IN LIEU OF
DIRECTORS’ MEETING
Monday, November 20, 2017

I. ADJUSTMENTS TO AGENDA

II. MAYOR’S OFFICE

III. DIRECTORS CORRESPONDENCE
PLANNING COMMISSION
1. Administrative Approvals from November 7, 2017 through November 13, 2017
2. Action dated Wednesday, November 15, 2017
3. Final Action dated November 16, 2017

IV. CONSTITUENT CORRESPONDENCE
1. Proposed Annexation Sunrise Estates, opposition - Dan & Donna Howe
2. Proposed Zoning change Wandering Creek Development, opposition - Jim & Jane Maly
3. Proposed Bio-Gas Plant, opposition - Dale McIntosh
4. Proposed Development of Dominion at Stevens Creek, opposition - Patty Baker
5. Proposed Development Dominion at Stevens Creek, opposition - Stephen Mason
6. Proposed year-round local food market/public market in or near downtown - Donna Woudenberg, Ph.D.
7. Woodland’s 12th Addition Townhouse Association Drainage Issues - Al Imig
8. Proposed Development of Dominion at Stevens Creek, opposition - Harry & Sheila Kellenbarger
    Response to Interconnection Systems, Inc provided by Angie Birkett, Office of the City Council
10. Liquor License Amendment, in support of - Nicole Saville
11. Proposed Development of Dominion at Stevens Creek, opposition - Jessie LaCross
    Response to Jessie LaCross provided by Angie Birkett, Office of the City Council
12. Proposed Development of Dominion at Stevens Creek, opposition - Michael and Deanne Wohlers
13. Formal protest to using the roads in Sky Ranch Acres - Richard & Jill Werner
14. Proposed Annexation Hillcrest Heights, opposition - Brian & Pamela Hale
15. Proposed Development of Dominion at Stevens Creek, opposition - Ron & Theresa Wilhelm
16. Proposed Annexation Sunrise Estates, opposition - Leo Kreifels
17. Proposed Development of Dominion at Stevens Creel, opposition - Jared & Shannon Castillo
18. Open Harvest Liquor Application, in support of - Amy Schmaderer
19. Proposed Annexation Hillcrest Heights, opposition - Terry & Marley Neddenriep
20. Proposed Development of Dominion at Stevens Creek, opposition - Andrea & Scott Howell
    Response to Andrea & Scott Howell provided by Angie Birkett, Office of the City Council
22. Proposed Annexation Hillcrest Heights, opposition - Charles & Karen Nicol
23. Proposed zoning action and development of 7721 Portsche Ln, opposition - Craig Lemka
24. Proposed Annexation No. 17016 Sunrise Estates, opposition - Dan Hinnah
25. Proposed Annexation No. 17017 Hillcrest Subdivision, opposition - Ryan Sullivan
26. Proposed Annexation No. 17017 Hillcrest Subdivision, opposition - Michael Streeter
27. Proposed Annexation No. 17017 Hillcrest Subdivision, opposition - Jenni Limbach

V. MEETINGS/INVITATIONS
See invitation list.

VI. ADJOURNMENT
Memorandum

Date: November 14, 2017
To: City Clerk
From: Amy Huffman, Planning Dept.
Re: Administrative Approvals
cc: Mayor Chris Beutler
    Planning Commission
    Geri Rorabaugh, Planning Dept.

This is a list of the administrative approvals by the Planning Director from November 7, 2017 through November 13, 2017:

**Administrative Approval No. 17005** to Special Permit No. 06044, Grandale CUP, approved by the Planning Director on November 9, 2017, to revise lot sizes and update notes as necessary, generally located at S. 40th Street and Prairie Wind Road.
**ACTION BY PLANNING COMMISSION**

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, November 15, 2017, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

**PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of “FINAL ACTION”. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

**WEDNESDAY, NOVEMBER 15, 2017**

[Commissioners Beckius and Hove absent; Commissioner Edgerton arrived at 1:18 p.m.]

Approval of minutes of the regular meeting held October 25, 2017. **APPROVED: 6-0; (Beckius, Edgerton and Hove absent)**

1. CONSENT AGENDA
   (Public Hearing and Administrative Action):

   STREET AND ALLEY VACATION:

   1.1 Street and Alley Vacation No. 17010, to vacate Coral Drive from the south right-of-way line of Yankee Hill Road approximately 600 feet south and to vacate Suncrest Drive west of Coral Drive, generally located at South 70th Street and Yankee Hill Road.

   Staff recommendation: Conformance with the Comprehensive Plan
   Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov
   Planning Commission recommendation: Conforms to the Comprehensive Plan: 6-0 (Beckius, Edgerton, and Hove absent). Public hearing before the City Council will be scheduled when the provisions of Chapter 14.20 of the Lincoln Municipal Code have been satisfied.

2. REQUESTS FOR DEFERRAL: See Item Nos. 4.1a - 4.1c.

3. ITEMS REMOVED FROM CONSENT AGENDA: None.
4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

**COMPREHENSIVE PLAN AMENDMENT AND RELATED ITEMS:**

4.1a Comprehensive Plan Amendment No. 17007, to amend the 2040 Lincoln Lancaster County Comprehensive Plan to designate the NW corner of South 98th Street and Van Dorn Street as a (N) Neighborhood Center on Map 5.1: Existing and Proposed Commercial Centers, and as "Commercial" on the Lincoln Area Future Land Use Map, on property generally located at the NW corner of South 98th and Van Dorn Streets.

**Staff recommendation:** Approval

**Staff Planner:** Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

Planning Commission granted the applicant’s request for a 3-week deferral, with PUBLIC HEARING AND ACTION to be held on December 6, 2017.

4.1b Annexation No. 17019, to annex approximately 73.53 acres, more or less, on property generally located at 91st and Van Dorn Streets.

**Staff recommendation:** Conditional Approval

**Staff Planner:** George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

Planning Commission granted the applicant’s request for a 3-week deferral, with PUBLIC HEARING AND ACTION to be held on December 6, 2017.

4.1c Change of Zone No. 17030, from AG (Agricultural District) to R-3 (Residential District) Planned Unit Development (PUD), for a residential area with single-family, multiple-family and residential transition uses, with various waivers, consisting of 78.66 acres, more or less, on property generally located at 91st and Van Dorn Streets.

**Staff recommendation:** Conditional Approval

**Staff Planner:** George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

Planning Commission granted the applicant’s request for a 3-week deferral, with PUBLIC HEARING AND ACTION to be held on December 6, 2017.

**TEXT AMENDMENT:**

4.2 Text Amendment No. 17015, to amend the Lincoln Municipal Code Sections 27.02 Definitions, 27.06.020 Classification of Use Types, 27.06.070 Household Living Use Group Table, 27.62.040 Household Living Use Group Conditions, 27.67.030 Parking General Conditions, 27.67.040 Parking Special Conditions, 27.72.020 Height and Lot Regulations, 27.72.120 Accessory Buildings; and Design Standards Chapter 1.00, Chapter 3.75, and adding Chapter 3.115, to expand the areas in Lincoln where Accessory Dwellings are allowed.

**Staff recommendation:** Approval

**Staff Planner:** Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

Planning Commission recommendation: APPROVAL; 7-0 (Beckius and Hove absent). Public hearing before the City Council is tentatively scheduled for Monday, December 11, 2017, 3:00 p.m.
ANNEXATIONS AND RELATED ITEMS:

4.3a Annexation No. 17007, to annex approximately 70.01 acres, more or less, on property generally located at O and North 112th Streets.

Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov
CONDITIONAL APPROVAL as set forth in the amended conditions of the staff report dated November 2, 2017, as offered by the applicant: 7-0 (Beckius and Hove absent). Public hearing before the City Council is pending at this time.

4.3b Change of Zone No. 17015, from AG (Agricultural District) to R-3 (Residential District) on approximately 67.67 acres, more or less, on property generally located at O and North 112th Streets.

Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov
CONDITIONAL APPROVAL as set forth in the staff report dated November 2, 2017: 7-0 (Beckius and Hove absent). Public hearing before the City Council is pending at this time.

4.3c Special Permit No. 17022, Dominion at Stevens Creek Community Unit Plan with up to 433 residential dwelling units including single-family units and townhome units on approximately 153.97 acres, more or less, with requested waivers on property generally located at O and North 112th Streets. **FINAL ACTION**

Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov
Planning Commission ‘final action’: CONDITIONAL APPROVAL, as set forth in the amended conditions of the staff report dated November 2, 2017, as offered by the applicant: 7-0 (Beckius and Hove absent). Resolution No. PC-01575. An appeal on this application has been filed. Public hearing before the City Council is pending at this time.

4.4a Annexation No. 17020, to annex approximately 4.4 acres, more or less, and adjacent street right-of-way, on property generally located at 7721 Portsche Lane.

Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
CONDITIONAL APPROVAL as set forth in the staff report dated November 1, 2017: 7-0 (Beckius and Hove absent). Public hearing before the City Council is pending at this time.

4.4b Change of Zone No. 17031, from AG (Agricultural District) to R-3 (Residential District), on property generally located at 7721 Portsche Lane.

Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
CONDITIONAL APPROVAL as set forth in the staff report dated November 1, 2017: 7-0 (Beckius and Hove absent). Public hearing before the City Council is pending at this time.
4.4c Special Permit No. 17036, for a 12-lot Community Unit Plan (CUP) which allows for up to a maximum of 30 dwelling units, with waivers to setbacks and design standards for cul-de-sac, on property generally located at 7721 Portshe Lane. **FINAL ACTION**

Staff recommendation: Conditional Approval

Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

Planning Commission ‘final action’: CONDITIONAL APPROVAL, as set forth in the amended staff report dated November 2, 2017, as offered by the applicant: 7-0 (Beckius and Hove absent). Resolution No. PC-01576.

SPECIAL PERMIT:

4.5 Special Permit No. 10007A, amending the Hamann Meadows Community Unit Plan to add 12 dwelling units, with waivers to setbacks, lot lines perpendicular to the street, and lot area, on property generally located at 4050 South 76th Street. **FINAL ACTION**

Staff recommendation: Conditional Approval

Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

Planning Commission ‘final action’: CONDITIONAL APPROVAL, as set forth in the staff report dated November 2, 2017: 7-0 (Beckius and Hove absent). Resolution No. PC-01577.

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

5.1 Text Amendment No. 17001, an ordinance amending Chapter 27.63 of the Lincoln Municipal Code relating to Special Permits by amending Section 27.63.685 to delete the access door location requirement, and add exterior door opening requirements for a special permit for alcoholic beverages to be sold for consumption off the premises in zoning districts B-1, B-3, H-1, H-2, H-3, H-4, I-1, and I-3, and repealing Section 27.63.685 as hitherto existing.

Staff recommendation: Denial

Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

Planning Commission recommendation: DENIAL; 3-4 (Edgerton, Harris, Joy, and Washington dissenting; Beckius and Hove absent). The motion did not receive 5 affirmative votes, therefore, this application will have continued public hearing and action on December 6, 2017.

AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM NOT ON THE AGENDA, MAY DO SO

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Adjournment: 5:32 p.m.
PLANNING COMMISSION FINAL ACTION
NOTIFICATION

TO: Mayor Chris Beutler
Lincoln City Council

FROM: Geri Rorabaugh, Planning

DATE: November 16, 2017

RE: Notice of final action by Planning Commission: November 15, 2017

Please be advised that on November 15, 2017, the Lincoln City-Lancaster County Planning Commission adopted the following resolution:

Resolution No. PC-01575, approving SPECIAL PERMIT NO. 17022, Dominion at Stevens Creek Community Unit Plan with up to 433 residential dwelling units including single-family units and townhome units on approximately 153.97 acres, more or less, with requested waivers on property legally described as Lots 18 and 19, I.T., and the South 1/2 of the NE 1/4, located in the East 1/2 of Section 24-10-7, Lincoln, Lancaster County, Nebraska, generally located at O and North 112th Streets;

Resolution No. PC-01576, approving SPECIAL PERMIT NO. 17036, for a 12-lot Community Unit Plan (CUP) which allows for up to a maximum of 30 dwelling units, with waivers to setbacks and design standards for cul-de-sac, on property legally described as Lot 1, Portsche Heights 4th Addition, located in the NE 1/4 of Section 22-9-7, Lincoln, Lancaster County, Nebraska, generally located at 7721 Portsche Lane; and

Resolution No. PC-01577, approving SPECIAL PERMIT NO. 10007A, amending the Hamann Meadows Community Unit Plan to add 12 dwelling units, with waivers to setbacks, lot lines perpendicular to the street, and lot area, on property legally described as Lot 1, Hamann Meadows Addition, located in the SW 1/4 of Section 3-9-7, Lincoln, Lancaster County, Nebraska, generally located at 4050 South 76th Street (South 76th Street and Lowell Avenue).

