIES:  City Council w/o attachment
         Mayor Chris Beutler w/o attachment
         Kerry Eagan, Chief Administrative Officer, County Board
         Gwen Thorpe, Deputy Chief Administrative Aide, County Board
         Brandon Garrett w/o attachment
         Steve Masters, Public Works & Utilities
         Nick McElvain, Public Works & Utilities, Lincoln Water System

Attached for your information is a copy of the Factsheet for Comprehensive Plan Amendment No. 10001, which is scheduled for public hearing before the Lincoln City Council on Monday, March 15, 2010, at 3:00 p.m.

This proposed amendment is within the regulatory jurisdiction of the City Council and is being routed to the County Commissioners for information purposes; no County Board hearing or action is required.

If you have questions on this amendment, please feel free to contact Steve Masters of Public Works & Utilities (441-7588) or Brandon Garrett in the Planning Department (441-6373).
Council Members,

Thanks for your support and passage of the International Property Maintenance Code. I think it sets a great foundation for the ideas and policies we have been working on together. I look forward to continuing the discussions as we bring forward the next elements. I will want your guidance on performance-based inspections, re-inspection fees, and other policy changes that shift the focus onto the properties and owners causing the problems.

Thanks again,

Jon

Jon Carlson
Aide to Mayor Beutler
Lincoln Police Dept. SW Team
575 S. 10th Street
Lincoln, NE 68508
Ph: 441-7224  Fax: 441-7010
jcarlson@lincoln.ne.gov
Mark:

In my previous memorandum with questions on my review of the Actuarial Report, I asked about the date the contribution for the plan year ending 8-31-2009 was actually deposited. Would you please answer the following?

1. For the August 31, 2009 plan year, the market value is listed as $134,932,747.
   a. Does this include the City's contribution for the 9-1-2008 to 8-31-2009 plan year?
   b. Am I correct that the contribution for this plan year ending 8-31-2009 was $3,456,424? If not, what was the contribution?
   c. Since the contribution is calculated for September 1st of the plan year and if it was not made on that date, there is an assumed earnings rate, was an additional contribution made to cover the interest, assuming the contribution was not deposited on September 1, 2008?
   d. When was the City's contribution "actually" deposited into the plan?
      i. For your reference, during budget hearings last August 2009, the City Council was informed the contribution for the plan year ending 8-31-2009 would not be made until September 2009. Did this in fact occur?

Thank you,

Jon

JON A. CAMP
Haymarket Square/CH, Ltd.
200 Haymarket Square
808 P Street
P.O. Box 82307
Lincoln, NE  68501-2307

Office:  402.474.1838
Fax:     402.474.1838
Cell:    402.560.1001

Email:   joncamp@lincolnhaymarket.com

If we all did the things we are capable of doing, we would literally astound ourselves.

   - Thomas Alva Edison
Mayor Beutler & Lincoln Council Members,

I will try to be brief in interests of your time.

First, as a Lincolnite for the past 40+years, I am quite strongly in support of the new arena project. I am personally doing what I can to help this very important effort succeed.

Secondly, I am a commercial contractor (also an architect and Lincoln Board Chairman of the American Institute of Architects (AIA). Nonetheless, I do not have any intentions of attempting to be selected as the builder for this specific project. My concerns are otherwise, generally as follows:

My understanding is that if and when the arena moves ahead, the project delivery method may be one of three very general methodologies to select the builder (I suggest one of the first two):

1. Traditional design-bid-build (low bid general contractor selection)
2. Construction manager at risk (primarily a qualifications-based contractor selection)
3. Design-Build (primarily a qualifications-based combined architect/contractor selection)

To the meat of the matter - regardless of what contractor selection methodology is used, my extreme concern (and many if not most other Lincolnites’ eventual concern) is that the selected general contractor AND subcontractors be Lincoln contractors! Not only is this the ‘greenest’ way to proceed, but only in this way will this major effort truly maximize the well argued and quantified construction job creation benefits to Lincoln – a much advertised pro-arena argument.

And in sharp contrast, allowing Omaha contractors and/or other out-of-town and/or out-of-state contractors to compete for this Lincoln work would seem to make a considerable farce out of all the pro-arena arguments about all the construction jobs being created in the Lincoln community as a result of this work. Those well advertised arguments and quantified jobs will be quite false if this work is not specifically reserved for Lincoln area contractors only. Lincoln has the contractors do this work.

Finally, if legal restraints do not allow the restrictions of out-of-town contractors to bid on design-bid-build projects, then I strongly urge the use the construction manager at risk methodology to select Lincoln contractors – it’s probably much easier to create your own evaluation criteria to select the contractor(s). And elected officials won’t be subsequently criticized for using out-of-town contractors to build our new arena!

I thank you for your strong consideration and positive action in regard these most valid points.

R. Scott Sandquist, AIA
SANDQUIST CONSTRUCTION
3701 O Street, Suite 202
Lincoln, NE 68510-1698
402-466-2041
scott@sandquistcgi.com
An open letter to Lincoln:

My name is Nathan J. Olson and I’m a resident of Lincoln. I’m 29 years old and married with one child and a second due in April. My wife and I are home owners. I graduated from the University of Nebraska-Lincoln and am currently seeking a master’s degree from Doane College in Lincoln. I work fulltime and am one of the young professionals willing to stick it out in our great city.

I would like to announce that I am in favor of an arena but cannot in good conscience support the proposed Haymarket Arena. In my mind, the ends do not justify the means. I hope that the current arena project is tabled and other possibilities are further explored. I would like to share with you the points that I am considering in my decision to oppose the Haymarket Arena Project. Please take these points with serious consideration. I would consider my position 60/40 in favor of voting “no” on the arena bond issue. The points below are both pro and con.