The Planning Commission action on this application is final, unless appealed to the City Council by filing a notice of appeal with the City Clerk within 14 days of the action by the Planning Commission.

Please note that on November 16, 2017, an appeal was filed on Special Permit No. 17022, adopted by PC-01575. Public hearing before the City Council is pending at this time.

The Planning Commission Resolution may be accessed on the internet at www.lincoln.ne.gov (Keyword = PATS). Use the “Search Selection” screen and search by application number (i.e. SP17022). The Resolution and Planning Department staff report are in the “Related Documents” under the application number.
Mayor Beutler and City Council Members:

We, as members of Sunrise Estates Community Association, continue to see comments made by the Mayor and some city employees referencing the inequity of members of our area utilizing city services while we do not pay for those services by virtue of living outside city limits.

As more than half of us are or have been business and property owners in the city of Lincoln, WE FIND THESE COMMENTS EXTREMELY OFFENSIVE. In my personal practice of dentistry I owned and operated a dental practice on North Cotner Street for nearly 40 years and paid city taxes as well as employing numerous city residents. Included in our area are the owners of Russ’s IGA and Hruska Physical Therapy, just to name three. There are many more. Can you in conscience discount our contribution to Lincoln as being inequitable because we chose to live outside Lincoln city limits and pay for our own domicile infrastructure? I personally served for years on city boards at no expense to the city in my position as the representative dentist.

Please desist from labeling us second class citizens because of our county residence and inform the city employees for whom we help pay salaries of the reality of our city contributions. And as a logical consequence please delay annexation of our area until city services are able to support us—at least until construction of the new fire station at Leighton.

Sincerely,

Donna M. Howe
November 1, 2017

Mayor Beutler and City Council Members:

We, as members of Sunrise Estates Community Association, continue to see comments made by the Mayor and some city employees referencing the inequity of members of our area utilizing city services while we do not pay for those services by virtue of living outside city limits.

As more than half of us are or have been business and property owners in the city of Lincoln, WE FIND THESE COMMENTS EXTREMELY OFFENSIVE. In my personal practice of dentistry I owned and operated a dental practice on North Cotner Street for nearly 40 years and paid city taxes as well as employing numerous city residents. Included in our area are the owners of Russ’s IGA and Hruska Physical Therapy, just to name three. There are many more. Can you in conscience discount our contribution to Lincoln as being inequitable because we chose to live outside Lincoln city limits and pay for our own domicile infrastructure? I personally served for years on city boards at no expense to the city in my position as the representative dentist.

Please desist from labeling us second class citizens because of our county residence and inform the city employees for whom we help pay salaries of the reality of our city contributions. And as a logical consequence please delay annexation of our area until city services are able to support us—at least until construction of the new fire station at Leighton.

Sincerely,

Donna M. Howe
I am writing to express my husband and my concern about the proposed zoning changes for the Wandering Creek Development. We have several safety concerns as this is being proposed as R5 which means it will be a high density area.

We are concerned that this seems to be moving so quickly. I believe that we need to take more time to notify and educate the community about the proposed changes. We were given only a few days before the one scheduled meeting.

Van Dorn is a busy street already and with a speed limit of 55 the safety concerns are just one of the concerns that must be addressed.

This project has the potential to impact our community immensely. This project needs to proceed carefully and cautiously.

Thank you for your consideration.

Jane and Jim Maly
Good Day,

I am writing about concerns I have about the Mayor’s plan to go into the methane gas business. I hope before this jump is made it is researched well as to what it takes to run such a plant. From reading I see private industry is warning this is not for the amateur. That doesn’t mean they don’t have their self interest close to their heart however. Has the expertise of operators and what their wages are been factored into the return on investment? What will it cost to maintain the plant? Will the eventual income be used to lower tax payers utilities or will it just be more income (if successful) for more boondoggle’s? Will it fail and take the city down with it?

I understand land/homes already annexed do not have city fire or police protection in a timely manner, some do not have fire hydrants and if there is a fire county fire trucks are needed because the city does not have tankers. Now the city is annexing more property. We need more fire and police. Are we really putting the money where it needs to be?

I am concerned and I don’t think I am alone in thinking the Mayor runs a wide path around a lot of actions that the city council should be involved with. It seems the priorities are questionable whether or not they are in the best interest of not some but all tax payers.

Thank you,
Dale McIntosh
I am a home owner living on Beechcraft Road, which is being considered as the primary access road for the development of Caldwell Estates and want to bring your attention to several concerns. The infrastructure of Sky Ranch Acres was designed to support 30 single family dwellings and not the hundreds of proposed structures that will be built to the south of our development. Please review these concerns and reconsider allowing them to use Sky Ranch Acres' roads for their primary building access.

Concerns:

*Roads--Has there been a traffic study conducted to support using 108th and Holdrege Street as an access road for this new development's construction? The thin asphalt surface, narrow road surface, tight corner turning from Cessna Lane onto Beechcraft Rd. and Piper Way, volume of traffic, deep ditches, lack of street lights, and anticipated damage to the road surface from heavy equipment are all concerns. There are times when visitors to these houses park on the side of the road, making it difficult for any large vehicle to get by. The City has recently lowered the speed limit and added a no passing zone on Holdrege because of traffic concerns and there is no center or right hand turn lane at the 108th and Holdrege intersection. Additional traffic would only add additional congestion and safety concerns.

Because our roads are very narrow, there are additional safety concerns to be considered. Our roads barely accommodate two cars passing on our streets. Should one heavy piece of equipment meet a car on the road, one of them would be forced onto the lawns/ditches to the west or forced into someone's mailbox on the east. Should anyone or a child be walking or riding a bike up or down the street with heavy equipment using these roads, this would be very alarming. There are no sidewalks in our Association so there are no alternatives for safe passage in our residential neighborhood.

The original Domain at Stevens Creek map had a new, paved road coming off 112th Street yet a couple days before the Nov. 1 meeting, they submitted a new proposal without this road included. There is much less traffic on 112th Street and would make a lot more sense to have heavy equipment entering from this direction during their development phase. This might imply the developers were trying to save themselves money by not offering to put in a new, paved road and using our existing road as a cost saving measure. At the Nov. 1 meeting at SCC, the developer commented that because Beechcraft Rd. is a city street, it didn't really matter to them if it was torn up by their heavy equipment. However, this does matter to the tax paying house owners who live on this street.

This map also shows access to this new development by four roads from Waterford Estates, which has infrastructure designed to support additional traffic. These roads could easily support the heavy equipment and additional traffic needed for their development purposes. There is also proposed access from O Street which should also be considered.
*Sewer System--Sky Ranch Acres has a 6 inch sewer drain. Hooking so many houses into such a small system is sure to create problems. It's hard to believe the developer did not research this prior to the meeting on the 1st before commenting they'd be hooking into our existing sewer system.

Construction traffic through Sky Ranch Acres would be impractical, dangerous, and impose unnecessary costs and planning. These costs will impact Sky Ranch Acres, The City, County and DOR when several other safer options are available to the developer to access their development. Please help us bring forth these concerns before mistakes are made.

Patty Baker
1340 Beechcraft Rd.
Lincoln, NE. 68527
November 9, 2017

Memorandum

To: Geri Rorabaugh George Wesselhoft, Angie Birkett, Lincoln-Lancaster County Planning Department
    Cyndi Lamm, Jon Camp, Jane Raybould, Carl Eskridge, Lerion Gaylor Baird, Roy Christensen, Bennie Shobe, City Council Members

From: Stephen C. Mason and Nora E. D’Croz-Mason

Subject: Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022 for Dominion of Stevens Creek Residence

We are home owners in Sky Ranch Acres, and last week attended a meeting relating to the Annexation of AN17007. We oppose this action at present for the following reasons:

1. The City of Lincoln and the developer have not accurately considered relevant issues to be described below, and no interaction with the affected population with Sky Ranch Acres has occurred. The mailing and meeting last week were complete surprises, and suggest a lack of interest in interacting with Sky Ranch acres about the issues. Additional time would be useful for us to determine the impact of

2. The major issue that has not been adequately addressed is safe, logical access to the Dominion residence, as follows:

   - Multiple access to residential areas are stipulated in the City Code, but the plan has no plans for direct access to Holdrege (north, complicated by Stevens Creek floodplain), O Street (south) and 112th Street (East). This means that all traffic will be directed through Sky Ranch Acres or to the middle of Waterford Estates via the new street Crescent Moon Drive which has not been constructed. The proposed plan does not address this!
   - The streets in Sky Ranch Acres were built to County Residential Code with no curbs and sidewalks, are very narrow, and have tight turns from Beechcraft Dr. and Piper Way onto Cessna Lane. The streets were not build for heavy construction traffic, and such traffic would be unable to make the turn. Recent communication suggests that this issue has been addressed for construction vehicles.
   - Both Beechcraft Dr. and Piper Way are sloping streets that have “T” intersections with Cessna Lane, thus with snowy and icy streets, traffic can end up in Sky Ranch home lanes. This is already a problem, and more traffic would aggravate this more.
   - The present plan would lead to six streets being concentrated into Beechcraft Dr. and Piper Way then further concentrated to Cessna Lane before accessing Holdrege. This creates many safety and congestion issues for Sky Ranch Acres.
   - Holdrege Street widening with turn lanes would be need constructed before being able to handle the increased traffic. No plans for widening Holdrege has been mentioned in proposal received.
• We are extremely concerned about Sky Ranch Acre resident’s safety, especially young children due to construction and increased vehicle traffic. This is accentuated with the fact that Sky Ranch Acres has been a “gated” community for over 40 years. More time to study the impact on Sky Ranch Acres due to this traffic is needed. It is our opinion that Beechcraft Dr. and Piper Way should not be through streets, and be terminated as at present, both for safety and maintaining our community atmosphere.

• At the neighborhood meeting with the City Planners and others on Nov. 2, it was suggested the Dominion residents could move to Waterford Estates via Crescent Moon Drive (not yet built) then to either Holdrege or O Street. This would not be convenient to Dominion residents and probably not viewed well by Hartford Estates residence. More access points to the Dominion residence is needed, particularly from the south and east.

3. The plan presented to us on Nov. 2 indicated that Dominion Phase I sewage would pass through the Sky Ranch Acres sewage lines to the access point with Waterford States. The latest communication indicates that the sewage will instead move east to the City Sewage Trunk Line which is not yet constructed. We are not sure of the slope for gravity flow of sewage to this trunk line. Bottom line, sewage infrastructure needs to be in place before construction.

4. The above situation suggests that the Developer and City Planning Commission has prepared a plan that puts the “cart-before-the-horse” and does not logically develop this area. Logically infrastructure for multiple entrance points to Dominion should be constructed before building homes. Logically streets, water, and sewers need to be built initially, then developing Dominion from the south (O Street) and east (112th Street) towards Sky Ranch Acres, the opposite of the present development plan. From a logical standpoint, Phase I should be Phase V of this construction!

For the reasons above, we request that the City-County Planning Commission and City Council reject the Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022 for Dominion Residence as presently presented, and implement a logical development plan consistent with points elucidated above. Additional time will be required to address these issues.

Sincerely,

Stephen C. Mason       Nora E. D’Croz-Mason
1200 Cessna Circle
Lincoln, NE 68527
Angela M. Birkett

From: WebForm <none@lincoln.ne.gov>
Sent: Thursday, November 09, 2017 3:54 PM
To: Jon Camp
Subject: InterLinc - Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Council Office - Feedback

Date: 11/9/2017 3:53:53 PM

Full Name: Joslyn Institute for Sustainable Communities
Address: 127 N. 11th St, Suite 2
City: Lincoln, NE 68508
Phone: 402-730-5996
Email: dwoudenberg@sustainabledesign.org

Comments: INVITATION: Community conversation: Should Lincoln have a year-round local food market/public market in or near downtown?

Dear Mr. Camp,

The University of Nebraska Public Policy Center (PPC) is assisting the Lincoln community in facilitating community discussions around the topic of a year-round downtown Local Food Market/Public Market in Lincoln, Nebraska. Partnering in this effort are the Joslyn Institute for Sustainable Communities (joslyninstitute.org/) and Lakehouse Farm (lakehousefarm.com/); funding is provided by USDA and Nebraska Investment Finance Authority.

"A Public Market is a year-round, carefully crafted, intentional and diverse medley of owner-operated shops, stalls and/or 'daytables.' Public Markets exist to fulfill a public purpose, showcase a community's unique character and culture while serving its everyday shopping needs.” (From:publicmarketdevelopment.com/what-is-a-public-market-2/)

PPC is seeking diverse viewpoints and opinions in order to inform community leaders regarding various perspectives. To volunteer to participate in a 90-minute meal & discussion about the topic (a complimentary meal will be provided), please sign up online at go.unl.edu/LNKMarket.

A PPC staff person will contact you with additional information about the date(s)/time(s) of the conversations. Completing this form does not obligate your participation or ensure your invitation. If you have questions, or to check on the status of your invitation at any time, please email lpytlikz@nebraska.edu

Thank you for your time and consideration!

Donna

Donna L. Woudenber, Ph.D.
Programs & Operations Manager
Joslyn Institute for Sustainable Communities
I am writing on behalf of the Woodlands 12th Addition Townhouse Association to seek further clarification of the ongoing drainage concerns adjacent to properties in the Woodlands at Yankee Hill 12th, 20th and 22nd additions to the City of Lincoln. The Woodlands 12th Addition Townhouse Association represents properties in all three of these additions. This situation has been acknowledged by homeowners and others (builders, developers) for over a year and ongoing discussions between city officials, the developer of the property and the home builder have recently resulted in a plan to resolve the drainage issue. These most recent discussions did not include any of the abutting property owners or representatives of their homeowner association.

It is my understanding (after review of the construction plans) that a 12” HDPE (plastic) pipe with three associated grate inlets are to be constructed from an existing public storm sewer inlet along the west side of South 80th Street and south of Hacienda Drive to points west. This system, as proposed, is intended to be a “private” drainage system. The acknowledgment of the need for drainage improvements and their proposed construction is greatly appreciated.

In addition, the drainage concerns of property owners along the north side of Hacienda Drive may also need an area inlet to adequately drain the area between Yankee Woods Drive, Hacienda Drive, 78th Street and 80th Street. The final grading of these lots was not completed in accordance with the approved grading plan for the area (more rear yard drainage was intended to surface drain to Yankee Woods Drive rather than along the rear lot line to 80th Street).

There remains, however, one rather significant issue that to date has not been addressed for the proposed system. During the most recent discussions mentioned above, the installation of the system was agreed upon as a cost sharing project between the developer and home builder. The choice of the HDPE (plastic) pipe was most likely because of cost concerns (plastic pipe being less expensive to purchase and install than concrete pipe). The other issue of this system being a “private” system rather than a “public” system seems to have been resolved with no consideration as to who would actually own, and as a result of that ownership, be responsible for the perpetual maintenance of that system. If the abutting property owners, or their homeowners association, are to be the owners of the system, should they not have been a part of the discussion to decide the final outcome? Why is this system not a “public” system and constructed to city standards as other storm sewer systems throughout the city?

The homeowners association that represents these abutting property owners was established with the primary responsibility of providing lawn care and snow removal services. To now burden the association with this last minute responsibility of maintaining an originally unneeded drainage system seems unreasonable. Building the system to city standards, using reinforced concrete pipe, with the appropriate storm sewer easements (easements currently being proposed as would be required for a “public” storm sewer system) would meet the requirements for this to be a “public” system owned and maintained by the City of Lincoln.
The drainage issue being discussed here is very unique within this city. If there are other comparable situations, where a drainage system is added after final platting of an area, I would like to be made aware of those instances for comparison purposes.

I respectfully request that this system be built as a “public” system with ownership and maintenance responsibilities vested with the city. This is a unique situation. I hope further meetings follow that will end with a compromise all parties can accept.

Al Imig
Vice President Woodlands's 12th Townhouse Association
November 10, 2017

Comment on Planning Commission Agenda Item

Harry G. and Sheila J. Kellenbarger
1301 Beechcraft Road
Lincoln, NE 68527
402-489-6742 or harsh@windstream.net

To: Geri Rorabaugh, George Wesselhoft, and the Lincoln City/Lancaster County Planning Commission at plan@lincoln.ne.gov
Cyndi Lamm, District 1 City Council Member at clamm@lincoln.ne.gov
Angie Birkett and All General City Council Members at abirkett@lincoln.ne.gov

RE: Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022 for Dominion at Stevens Creek Community Unit Plan as it pertains to Sky Ranch Acres Association and its Residents

Members of the Planning Commission and City Council,

We, Harry G. Kellenbarger and Sheila J. Kellenbarger, homeowners in Sky Ranch Acres oppose the proposed changes to the said location as outlined above. We oppose this action at present for the following reasons:

1. Our neighborhood was not designed nor does it contain the infrastructure to handle the traffic the Dominion development would bring to this area, especially during the construction phase. The streets are narrow, without curbs or sidewalks. The streets have “T” intersections which are hard to navigate with large vehicles. There are no storm sewers. The design was meant to be a more rural environment so the streets were not constructed to handle heavy vehicles or heavy traffic volume.

2. Looking at the development plans, it looks as though it would be a much better and less intrusive plan to access from 112th or O Street. Delaying the development until it could be accessed through Waterford would be another solution as they have newer infrastructure more able to handle the overload.

3. On a personal note, this process was pushed through so quickly that we have not had time to secure legal counsel. We were on vacation when the meeting was held and learned about it through emails from neighbors. Everyone was caught off guard. When we were annexed a few years ago and when Waterford Estates was built, it changed our neighborhood atmosphere and robbed us of our peaceful way of life—the reason many of us had chosen to move here. Running traffic through here would be the final blow.
4. Please make sure that all codes/laws are followed. It should not be our responsibility to pay for these changes in order for the new developer to make a profit. We would like to feel that someone is listening to our concerns and representing the people who are less powerful than the corporation developers.

5. If we must have these developments surrounding our neighborhood, we would prefer that Beechcraft Road and Piper Way be reconstructed at the end to become circles. This would be much safer for our children and protect our well house located at the end of Piper Way.

Your consideration of these requests is greatly appreciated.

Sincerely,

Harry G. and Sheila J. Kellenbarger

1301 Beechcraft Road

Lincoln, NE 68527

harsh@windstream.net

402-489-6742
Hello,

My name is Reagan Williams, Office Administrator for Interconnection Systems, Inc.

ISI would like to register on any and all bid lists for Lincoln for all work relating to electrical and Solar jobs. ISI is a licensed and certified electrical and solar company based in Central City, NE.

Please let me know how I can register our company on the bid list(s).

Thanks,

P. Reagan Williams

Interconnection Systems Inc
308-940-1822
Good Afternoon Reagan,

Thank you for your companies interest in bidding on projects for the City of Lincoln. You can register your business via the link below: Should you have any additional questions you can contact Robert Walla, Purchasing Agent 402-441-7410.

https://col.ionwave.net/login.aspx

Thank you,

Angie Birkett
Office Coordinator
Lincoln City Council
555 South 10th St., Ste 111
Lincoln, NE 68508
Phone 402-441-6867
Fax 402-441-6533
abirkett@lincoln.ne.gov
To Whom It May Concern,

I am writing today to express my SUPPORT for the Food Establishment Liquor License Text Amendment. Denying the text amendment would be a serious detriment Lincoln's core local businesses. If you'd like to see retention of our local establishments, I ask that you also show your support for the text amendment.

Kindly,
Nicole Saville

--
"He who cultivates a garden, and brings to perfection flowers and fruits, cultivates and advances at the same time his own nature." -Ezra Weston
November 10, 2017

COMMENT ON PLANNING COMMISSION AGENDA ITEM

From: Jessie La Cross & Bob Belli
1241 Piper Way
Lincoln, NE 68527

To: Geri Rorabaugh, George Reckelhoff, and the Lincoln City/Lancaster County Planning Commission at plan@lincoln.ne.gov
Cyndi Lamp, District 1 City Council Member at clamm@lincoln.ne.gov
Angie Birkett and All General City Council Members at abirkett@lincoln.ne.gov

RE: Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022 for Dominion at Stevens Creek Community Unit Plan as it pertains to Sky Ranch Acres Association and its Residents

Members of the Planning Commission and City Council,

We, Jessie La Cross and Bob Belli, homeowners in Sky Ranch Acres development, ask you to seriously consider and address our concerns regarding the proposed changes to the development of Dominion at Stevens Creek CUP as outlined above. We have three major concerns.

1. **PRESERVATION OF OUR ROADS & EXISTING NEIGHBORHOOD**

According to the Planning Commission Agenda for Nov 15th, as detailed on https://lincoln.ne.gov/city/plan/boards/pc/agendas/2017/111517.htm, the first phase of the development would commence in the northwest part of the new Dominion property adjacent to Sky Ranch Acres and the northeast part of Waterford Estates. Additionally, access for the first phase would be via two street connections to Sky Ranch Acres subdivision which has access to Holdrege Street. The second phase of the development would consist of 78 single family lots and would not be developed until there is connection to the northeast part of Waterford Estates via Crescent Moon Drive to 104th Street.

We urge you begin development of phase 1 only once there is a useable connection from Holdrege Street to the northeast part of Waterford Estates via Crescent Moon Drive. We also urge you to delay opening the Piper Way and Beechcraft accesses to the Phase one area until after a thorough assessment of our roads is fully considered and addressed. Access from Holdrege Street and our existing internal roads (Cessna, Beechcraft and Piper Way) are not designed for a high volume of traffic, either now or in the future.

Please note the photos on the following page.
1. **Entrance to 92nd Street** access to Waterford Development
   
   Total of 4 lanes

2. **Entrance to 95th Street** access to Waterford Development
   
   Total of 4 lanes

Note: All photos taken from Holdrege Rd going East.
3. **Entrance to 98th Street** access to Waterford Development
   **Total of 4 lanes**

4. **Entrance to Crescent Moon Drive** (approximately 104th Street) access into Waterford Development currently underway
   Is it so unreasonable for us to want this to be in place before construction of Phase 1 begins?
5. Entrance to Sky Ranch Acres and eventually phase 1 of the Dominion at Stevens Creek

Total of 2 lanes.

Please note there is no passing allowed at this intersection. Slowing down to turn into Sky ranch slows down all following traffic. Please also note the skid marks circled. This is due to many cars slamming on their brakes as we try to turn into our development at a reasonable speed.

6. Streets inside Sky Ranch acres: Cessna Lane and Piper Way

Please note the road is only wide enough for 2 normal sized vehicles. Each side is surrounded by a steep gully, with no sidewalks available for residents, children and pets.

Please also note the many cracks that are consistently being repaired, which come from traffic to only 28 homes. What will happen when access is given to another 70+ homes from Phase 1 of the Dominion development?

In the event our roads will need to be upgraded, according to City Codes for Sub-divisions, on [http://lincoln.ne.gov/city/attorn/lmc/contents.htm#26](http://lincoln.ne.gov/city/attorn/lmc/contents.htm#26), it seems the developer must improve the streets abutting theirs.