- Placement of the arena in the current location adds over $50,000,000 to the baseline costs. These costs include moving tracks, building a new Amtrak station, and environmental cleanup. Placing the arena in another location would not contain these costs.

- The Haymarket is the only area of the city which has a close cluster of popular eating establishments and bars as well as being within walking distance of downtown. This makes it the ideal location. It is a good fit and in my mind needed for success. If an arena were placed in another area, I could see development similar to Village Pointe Mall in Omaha being successful.

- The location is also ideal because it is in the middle of the city (North/South) and has nearly direct access to the Interstate. It is also close to the University. I believe the location of an arena needs to be easily accessible by semi trucks. Any location along the interstate, West ‘O’ Street, 82nd Street, Highway 77, or Highway 2 would be equally accessible.

- I have concerns that it would change the integrity of the Haymarket. The proposed arena and designs of the area completely change the look and feel of the Haymarket. When infusing new architectural styles with older buildings, you lose the aesthetic value of the older buildings. I am concerned that weekend events may interfere with the Farmer’s Market.

- Any way you try to improve it, sold out concerts and basketball games would cause additional driving headaches. Traveling in and out of the Haymarket would be an issue for both event attendees and Haymarket patrons. I fully expect traffic officers to be utilized just as they are for baseball games. Who pays for the overtime? This is coming out of somebody’s budget and eventually will be passed on
to the tax payer. A second pedestrian bridge and surface parking will help to some extent but is not sufficient.

- People, who arrive early and take the surface parking in the Haymarket, so that they may eat before an event, will not be moving their vehicles until much later forcing regular Haymarket patrons to use the garages and pay event parking prices. Currently there is a fair amount of rotation of vehicles which allows street parking when out dining.

- I believe the proposed parking is sufficient (in numbers) for events. However, I’m not sure that it is truly adequate for the area. Recently my wife and I attended an event at the Lied Center. We parked in a nearby garage and walked to Noodles to meet friends before the event. Afterwards we were to meet again at the Starlight Lounge in the Haymarket but did not want to walk there and back to our vehicle. In addition, since we had already paid for event parking, we did not want to move our car and pay for another garage in the Haymarket. Instead we decided to call it a night. This is possibly the same scenario which would exist for arena attendees.

- Outside of a concert venue, what are we truly gaining? The Lancaster Event Center is more than capable of holding trade shows and other events. As reported by the Journal Star, we are paying property taxes towards a JPA to help pay for it. A new arena would take away events from LEC. Would this cause property taxes to go up to compensate lost revenue at LEC?

- I agree that the Devaney Center is truly incapable of hosting large concert events. However, we gain little by opening up an arena for basketball games. The University has already stated that they will construct a practice facility if the arena is not built. This will open Devaney’s schedule for additional team practices in all sports. They are moving towards using the facility strictly for sports anyways.

- I fully agree with the use of the JPA but I feel the $25,000,000 bond vote is a deceptive move.

- I have never attended a concert at Pershing, but I have attended other events there. I do not like the building or parking downtown. I do not even consider Pershing in any arena thoughts. I also do not feel that it could be torn down and replaced with better facilities although I do think the location would benefit Antelope Creek development.

- I believe a property tax imposed by the JPA is a given. I do feel that a majority of people pushing for the arena truly do not want to see an increase but I do not expect around $300,000,000 to be repaid without at least a little help from property tax.

- Although the mayor has indicated that the bond issue will determine if the arena is realized or not, I do not believe it. I, under no circumstances, believe that a “no” vote will halt the project.

As a citizen of the community, I am concerned about added taxes and any potential burden the Haymarket Arena may weigh on the city. Any burden on the city would be a burden on other programs and services. Many opponents point towards the Quest Center in Omaha as proof that an arena will not work. I do not feel that an arena in Lincoln would have the same outcome. However, I believe that every precaution should be made to ensure that it doesn’t.
I am for an arena because I do feel that it would provide entertainment options for young professionals. Many of our large employers such as Dell Perot Systems, Fiserv, Lincoln Benefit Life, Nelnet, State Farm, and Verizon rely on a young employee base. These companies all offer salaries in the $30-$40,000 range which is (above) average in Lincoln according to the 2000 census. At the same time, they have horizontal advancement rather than vertical. To repeatedly bring in and retain young professionals to replace their stock, social and entertainment opportunities outside of the ‘O’ Street bar scene are needed. These professionals are post University and pre-marriage/family and need an outlet which arena events would fulfill. I feel this is the reason most local groups are behind the arena. Like myself, they feel the need for it, but this is where our agreement ends.

I truly feel that the proposed Haymarket Arena project if pursued will not come without hardship. I do not feel that it is the best plan or the right plan. I would rather see Lincoln pursue a concert venue which is incorporated into an outdoor mall. A location such the abandoned Wal-Mart site on Hwy 77 may be a better choice even with limited main roads. The arena needs to be complimented with other businesses which would require an entire site plan. The Haymarket is the best fit as Lincoln currently exists but I do not feel it is the right option.

I ask that members of LIBA, the Lincoln Chamber or Commerce, and other organizations who have placed their support in the Haymarket Arena reconsider what they are supporting. If they are on the fence like me, ask yourself why you are not fully in favor or against the arena. Vote in a way that truly speaks your mind.

Thank you for your consideration.

Sincerely,

Nathan J. Olson