**26.27.005 General Requirements.** *The items listed in this chapter shall be the minimum improvements required in a subdivision. These minimum improvements shall conform to and be constructed in conformance with the design standards approved by the city, other sections of the Lincoln Municipal Code, and the standard specifications of the city. The subdivider, his successors and assigns, shall be responsible for the entire cost and expense of the minimum improvements unless indicated otherwise in*
this title. The City may encourage and promote the installation of new minimum required improvements not required in a previously approved final plat by agreeing to subsidize the added cost and expense of the new minimum required improvement in conformance with specific criteria adopted by resolution of the City Council. The Planning Director may waive the minimum improvements when no additional lots are created in a subdivision. (Ord. 20315 §1, April 11, 2016: prior Ord. 18502 §20; February 14, 2005: prior Ord. 13157 §59; June 29, 1981).

26.27.010 Street Improvements. All streets, alleys, public ways, and rights-of-way shall be graded to their full width and brought to the approved grade; provided, the city may waive, modify, or delay this requirement in order to save existing trees. All streets abutting and within a new subdivision shall be paved with curbs and gutters if the street is within the city limits or if the subdivision will be annexed with the approval of the subdivision. If not within the city and not annexed, the streets shall be surfaced with crushed rock or its equivalent, or paved. (Ord. 14565 §22; December 15, 1986: prior Ord. 13298 §2; January 18, 1982: Ord. 13157 §60; June 29, 1981: Ord. 11370 §1; May 19, 1975).

Yet in our meeting on Nov. 2 with the city and the developer, it was implied that Sky Ranch Acres would also be responsible for any necessary improvements. Can you please clarify this for us?

2. SKY RANCH ACRES SOUTH WELL-HOUSE

Our South well house is one of two sources of water for Sky Ranch Acres. The location of the well seems to be at issue. City permits and environmental quality permits both put it there from what was found in our records of its placement. However, now we are being told it must be moved. Can you please clarify this for us?

3. TIMING OF DEVELOPMENT

We were astounded that members of Sky Ranch Acres were given such short notice about the plans already in place for this new development. Now we are all scrambling to preserve what we love most about our neighborhood.

After the November 2 informational meeting, our association agreed we would like to obtain legal and engineering information and advice on how best to present our situation for consideration. We would like to give them even a small amount of time to reasonably pull together all details in our defense. So we, too, would request from the Planning Department a thirty to ninety day delay of the hearing so we can seek legal counsel and study the effects that the development "process" will have on our neighborhood. We need and deserve a reasonable time to protect our neighborhood in the most professional way possible.

We agree with our neighbors Mike and Deanne Wohlers, who stated “We are neither engineers nor lawyers, so we rely on city professionals to protect our best interests. We ask for a prudent review of proposed plans for both appropriate design and legality. We ask that you only approve proposals that meet these standards. If it is deemed that what has been put before you for approval is not properly fleshed out, we ask that you defer consideration to a later date. Hopefully a balance of all involved parties interests will be satisfied.” Will you please give us a full and fair review of our concerns?

Sincerely,

Jessie La Cross & Bob Belli
1241 Piper Way
Lincoln, NE 68527
Good Morning,

The office of the City Council has received your letter of opposition to the proposed annexation AN17007. Your letter will be added as an attachment to the, In Lieu of Directors’ Meeting Agenda dated for Monday, November 20, 2017. A link, to view these documents on the City Council web page, will be available the afternoon of Thursday, November 16, 2017.

Please let me know if I can of further assistance.

Thank you,

Angie Birkett
Office Coordinator
Lincoln City Council
555 South 10th St., Ste 111
Lincoln, NE 68508
Phone 402-441-6867
Fax 402-441-6533
abirkett@lincoln.ne.gov

From: Jessie LaCross [mailto:jlacross@ceoexpress.com]  
Sent: Tuesday, November 14, 2017 11:49 AM  
To: Planning; Cyndi Lamm; Angela M. Birkett  
Cc: Angie Swartz  
Subject: Opposition letter to Annexation AN17007

Please accept the attached letter again. I noticed my earlier submission was not included on the online Comment on Planning Commission Agenda Items site (https://www.lincoln.ne.gov/aspx/city/pats/default.aspx?AppNum=AN17007).
Could one of you please verify once my opposition letter is uploaded? Thank you so much,

Jessie LaCross, Instructor
Continuing Education Division
SCC Training Solutions - Business Services

Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510
Dear Sirs/Madams:

Thank you for your consideration of our concerns expressed in the attached letter regarding the proposed development going before the Lincoln/Lancaster County Planning Commission.

Michael and Deanne Wohlers
1300 Cessna Lane
Lincoln, NE 68527
wohlerslincoln@gmail.com
(919) 889 8218
Dear Sirs/Madams:

Please accept this letter in regard to proposed development of the area directly abutting Sky Ranch Acres Neighborhood on its South boundary.

Sky Ranch Acres, a recently annexed community, represents a unique scenario. We don’t have sidewalks, curbs, street lights or an underground storm sewer system. Accordingly, we have concerns as to whether engineering standards have been applied to determine if existing assets are capable of handling increases in traffic, vehicle weight, storm runoff, and pedestrian use. Our infrastructure was only designed to sufficiently serve a small “stand alone” community.

We are aware that the city has budgetary constraints for repairing or replacing residential streets. Let’s be good stewards as it pertains to preserving the condition of our existing streets.

Let’s also be assured that existing city codes/laws have been followed. Codes have been established to dictate what a developer can or should do as it relates to abutting to an existing community.

We are neither engineers nor lawyers, so we rely on city professionals to protect our best interests. We ask for a prudent review of proposed plans for both appropriate design and legality. We ask that you only approve proposals that meet these standards. If it is deemed that what has been put before you for approval is not properly fleshed out, we ask that you defer consideration to a later date. Hopefully a balance of all involved parties interests will be satisfied.

Thank you for your consideration,

Michael and Deanne Wohlers

1300 Cessna Lane
Lincoln, NE 68527
wohlerslincoln@gmail.com
(919)889-8218
Nov 11, 2017

From: Richard & Jill Werner
1220 Piper Way
Lincoln, NE 68527
Residents of Sky Ranch Acres

To: Lincoln-Lancaster County Planning Department
Lincoln City Council

RE: Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022

Dear Sirs/Madams:

We have lived in this neighborhood for over 25 years and in the Lincoln area our entire lives. We have raised a family here in our small Sky Ranch Acres community. One of the biggest draws to Sky Ranch Acres is and has been the security and safety of our association. We all know and look out for one another.

With that being said we are writing this letter as a formal protest to using our roads, Cessna, Beechcraft and Piper Way, as through streets for the above mentioned building project. There seems to be so many other options than to open up our roads to heavy construction vehicles and through traffic in general. Since we have no sidewalks this would cause great concern for the children, residents and pets who use these streets daily to walk or jog.

The manner in which the developer, Lewis-Starostka, Inc and the Civil Design Group, Inc “sprung” this on our SRA community is very alarming as well. We, as an association, have had to move very quickly to obtain legal and engineering expertise. Please do not let them to railroad you as they have tried to do to us.

Take a drive out to our neighborhood and you will see why we are trying to preserve it. Thank you all for taking another look at this plan. Our safety and way of life is at stake with your vote.

Sincerely,

Richard & Jill Werner
1220 Piper Way
Greetings all,

Please see the attached letter which includes critical considerations regarding your Nov. 20 vote to annex the Hillcrest neighborhood into the city. I would be happy to address any questions you may have before the meeting, and I am also planning to be on hand at the meeting to engage you in any discussion you feel is necessary at that time.

Thank you for your time, and your efforts, in reviewing our concerns about this proposal.

Sincerely,

Brian and Pamela Hale
(402) 429-8428
November 13, 2017

Cyndi Lamm, District 1  Leirion Gaylord Baird, At Large
Jon Camp, District 2  Roy Christensen, At Large
Jane Raybould, District 3  Bennie Shobe, At Large
Carl Eskridge, District 4

Lincoln City Council:

We are writing to express our concern with your Planning Commission’s recommendation to annex the Hillcrest Heights subdivision, which you will be considering at your Nov. 20 meeting.

Given the lack of planning the City has in place for providing service to this neighborhood, and weaving us into the fabric of the City, we do not believe the City has adequately planned for three very critical aspects. We currently live in an encapsulated neighborhood, which only abuts current city property to the north along a narrow stretch of Highway 34. This narrow annexation was only recently approved as the city desired to capture the development of a memory care facility at the entrance of our subdivision. On several occasions (within the past year), residents of our community were told by City officials that there were no immediate plans to annex our neighborhood. Suddenly in August, we were told that our area had become a “top priority” for annexation. In addition to the shock of this about-face, it caused us to explore whether additional work in the Planning Department had accounted for four critical areas of concern.

1) Fire protection. We are currently served by the Southeast Rural Fire Department. That agency is equipped with a tanker truck that can begin to address any fire needs immediately upon their arrival. In the event of a substantial structural fire, the folks from Southeast can begin addressing the issue immediately, and then utilize the mutual aid agreement from LFR to daisy-chain hose from the nearest hydrants along O Street. This process would require as many as three LFR engines from multiple stations to string together enough hose to reach our residents on the south side of the subdivision. By the time three engines can respond from different stations and connect a half-mile or more of hose together, a small fire can turn into a total structural loss. We would hope, in this event, that LFR would assess the situation and use its mutual aid agreement to call in Southeast’s tanker truck. We believe if Southeast is our primary responder, we have a better chance to minimize property loss and potential losses in lives. Currently, LFR has no property in place in which to build a new station to serve us more effectively, and it would appear that relief of this situation is two or more years away.

2) Street connections. As stated earlier, our subdivision is not connected into the City’s road system, except through Highway 34. Ultimately, the City will certainly find cause to connect Hillcrest Drive to future acquisitions to the
south (ultimately connecting with A Street), and a platted but undeveloped road running east and west through the center of our subdivision. Either of these connections will significantly change the nature of our neighborhood with pass-through traffic. Currently, almost nobody other than residents drive into our subdivision. A new shortcut to circumvent traffic issues or construction on 84th and/or O Street will invite a substantial increase in pass-through traffic. In the annexation plan before you, land south of our subdivision is not included. A more comprehensive planning process (and perhaps one that can be crafted at a later date) would include territory south of our subdivision to A Street, with an adjoining plan for how the street system will be connected. How will that impact our current road structure, and will curbs and gutters become a necessary addition? Now that the Sampson acreage has been sold in that area to the south of us, we believe a couple of years of study and engagement with the community would represent a responsible approach to growth in this area.

3) Water and drainage issues. We understand the City's policy on how residents of annexed areas will be responsible (and in some cases mandated) to hook up to City water and sewer services at our own expense. On acreages of our size, this can result in as much as $20,000 in expenses for each homeowner. While the mains can be expensed over time through a Special Improvement District, connecting to individual homes will be a direct expense to each homeowner, payable at the time of connection. For many of us, this is a substantial, unplanned, and ominous expense, given the potentially short time line. For residents along the north side of the subdivision, they will be required to hook up to the sewer lines within six months of the annexation (because of mains installed to serve the memory care facility). The residents also have serious concerns about drainage along an unimproved ditch that receives all of the runoff from the Southeast Community College parking lot. The culvert, which drains this water away from our subdivision (after it passes through), has been identified as inadequate for its current purpose. The challenge is that the culvert in question runs back under Highway 34 at the north side of the new memory care center. In our inquiries, there is no plan within the next five years to address this issue in conjunction with the State (as it would impact the roadbed of Highway 34). Again, a more comprehensive planning process would be a responsible path forward. The culvert in question is already (at least partially) the City’s responsibility, but the lack of action on the issue has a very real negative potential for us during the next torrential rain event.

4) Currently, school-aged children in our neighborhood attend Waverly Public Schools. A school bus comes through the neighborhood to pick up and drop off students daily. This sudden annexation proposal leaves families with school children in a logistical quandary. Lincoln Public Schools will not provide busing to these students, and all of the school buildings are located on the west side of 84th Street. There are no walkways along the only path
out of our subdivision (Highway 34) that would allow students to walk or safely ride their bikes from their homes to their LPS schools. This is a terrible inconvenience, but it is also a very real safety issue that would be appalling (and irresponsible on your part) if it weren’t considered.

These are all real physical issues for which the Hillcrest residents have very serious concerns and the City has no immediate plans to address. We understand that annexation will inevitably come our way, but we also understand the difference between change and progress. Progress most often includes foresight and planning for the future. Change is simply incorporating neighborhoods like ours onto the tax rolls and waiting to see what happens from there.

We would hope that we could join the City as constructive partners in advancing the quality of life in Lincoln. It feels as if this proposal before you, however, is heavy-handed, shows very little regard for the safety and future of our neighborhood after annexation, and values only the monetary benefit which might accrue to the city. The benefits we receive in return do not appear to be forthcoming for at least two to five years. For those reasons, we believe the responsible thing for the City to do is to extract Hillcrest Heights from the current annexation plan, and bring it back at a later date once the City has addressed the above issues.

Respectfully submitted,

Brian and Pamela Hale
601 E. Hillcrest Drive
(402) 429-8428
November 12, 2017

COMMENT ON PLANNING COMMISSION AGENDA ITEM

From: Ron and Theresa Wilhelm
1301 Piper Way
Lincoln, NE 68527

To: Geri Rorabaugh, George Reckelhoff, and the Lincoln City/Lancaster County Planning Commission at plan@lincoln.ne.gov, Cyndi Lamp, District 1 City Council Member at clamm@lincoln.ne.gov, Angie Birkett and All General City Council Members at abirkett@lincoln.ne.gov

RE: Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022 for Dominion at Stevens Creek Community Unit Plan as it pertains to Sky Ranch Acres Association and its Residents

Members of the Planning Commission and City Council,

We, Ron and Theresa Wilhelm, homeowners in Sky Ranch Acres development, ask you to seriously consider and address our concerns regarding the proposed annexation and Special Permit for the development of Dominion at Stevens Creek CUP as outlined above.

PRESERVATION OF OUR ROADS & EXISTING NEIGHBORHOOD

It is our understanding that the developer plans to start his development at the extreme north end of the project and utilize the Sky Ranch Acres’ road system to facilitate the construction of the roads. Consequently, the contractors and suppliers will be coming through our area throughout the construction phase of the roads.

It would seem proper to start the development at O Street and move from south to north.

The proposed way appears to benefit the developer at the expense of Sky Ranch Acres and we feel as though the planning department is favoring a new development over an existing one.

Please consider requiring Caldwell to start his development at the O Street entrance for the preservation of the roads at Sky Ranch Acres. This action will also allow the interested homebuyers the opportunity to see the actual entrance and the road system, rather than see a layout on a posted sign.

Thank you for your consideration.

Ron and Theresa Wilhelm
InterLinc - Feedback

Date: 11/13/2017 12:21:40 PM

Full Name: Leo Kreifels
Address: 341 Anthony Ln
City: Lincoln, NE
Phone: 402-309-0118
Email: leok@neb.rr.com

Comments: I feel the Mayor is accusing us of being anti-growth if we oppose Annexation AN17017. The Mayor only seems to care about revenues this will generate, not how it will affect the safety & security of property owners, other School districts or Rural Fire Departments.

I'm not against growth, within reason. But when annexations are not well planned and the services we currently enjoy will be diluted, especially safety, emergency response and snow removal, it feels like nothing more than a land grab for budgets sake. The City currently cannot provide adequate or timely emergency services as is. The Planning Dept will insist that they have completed thorough planning, provided justification and sufficient notification, when this seems far from the truth to me. They do not seem to care how some of these annexations affect other school districts or other Fire Departments. They would not have notified or even coordinated with these affected entities if property owners had not brought it to their attention.

It seems to me that the City needs to focus more on controlling spending rather than on growth that they cannot fully support. I do not see how annexations will reduce current residents tax burden if you are not able to control spending. This so called equity for all taxpayers or a "fundamental fairness" as the Mayor put it, doesn't seem fair at all when we will not receive the same services as most Lincoln residents currently receive. Many other Lancaster county residents outside of the City limits receive the same benefits as the residents of these proposed annexations, which is mostly use of City streets. I would be willing to pay the city's wheel tax, but there are very few other city services I need or use. I am asking that this annexation be delayed until such time the City can at least provide the safety and emergency services we deserve and the residents of this neighborhood have time to prepare. This just seems like bad governing policy to me.

Thank you.
Geri Rorabaugh, George Wesselhoft, and the Lincoln City/Lancaster County Planning Commission
Cyndi Lamm, District 1 City Council Member
Angie Birkett and All General City Council Members

Please see the attached memo regarding the Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022 for Dominion at Stevens Creek Community Unit Plan as it pertains to Sky Ranch Acres Association and its Residents.

Shannon Castillo
Director of Finance
Community Health Charities of Nebraska
212 South 74th Street | Suite 205 | Omaha, Nebraska 68114
P:402-614-8500 X20
November 13, 2013

COMMENT ON PLANNING COMMISSION AGENDA ITEM

From: Shannon and Jared Castillo
1240 Beechcraft Road
Lincoln, NE 68527

To: Geri Rorabaugh, George Wesselhoft, and the Lincoln City/Lancaster County Planning Commission at plan@lincoln.ne.gov
Cindy Lamp, District 1 City Council Member at clamm@lincoln.ne.gov
Angie Birkett and All General City Council Members at abrickett@lincoln.ne.gov

Re: Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022 for Dominion at Stevens Creek Community Unit Plan as it pertains to Sky Ranch Acres Association and its Residents

Members of the Planning Commission and City Council,

We, Jared and Shannon Castillo, homeowners in Sky Ranch Acres, ask you to seriously consider and address our concerns regarding the proposed changes to the development of Dominion at Stevens Creek CUP as outlined above. Our two major concerns are listed below.

1. PRESERVATION OF OUR ROADS & EXISTING NEIGHBORHOOD

According to the Planning Commission Agenda for November 15\textsuperscript{th}, the first phase of the development would commence in the northwest part of the new Dominion property adjacent to Sky Ranch Acres and the northeast part of Waterford Estates. Additionally, access for the first phase would be via two street connections to Sky Ranch Acres subdivision, which has access to Holdrege Street. The second phase of the development would consist of 78 single-family lots and would not be developed until there is a connection to the northeast part of Waterford Estates via Crescent Moon Drive to 104th Street.

A modification to this plan was shared with our neighborhood association by Mike Eckert, which indicates that other entrances to the CUP would be part of the first phase of development so that Sky Ranch Acres is not the only entrance into the new CUP. We ask that you consider not allowing any construction to begin until at least one other connection is made to the development, other than Sky Ranch Acres. The streets in Sky Ranch Acres were not built to withstand heavy traffic by construction vehicles. We do not have sidewalks or streetlights. Our streets are narrow and surrounded by a steep gully with culverts under each driveway.
If construction traffic and, eventually larger volumes of residential traffic, are allowed to go through Sky Ranch Acres, the cost to repair our streets will be very large. If this traffic could be avoided and rerouted through streets that have been built to withstand that amount and type of traffic, our streets could last many years. Our family just moved into Sky Ranch Acres 6 weeks ago. We were so excited about our children growing up in this rural neighborhood and were heartbroken to hear, only a few short weeks after moving in, that we are now facing the possibility of heavy traffic coming past our house. Our children will not be able to ride their bikes and play outside the way we had imagined. As you can understand, their safety is our highest priority. Please consider doing everything possible to protect our streets and our children.

2. PROTECTING OUR WELLHOUSE

Our South well house is one of two sources of water for Sky Ranch Acres. The location of the well seems to be an issue. City permits and environmental quality permits found in the records of the Sky Ranch Acres Association both seem to approve its current placement. However, now we are being told it may need to be moved. Before the new development moves forward and if heavy traffic is to be permitted on our streets, the issue with our well needs to be addressed.

Sincerely,

Jared and Shannon Castillo
1240 Beechcraft Road
Lincoln, NE 68527
Angela M. Birkett

From: WebForm <none@lincoln.ne.gov>
Sent: Tuesday, November 14, 2017 8:51 AM
To: Council Packet
Subject: InterLinc - Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Council Office - Feedback

Date: 11/14/2017 8:51:12 AM

Full Name: Amy Schmaderer
Address: 2025 Ryons St.
City: Lincoln, NE
Phone: 402-742-0569
Email: jschmaderer@yahoo.com

Comments: I have been an active member of the Irvingdale neighborhood for 13 years. Our children attend the local schools, we use South branch library, shop at Russ's, Walgreens and Open Harvest and drink coffee at Meadowlark. We attend a church in the neighborhood. We want nothing but success for this neighborhood. We are long-time members of Open Harvest. Allowing the co-op to sell alcohol will allow them to remain solvent. This co-op provides many options within this part of town that citizens would otherwise have to leave the neighborhood to find. Please consider how this allowance for Open Harvest keeps the neighborhood healthy. Thank you.

IP: 204.137.100.69
Form: https://lincoln.ne.gov/CITY/council/feedback.htm
User Agent: Mozilla/5.0 (Macintosh; Intel Mac OS X 10.12; rv:56.0) Gecko/20100101 Firefox/56.0
Lincoln City Council Members:

My wife and I live in the Hillcrest Heights neighborhood. Our purpose in writing is to appeal for a delay in the annexation timeline. Communications from the City staff regarding the expected annexation plans have been unclear and incomplete. Therefore, residents in our neighborhood were surprised during this past summer to receive information announcing finalized annexation plans.

The annexation plans have raised several issues but the primary ones for us have to do with schools, fire safety, maintaining the rural characteristic and road safety.

Schools:
The communication from the City staff to Waverly School staff was not timely. Waverly’s first notice from the City came after a parent informed the Waverly superintendent of the upcoming annexation. The notice came too late for the school to initiate timely planning. Decisions around attendance, transportation and budgeting will need to be given consideration.

Fire Safety:
There are no fire hydrants located within our neighborhood. The nearest one is north of O Street. In order to reach all parts of the neighborhood, hoses would need to be inefficiently daisy-chained from the O Street hydrant. Additional time prior to annexing would move us closer to the possibility of another fire station nearer our neighborhood.

The Rural Characteristic:
One of the criteria for forced annexation is the neighborhood in question having an urban characteristic. Our neighborhood definitely does not have an urban feel. There is farm ground to the west and north and a golf course to the east. With no city lights, we are actually able to see the stars at night. Only one small area of our neighborhood touches actual city property.

Road Safety exiting and entering our neighborhood:
The lack of a westbound turn lane makes turning into our neighborhood a dangerous maneuver. It’s often
necessary to stop on O Street before making the turn to allow traffic from the west to clear. Entering O Street from our neighborhood has become increasingly dangerous. The 60 mph speed limit makes finding an open space in traffic difficult. During the morning rush hour there is constant line of traffic coming from the Waterford development, past our entrance and on into Lincoln. The area will become even more congested with the opening of the nearby assisted living facility.

Thank you in advance for considering these issues.

Terry and Marley Neddenriep
To the Intended Parties:
Geri Rorabaugh, George Wesselhoft, and the Lincoln City/Lancaster County Planning Commission
Cyndi Lamm, District 1 City Council Member
Angie Birkett and All General City Council Members

Please confirm that our letter was received and will be presented for the record in opposition to the currently proposed plan and development of Dominion at Stevens Creek-CUP.

The City Planning Commission meeting tomorrow, November 15th at 1:00pm.

* For the record, we do not oppose the development of this proposed area, just the utilization of Sky Ranch Acres streets to connect to this development as outlined in our letter.

Thank you for your time and making our City Great! If you have any questions, please do not hesitate to ask.

Andrea (& Scott) Howell
Sky Ranch Acres - 108th and Holdredge
1360 Beechcraft Road
Lincoln, NE 68527
howellfamily5@yahoo.com
Comment on Planning Commission Agenda Item

Scott and Andrea Howell (and our kids)
Sky Ranch Acres
1360 Beechcraft Road
Lincoln, NE 68527

To: Geri Rorabaugh, George Wesselhoft, and the Lincoln City/Lancaster County Planning Commission at plan@lincoln.ne.gov
   Cyndi Lamm, District 1 City Council Member at clamm@lincoln.ne.gov
   Angie Birkett and All General City Council Members at abirkett@lincoln.ne.gov

RE: Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022 for Dominion at Stevens Creek Community Unit Plan as it pertains to Sky Ranch Acres Association and its Residents

Members of the Planning Commission, Cyndi Lamm, and all City Council Members,

We, Scott and Andrea Howell, homeowners in Sky Ranch Acres oppose the proposed changes to the said location as outlined above and ask you all to consider the following in regards to the development of Dominion at Stevens Creek-CUP. We do not oppose the growth development of this proposed area, just the utilization of Sky Ranch Acres streets to connect to this development for reasons outlined below. We feel the costs and risks connecting Sky Ranch Acres streets to this development far outweigh the gains.

1. SAFETY! SAFETY! SAFETY!

There are HUGE pedestrian and CHILD RISKS at stake! Many people out here exercise (walk/run/bike/walk their dogs), HOWEVER OUR PERSONAL CONCERN IS WITH THE LARGE AMOUNT OF KIDS WE HAVE IN OUR NEIGHBORHOOD! We alone have 4 kids who utilize the streets to ride bikes, go on walks with neighbors, walk to the pond, ride their Barbie cars to other houses, etc. Sidewalks were not established with this development. In fact 2 of our kids don’t know what it means to USE a sidewalk because they only know life without them. We are fortunate to have good neighbors who watch out for ALL THE KIDS IN THE NEIGHBORHOOD, but a cement truck trying to squeeze through our streets or a contractor who is late for a job is not going to see my 4 year old running to the book-nook or to the friend’s house who just got home from school! *We don’t have sidewalks or wide streets.*

Our backyard is called the "park" by some families and utilized by anyone in the neighborhood. As a corner house where kids come to gather, I can’t watch this RISK happen! THERE ARE CLOSE TO 20 KIDS IN OUR LITTLE CORNER OF THE NEIGHBORHOOD UNDER THE AGE OF 13 YEARS.

Sky Ranch Acres Entrance

Lancaster Co. GIS Map—11/2017

Green Line = where close to 20 kids live in our corner of the neighborhood - there are more kids on the other streets!
Black Circle = where we live, “the park”
2. OUR INFRASTRUCTURE WAS NOT DESIGNED FOR THE PROPOSED TRAFFIC.

A. *Our streets were not BY NATURE intended for this purpose.* By using our residential country asphalt streets for the proposed large development, our streets will then become feeder streets and the Developer (along with the City) are *changing its intended purpose.*

B. *Our streets DO NOT HAVE A TURNING RADIUS on the corners to support increased traffic or any construction traffic.* - We live on a corner lot and know first-hand that UPS, garbage trucks, 84 lumber, ABC siding, etc. cannot make the turn without multiple attempts; hence our reflectors in our yard protecting our culvert. **It is impossible to pass on our corner!** If a garbage truck and a car met at the corner, one of the vehicles would have to reverse in order to pass by. City Traffic Engineering Services placed loose computer templates over our streets and confirmed they were not ideal for the initially proposed construction volume or turning radius needed. **There is a REASON why City Engineering and Public Works no longer want this to be a construction route and made the Developing Team “go back to the drawing board” for alternative access routes! Please look into this further.**

C. *In some areas THE WIDTH OF OUR STREETS is not the standard 24 feet that the City looks for in streets serving these purposes.* Outside our driveway is almost 21 feet, which is one of the widest points surrounding our corner lot.

D. *Our street conditions are perfectly FINE NOW, but the new development traffic will DESTROY OUR STREETS.* Who will be left with this expense? the Developer, the City, or Us? We have no answers.

E. *We have NO CURB AND GUTTER systems.* This is probably necessary to support run-off and drainage with connecting our streets to the new development. **If this is deemed necessary, who pays for this?**

F. *We have NO STREET LIGHTS in Sky Ranch Acres and many of us like it that way.*

G. *Our Sky Ranch Acres ENTRANCE POSES A HUGE RISK with construction traffic and increased traffic.* In this area lies the City-County line, increased speeds following our development, no turning lanes, and passing is permitted in this general area. This area would need to be reconfigured. This becomes a battle of **who pays for this expense** and perhaps a battle of property rights.

H. *Guest parking would be virtually impossible with high volume traffic.* Currently guests can’t park on both sides of the streets and still allow cars to squeeze between, even with parking partially in the grass. Eight feet is what is necessary for street parking, therefore leaving less than 13 feet for other vehicles. This is not a problem currently, but will be a problem if you use our streets for high volume traffic.

I. **We have always had one exit in and out and we like it this way!** This has NEVER POSED A PROBLEM and it ensures the safety of our neighborhood. …

J. The annexation papers signed August 13, 2012 state that “The public streets in Sky Ranch Acres presently exist as paved rural cross section streets without sidewalks and lighting. These streets shall be allowed to remain as is, provided that after annexation the Association, on behalf of the abutting property owner, shall have the responsibility to mow and keep open ditches and driveway culverts free of obstructions.” (ref pages 4-5). Our roads are perfectly fine and Annexation papers need to be more closely examined.
3. There are TOO many unknowns with our OLDER AND ESTABLISHED NEIGHBORHOOD. It appears as though the City Planning Department and the Developer have many uncertainties and are not taking careful consideration. For example, in the last 2 weeks they have had to re-do plans with sewer, streets, our well-house, etc. because of homeowners had to bring it to the attention of the City and the Developer. This should be the job of City Officials to look out for these types of red flags in our neighborhood prior to development, not us.

A. Regarding SEWER - On November 3, 2017, I spoke with a Master Plumber who saw possible red flags to the West of us if the Developer hooked up to our sewer lines (as initially proposed). Therefore I called Lincoln Wastewater with this information and it was discovered they had conflicting information from the Developer and questions from the City about hooking up to our sewer lines. Although Lincoln Wastewater later confirmed in writing that they are no longer using our sewer lines, this is an example of some of the uncertainties with our OLDER & ESTABLISHED NEIGHBORHOOD. SEE “ATTACHMENT A” (e-mail from Brian Kramer at Lincoln Wastewater).

B. Regarding STREET CONDITIONS - On November 3, 2017, per the request of Benjamin Cosier at the City of Lincoln Traffic Engineering Department, I sent an e-mail to him so he could do some loose templates on our streets and share his discoveries and information with Lonnie Burkland, Public Works and Utilities Assistant Director. Luckily Mr. Cosier saw immediate concerns and Mr. Burkland agreed, making the Development Team go back to the “drawing board” to find other construction access routes other than our streets. ... Another example of assumptions made and uncertainties with our OLDER & ESTABLISHED NEIGHBORHOOD.

C. Regarding SOUTH WELL-HOUSE - It is one of two well-houses servicing the 28 homes in our development. We were told at the Developer’s meeting on November 2, 2017 by a City Official (Steve Henrichsen) that we had to “prove” who approved the well-house, otherwise it needed to go at our Association’s expense! We don’t feel it is fair to threaten our source of water and second to put such a liability on homeowners. This well-house as been here for MANY YEARS. Another example of uncertainties with our OLDER & ESTABLISHED NEIGHBORHOOD. Plus we were told that within 2 years this new development WILL CONTAMINATE OUR DRINKING WATER, which could be a legal battle in itself if people’s health are at risk. According to Culligan, our water is more pure and more soft than Lincoln City water and we want it to remain this way.

Based on the map given to us by Civil Design Group, Inc. at the Developer’s meeting on November 2, 2017, we see no benefit for the City to connect our streets to the new development. In fact, the Developer hinted that he too didn’t see the benefit (hence now the mention of possible barricades in the plan). There are plenty of access roads suitable and designed for serving this new development. There is no reason to connect our streets to the new streets. Our association and its streets would become a liability and huge expense to the City that would not be worth the gain.

In conclusion, we propose that our Sky Ranch Acres streets not be developed as through streets connecting any other adjacent neighborhoods or be used as construction routes for any adjacent neighborhoods yet to be developed. Please, we ask that the City consider not connecting our streets, especially for the safety of our kids and the many other kids in the neighborhood. LIFE IS PRECIOUS!

Sincerely,
Scott and Andrea Howell (and our kids)
Sky Ranch Acres
1360 Beechcraft Road
Lincoln, NE 68527
howellfamily5@yahoo.com
Andrea,

If you read through this email correspondence, especially the one right below, there is currently no intention to put any of the new housing units wastewater through the lines in Skyranch Acres, all of the new lines will either run West or East, not North.

Here is an aerial showing Skyranch and the sanitary sewer lines. The bright green represents proposed lines to be constructed next year. Dark green are existing.

Just a thought on your traffic concern, maybe you can request the developer to build a temporary construction only road off of 112th, where they can run the concrete trucks and other construction traffic while building the new subdivision, instead of through your streets. They would probably (if at all) only agree to this during the installation of utilities and roadways and not during the construction of houses. But you can always ask.
Brian A. Kramer, P.E.

Superintendent of Collection

City of Lincoln, Wastewater

402-441-7987

From: Mike Eckert [mailto:meckert@civildg.com]
Sent: Friday, November 3, 2017 4:05 PM
To: Brian A. Kramer <bakramer@lincoln.ne.gov>
Subject: Re: Sky Ranch Acres sewer size
Yes, so at no time will we connect to their lines. Not in phase 1 or 3a.

Mike Eckert, AICP
Civil Design Group, Inc.
Allied Surveying & Mapping
8535 Executive Woods Dr., Ste 200
Lincoln, NE 68512
Office: 402.434.8494
meckert@civildg.com

On Nov 3, 2017, at 3:58 PM, Brian A. Kramer <bakramer@lincoln.ne.gov> wrote:

Does that include phase I, the first 74 lots.

From: Mike Eckert [mailto:meckert@civildg.com]
Sent: Friday, November 3, 2017 9:03 AM
To: Steve S. Henrichsen <shenrichsen@lincoln.ne.gov>
Cc: Brian A. Kramer <bakramer@lincoln.ne.gov>; George J. Wesselhoft <GWesselhoft@lincoln.ne.gov>; Robert K. Simmering <RSimmering@lincoln.ne.gov>
Subject: Re: Sky Ranch Acres sewer size

Steve, Brian

Good news. This morning I reviewed the sewer routing with Justin Crow who confirmed that per Brian’s early request to minimize sewer into their lines he designed it so NO sewer is going into their lines. We go west into the sewer we will bring over from Waterford and then everything going east will go into the 54’ trunk.

Mike Eckert, AICP
Civil Design Group, Inc.
Allied Surveying & Mapping
8535 Executive Woods Dr., Ste 200
Lincoln, NE 68512
Office: 402.434.8494
meckert@civildg.com

On Nov 3, 2017, at 8:23 AM, Steve S. Henrichsen <shenrichsen@lincoln.ne.gov> wrote:

Brian

Can you confirm the sanitary sewers in Sky Ranch Acres at 104th and Holdrege are 8 inches in size. I was at a neighborhood meeting where a neighbor swore they are 6 inches in size.
If they are 6 inches, are you comfortable with the amount of homes they show in the Dominion CUP to add to Sky Ranch. Mike Eckert said he kept it pretty minimal in terms of flow.

Steve

Attachments

- image002.jpg (181.26KB)
Good Morning,

The office of the City Council has received your letter regarding your opposition of the currently proposed plan and development of Dominion at Stevens Creek-CUP. Your letter will be added as an attachment to the In Lieu of Directors’ Meeting Agenda dated for Monday, November 20, 2017. A link, to view these documents on the City Council web page, will be available the afternoon of Thursday, November 16, 2017.

Please let me know if I can of further assistance.

Thank you,

Angie Birkett  
Office Coordinator  
Lincoln City Council  
555 South 10th St., Ste 111  
Lincoln, NE 68508  
Phone 402-441-6867  
Fax 402-441-6533  
abirkett@lincoln.ne.gov
To the Intended Parties:
Geri Rorabaugh, George Wesselhoft, and the Lincoln City/Lancaster County Planning Commission
Cyndi Lamm, District 1 City Council Member
Angie Birkett and All General City Council Members

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* For the record, we do not oppose the development of this proposed area, just the utilization of Sky Ranch Acres streets to connect to this development as outlined in our letter.

Thank you for your time and making our City Great! If you have any questions, please do not hesitate to ask.

Andrea (& Scott) Howell
Sky Ranch Acres - 108th and Holdredge
1360 Beechcraft Road
Lincoln, NE 68527
howellfamily5@yahoo.com
Date: November 10, 2017

From: Don & Linda Spilker: Spilker's Pineridge Tree Farm:
spilkertreefarm@windstream.net

To: Members of the Lincoln City Council
Jon Camp, Cyndi Lamm, Roy Christensen, Carl Eskridge, Leurion
Gaylor Baird, Jane Raybould, Bennie Shobe

Subject: Annexation of property, lot 26 in the Annexation Study Area A
located at 1201 Fletcher Ave, Lincoln, NE

My wife, Linda, and I own the above property; which operates as a choose
and cut Christmas tree farm. We have owned this farm ground since 1972. In 1980
we planted our first crop of trees and began selling trees in 1988.

We plant every spring, keeping trees in rotation. We now plant all firs and
spruces and it takes 10 years to get a tree of saleable height. This is a long-term
investment in getting a tree to a saleable product.

There are few choose and cut tree farms still operating and we have
customers that drive some distance to get their tree and have been doing so for
years.

We participate in the “Trees for Troops” program which is a program under
the control of the Christmas Spirit Foundation, a charitable arm of the National
Christmas Tree Association. Over the past years along with fellow Christmas tree
growers from across the United States several thousand trees have been delivered
to Armed Forces bases across the nation and overseas where we have active
military.

Our farm is the delivery and pick up point for these trees donated by our
Nebraska Christmas Tree Growers Association members. We arrange for donated
trees, tagging and loading on a FedEx truck who provide the transportation.

At this point in time, there is not one advantage the City of Lincoln can
give us through the annexation. There are no water or sewer lines. Without water,
Lincoln Fire & Rescue cannot offer us help. We still need the Raymond Fire
District which has available water pump trucks. They have a substation about one
mile further from us than the city fire station in the Highlands area. If annexed, we
would pay the higher LFR rate but not receive full services from them. We would
still be dependent on Raymond Fire.
Our property is not ready, and I emphasize “NOT READY” for annexation. Property needs to be taxed for its current use, not what it would be worth 8 to 10 years from now. This property is several years from being developed. There is an abundance of ground around us to be built on. The property just on the North side of Fletcher Street across from us has several hundred lots available. It will be several years yet before they bring a street, water and sewer up to Fletcher Street. There are still many lots to build on, just to get from the North to Pennsylvania Ave, which today does not exist.

Our property receives a green belt exemption lowering the assessed value. We already have a valuation of double the land value on our ground than if it were located 10 miles out. When we are annexed, we lose this green belt exemption and the land will be taxed immediately at a higher valuation. This will substantially raise our taxes above the 10-12 percent increase in tax levy stated in the annexation report.

Use determines what the property is capable of earning in income and it should be taxed at that level until a developer is ready to do something different. We have not had a developer knocking on our door and saying that they are ready to develop the ground.

This is a 2-way street. The city has the obligation to treat its people fairly. You are forcing us to sell our property at an undervalued price because there is no way our land can produce the money for the tax statement that will be coming in 2019, if this annexation takes place. Remember I have 10 years of crop on this property! The timing for our property to be annexed is not right at this time. There is not a developer out there who is ready to develop our property for several years.

Lincoln is known as a “tree city” which it should be. We have a business that produces trees for people to beautify their yards and homes and at the Christmas season to bring real beauty to the inside of homes with the presence of a “real” tree.

We are not an eyesore to the city of Lincoln and we invite the mayor and you as our City Council members to visit our place of business or at least drive by in your car to see what a beautiful tree farm looks like.

Since our property is bordered on one side by Interstate 80 and on the other by Fletcher Ave, we have people who drive by and see us working in the field. They wave, honk their horns, even the semi truck drivers send us their greeting.
We know that the time will come that the tree farm will no longer be here, but I would really like to see that the inventory we have on hand can continue to serve our customers until gone. They depend on us and then I would be able to finish out my remaining years providing Christmas trees and helping to beautify homes at the Christmas season.

Nothing says “Christmas” like a real tree.

So we ask you as City Council representatives to vote “no” on annexation of our tree farm property until there is a developer who is ready to develop the property.

Thank you,

Donald W. Spiker

Linda L. Spiker

Property owners of:
Spiker’s Pineridge Tree Farm
1201 Fletcher Ave
Lincoln, NE 68521
Angela M. Birkett

From: WebForm <none@lincoln.ne.gov>
Sent: Tuesday, November 14, 2017 3:22 PM
To: Jon Camp
Subject: InterLinc - Feedback

Follow Up Flag: Follow up
Flag Status: Completed

Council Office - Feedback

Date: 11/14/2017 3:22:20 PM

Full Name: Charles & Karen Nicol
Address: 815 Anthony Lane
City: Lincoln, NE 68520
Phone: 402-420-5658
Email: Karenknicol@aol.com

Comments: As residents of the Hillcrest Heights neighborhood, we would like to express our opposition to annexation of the neighborhood into the City of Lincoln at this time. We realize this will happen one day, but believe the City is not prepared to provide services to our area at this time. Concerns we have are:

Fire Safety and Emergency Services: It appears to us that with the fire department closing facilities and building new ones in the future, our neighborhood is better off for the time being continuing the be serviced by Southeast Rural Fire Department. Furthermore, we have no fire hydrants located in our neighborhood at this time, nor could they be installed in a timely fashion.

Change of School Districts: How will this affect the Waverly school district and the students in our neighborhood attending Waverly as well as bus transportation currently being provided by Waverly.

Other Concerns: Drainage issues, safe access onto and off of “O” Street, maintaining our rural atmosphere, and other issues too numerous for this email.

IP: 72.46.58.223
Form: http://lincoln.ne.gov/city/council/feedback.htm
User Agent: Mozilla/5.0 (Windows NT 6.1; Win64; x64; rv:56.0) Gecko/20100101 Firefox/56.0
Hello, my wife and I would be against the zoning action and development of the property at 7721 Portsche. When purchasing our property in 2013 the rural feel of this area and the low pressure traffic flow was a big attraction for us. This addition at 7721 Portsche would remove that feel. We also are concerned over the added traffic this would create. Thanks for your time. Craig Lemka
Lincoln City Council Members:

We appreciate the efforts of the Lincoln City Council to reach a compromise on Annexation Proposal No. 17016. However, delaying annexation 1 year is not the best outcome for the City. The best option is vote NO on the main motion. When you vote at your next meeting, please consider if anyone benefits from this annexation.

Sunrise Estates Community Association (SECA) remains unanimously, and vigorously, opposed to annexation until a fire station is built and manned near 84th and Leighton.

More importantly, please consider the negative effects on your constituents within the current city limits. The annexation would further stretch fire/rescue and police resources, increasing response times. A recent Journal-Star article and follow-up editorial (double click on each attachment for the full content) clearly describe the concerns of front-line fire/rescue and police officers regarding coverage within current city limits. Lincoln has grown rapidly in recent years, and just keeping up with that growth is a real challenge, as you know very well. Adding about 50 square blocks, before the facilities and people are in place, needlessly puts more strain on critical resources.

Rushing this annexation benefits no one.

This particular annexation proposal is different from other areas recently annexed, because of the number of homes, distance from fire stations and distance to accessible fire hydrants for many of those homes.

When the fire station at 84th and Leighton is built and manned, and police resources are expanded, then annexation makes sense both for residents in the current city limits and in Sunrise Estates. At that time, SECA members will accept annexation without further objection and will be active and constructive taxpayers and constituents.

It is unfortunate the Mayor has turned this into a political issue, calling any vote against annexation “anti-growth”. One of the main reasons Lincoln is such a great city is growth has been planned and regulated, for many years, to avoid urban sprawl. Growth for its own sake is not a good thing. In my travels I see a lot of areas with no real plan, weak zoning, and unrestricted growth. Lincoln is better than that.

Please look past the Mayor’s partisanship and do what is best for the City. A “NO” vote on Annexation Proposal No. 17016 is a vote FOR planned, fiscally responsible growth. In the best interest of current Lincoln residents, as well as SECA members who will become residents when we are annexed, please don’t stretch critical resources to the breaking point.

I would be happy to talk or meet personally if you wish to discuss this further, as would SECA Board Members.

Thank you again for your consideration.

Dan Hinnah
9500 Eastview Road
Lincoln, NE 68505
402-440-3403 (cell)
TOP STORY

Police, fire unions seek assurances their ranks will grow

RILEY JOHNSON Lincoln Journal Star Nov 5, 2017 Updated Nov 7, 2017

Firefighter Brady Papik (from left) Capt. Chad Roof, firefighter Hadley Cooksley and driver Greg Shoemaker test a new configuration to carry more hose on the new Engine No. 1 Thursday at Fire Station 1.

ERIC GREGORY, Journal Star
The fire chief and labor union president agree: Lincoln's 249-member firefighter force is stretched thin.

Lincoln Fire and Rescue has added eight full-time firefighters since 1990. In the same period, the city's population has swelled by nearly 87,000 — equal to two Kearneys and a Papillion.

Overtime for firefighters has surged, injuries have increased and response times have dragged as demand for their services continues to climb, said Ron Trouba, president of the Lincoln Firefighters Association. And pressure on the city's handful of firefighter-paramedics — who make hundreds of swift medical decisions each day — keeps building.

"It is having an increasing and definitive impact on the mental health of our employees," Trouba said.

He wants the department to mandate four firefighters per rig, putting Lincoln in line with national insurance and fire-service safety guidelines. To accomplish that goal, the city would need to add more than 30 men and women to its force.

But Fire Chief Micheal Despain said while more firefighters are needed, the city should remain flexible.

The fire union launched labor negotiations with city officials in October. Those could last months.

Lincoln's rank-and-file police officers, who have raised concerns about staffing levels within their own department, are covered under a separate deal through August 2019. The police force has added officers recently, but their union insists the Lincoln Police Department is merely making up for slow hiring practices.

Further, management repeatedly changes schedules to accommodate staffing levels, at the risk of driving officers to other departments, said Chris Milisits, president of the Lincoln Police Union. And officers continue to do more than just fight and solve crimes, chewing up their time.

Both the police and fire forces have done remarkable work keeping the city safe with the staffing levels they have, but the status quo will be hard to maintain, city officials said. "You're spreading the same number of people over a larger and larger area," said Tom Casady, the Lincoln's public safety director. "You can do that to a certain point. But at some point, you have to deal with the growth."

'We make it work'
Inside Station No. 7 at Cotner Boulevard and A Street, firefighter-paramedics Christian Barth and Brent Jones are at different stages of a high-burnout job.

Barth is in his second year at Lincoln Fire and Rescue. Jones is heading into his seventh. Paramedics usually last about six years before switching jobs within the department or moving on, Despain says.

As the highest medical authority on emergency calls, paramedics are responsible for life-and-death decisions, and sometimes encounter uncooperative or combative patients, the chief said. And the work isn't done once they treat a patient or leave them at the hospital: They still need to restock their ambulances, and complete patient charts and other paperwork.

Near-hourly calls can make the job feel like living with a newborn, Barth said. Lunch breaks following the start of work at 7 a.m. can come as late as dinner time, and some nights are so busy they don't sleep.

"We're constantly trying to stay ahead of it, and we're working ourselves into the ground while we're doing it," Jones said.

Paramedics like him regularly pick up 12 overtime hours after their 24-hour shift to help the city meet its minimum staffing levels.

Earlier this year, Jones reached a tipping point.

The recently divorced Omahan was diagnosed with job-related post-traumatic stress disorder, triggered by an emergency call he worked where a teenager close in age to his own daughters was killed in a car crash, he said.

Jones spent 30 days at a newly opened mental health treatment center for firefighters in Maryland.

Despain knows his paramedic forces are stressed, he says.
The department rotates them between ambulances and fire engines to give them a change of pace. It also runs additional medic units three days each week, during targeted hours, to meet higher demand and reduce the number of calls handled by each ambulance.

Despain says the city's shortage of paramedics stems from unbalanced hiring strategies before his arrival in 2016.

He asked some firefighters to recertify as paramedics when he took the reins at the department last summer, but the handful of firefighters only agreed to work as paramedics for 18 months.

Now, the chief's goal is to only hire paramedics and train them to be firefighters. That makes it tough to build the headcount at Lincoln Fire and Rescue.

"We hire absolutely as fast and furiously as we can," Despain said.

Not all applicants prove capable of doing the work, and progress comes slowly: "I'll hire five or six people, and in the same time, I'll lose four to five people through attrition."

And once hired, there's still a lag before those firefighters are street ready.

The same is true at the police department, where it takes 18 months to recruit and train an officer so they're able to work alone, said Chief Jeff Bliemeister.

While violent crime in Lincoln has been decreasing for years, reflecting national trends, investigating those crimes comprises just a small part of an officer's workload, Bliemeister said.

In Lincoln, police are the front-line workers for handling drunks and helping people who experience mental health crises, said Casady. And special events at Pinnacle Bank Arena and elsewhere push demand for off-duty officers and stand-by medical crews.

From 2015 to 2016, requests for off-duty officers — paid for by the requester — increased 12 percent, Bliemeister said. Some had to be turned down. "If it was (just) crime, things would be looking great," said Casady.
The lack of unassigned time for Lincoln’s officers is a concern, hampering their ability to do proactive enforcement and community engagement, the chief said.

Milisits, a criminal investigator, said fewer opportunities to specialize or advance, and moving to shorter shifts and longer work weeks has soured morale among some in the ranks — particularly those who work nights and lose part of their weekends to catching up on sleep.

As many as eight Lincoln officers have recently applied to join the Omaha Police Department, which would represent a fifth of a patrol team.

"We paid to train those folks, they are veteran officers, but yet we're losing them to other departments," Milisits said.

But Bliemeister said many of those officers have ties to Omaha or interest in specialized assignments the Lincoln department doesn't have. He said he isn't worried about the impact losing them would have on operations in the city.

"That's what our staff does best is adapt to the situation," Bliemeister said.

His strategic plan calls for adding five to seven new officers per year over the city's authorized strength, as Lincoln's population is projected to add 3,500 people annually, he said.

So far in his tenure, Bliemeister has been able to add 11 new officers, including six recruits who will begin in the police academy in January.

In all staffing levels, there is no magic number, Director Casady said. The fire department's strategic plan is still being developed.

Trouba and the union want assurances the department will look to grow its ranks. He said his goal of mandating four firefighters per rig would cost about $2.5 million annually.

Mayor Chris Beutler this week argued that the City Council should adopt a resolution in the next year to expand the city's spending authority 1 percent, in part to give it flexibility to address staff shortages in the coming years.

Councilwoman Cyndi Lamm opposes that measure because she said the city should address these issues in budgets.

"This is coming across as urgency now," but if it were truly a priority, Beutler's administration would have dealt with it in previous budget proposals, Lamm said.
Councilman Jon Camp agrees that the city can address these issues within its regular budgets if the mayor's office prioritizes public safety in its proposals. And he suggested the city look for ways to better deploy its fire resources to more efficiently meet medical needs.

Beutler is a Democrat. Camp and Lamm are Republicans.

Rick Hoppe, Beutler's chief of staff, said the administration is trying to tackle staffing issues in its budgets, and after putting money toward adding police officers and replacing aging fire rigs this year, the mayor will turn attention to the fire department's staffing in his next budget proposal.

Lincoln Police officers salute in front of the Justice and Law Enforcement Center during a memorial ceremony in May to honor fallen law enforcement officers during National Police Week.
ERIC GREGORY, Journal Star

Easing the pressure

Since his time in treatment, Jones' outlook on work has changed.
His new set of tools has given the man with "Courage" tattooed on his left forearm the ability to deal with the trauma and stress of his job. He heads to the gym now on his way home and has turned away from alcohol as a means to relax, he said.

He's excited to come to work.

Adding some firefighters could ease the pressure throughout the city, Barth and Jones said.

On their shift Wednesday, they each responded to more than a dozen calls — an especially busy day for the medics at the station nicknamed "Animal House."

No matter how much of a zoo the city becomes on a given day, they don't fixate on the magnitude of emergencies across town, Barth said.

"All you can do is worry about what's in front of you."

Reach the writer at 402-473-2657 or rjohnson@journalstar.com.
Editorial, 11/10: Growth means Lincoln must invest more in public safety

Journal Star editorial board Nov 9, 2017

Between 1990 and 2016, Lincoln’s population is estimated to have grown by nearly half. To put that figure in perspective, those nearly 90,000 new residents exceed the number of people in all but two cities and three counties in the state. It’s as if a full Memorial Stadium was added to Lincoln’s population over that span.

In that time, the investment in the city’s public safety hasn’t kept up with its booming population. Lincoln needs to be diligent not to overextend itself – particularly as city
leaders wrestle with the city council over spending authority – but it’s clear that more firefighters, paramedics and police officers are needed to handle a community that continues to add substantial amounts of people and land.

As Public Safety Director Tom Casady correctly noted, “You’re spreading the same number of people over a larger and larger area. You can do that to a certain point. But, at some point, you have to deal with that growth.” Lincoln has taken the first step in that direction, hiring six new Lincoln Police Department recruits who will start at the police academy in January, but the process must be a gradual one.

After all, the problem has been a gradual one, too. Between 1991 and 2016, for instance, the number of Lincoln firefighters per 10,000 residents has decreased from 12.3 to 8.9 – with only eight positions added over the same timeframe that the city added 87,000 residents.

Lincoln Fire and Rescue has seen its overtime costs grow from roughly $531,000 in the 2015 fiscal year to $687,000 for the most recent one, according to Fire Chief Micheal Despain. As those costs have increased, union president Ron Trouba told the Journal Star that job-related injuries and response times have done so as well.

Complicating matters is the length of time the training and certification processes take. For every firefighter, paramedic or police officer hired, the vital steps needed for that individual to be able to perform the requisite duties of the position can stretch as long as 18 months – a span in which the city is projected to add some 5,000 residents.

Public safety is among the most important investments of any municipality’s tax dollar, and Lincoln’s first responders have done a stellar job protecting and serving residents. Many Lincolnnites have praised the work of Lincoln’s officers, firefighters and paramedics in recent letters to the editor. The city’s violent crime rate, too, has plummeted, in line with national trends.

To keep up that high level of service that Lincoln – and any city, really – expects and needs of its public safety departments, continued investment in first responders must remain a priority.
Hi Angie, please find attached my letter with attachments in opposition to proposed ordinance # 17-159, relating to annexation # 17017. If you could please provide this to the members of the council for their review, I would greatly appreciate it.

Kind regards,

Ryan P. Sullivan
From: Ryan Sullivan, Resident of Hillcrest Heights Subdivision at 609 Anthony Lane  
To: Members of the Lincoln City Council  
Date: 11.15.17  
Re: Annexation of Hillcrest Heights Subdivision, Annexation # 17017

I am writing in opposition to the current proposal to annex the Hillcrest Heights Subdivision. While I believe that annexation of our neighborhood will be appropriate at some point, annexation at this time is premature.

Involuntary Annexation is Disfavored and Rare. In my research, I found only a handful of instances where the mechanism of involuntary annexation was utilized, and in those cases, the need for annexation was quite apparent. Conversely, the reasons given for annexation of our neighborhood are suspect. While a small portion of our subdivision does come in contact with the city boundary, the fact remains that we are not engulfed by the city, we are not presently in line with city services or roads, we are not urban in character, and the land that surrounds us has yet to be developed or even to be plotted for development. We have not yet been provided a sound reason for this rushed, involuntary annexation.

Only in special circumstances should a city resort to involuntary annexation, such as when a neighborhood is engulfed by the city, or is near the city and clearly urban in character. Neither of these characteristics are present here.

Our Neighborhood is Not Engulfed by the City. Involuntary annexation is typically utilized only when the area is so clearly part of the city that it necessitates bringing it into the control of the city. Unlike other subdivisions subjected to involuntary annexation, our neighborhood is not engulfed by the city boundary; only the northern most tip of our neighborhood touches the city’s border, the rest is surrounded by undeveloped farmland and a golf course. See attached map depicting the small area that comes in contact with the city.

Our Neighborhood is Not Urban in Character. A quick drive down Anthony Lane or Hillcrest Drive will make it obvious to you that our neighborhood is not urban in character. I attached photos of a few of the lots in our neighborhood to illustrate how we differ from an urban neighborhood. All of our lots are at least one acre, several with outbuildings or large wooded areas. My property has a creek that runs along the back of the property parallel to an existing wind row of trees that separates my home from the adjacent farmland to the west. A few weeks ago I was flying over Lincoln with a friend in his small hobby plane. I snapped a number of photos. I attached two to this letter. One photo is of our neighborhood. The other photo depicts a neighborhood that is truly, and obviously, urban in character. The comparison is enlightening.

This Proposed Annexation Was Unexpected. Because our neighborhood is rural in character, and is not engulfed by the city, no one in our neighborhood expected the annexation notice that we all received in July; particularly, where residents were told by the city, only months previously, that there were no plans for annexation. I am new to the neighborhood, so I can’t speak to what my neighbors have been told in the past. However, when we were in the process of purchasing our home last October, I reached out to the city to learn if there were any future
plans for annexation. I was transferred a few times, but eventually spoke with a friendly
gentleman who told me there were no plans to annex the area, but that I should be aware that in
2020 we may be evaluated for possible annexation. I was comfortable with that and moved
forward with the purchase. To be sure, no promises were made, nor was anything put in writing.
Nonetheless, because this information came from a member of the city’s staff, I reasonably relied
on it. And, I can understand why my neighbors have relied on similar assurances.

**Dilution of Services for Current City Residents.** Annexing us now, without there having been
adequate notice or proper planning, seems to ignore completely the consequences, including not
only the negative impact on our community, but also the further dilution of services to current
Lincoln taxpayers.

As for dilution of services, I recall a few years back Lincoln pushed for and was successful in
obtaining a tax increase in order to build more fire stations. City officials and the fire department
testified that the stations were needed because their resources had been spread too thin as a result
of growth in population. At that time, they shared concerns about their ability to provide
adequate fire and emergency services to current residents of Lincoln without the additional fire
stations. Since then, the population has only grown further, and no fire stations have been built.
Yet, city officials and representatives from the fire department are now testifying that they have
plenty of resources to handle not only the current demand, but the additional demand created by
this annexation. *See attached graphic showing continued dilution of fire and safety services over
the last several years.*

It seems to me it would make the most sense to wait to annex until the new fire station is built
and until water services are brought closer to our neighborhood as the land separating us from
the city is plotted and developed. When that land is developed, there will be fire hydrants within
a reasonable distance from our homes. In the meantime, we could continue to utilize the rural
fire services, who have the proper equipment to serve rural areas such as ours, and whose fire
station is just up the road. Thus, while the impact of adding our neighborhood to LFR’s service
areas may seem minimal, considering all the circumstances, including the fact that LFR is
already spread too thin, the impact will actually be significant—not only on our safety, but the
safety of current Lincoln residents.

**Delaying the Annexation is a Win-Win.** I would ask that you please consider delaying the
decision to annex our subdivision for one year. During that period, if the farmland that surrounds
us is developed, and if there has been reasonable progress in building the fire station needed to
serve our area, then at that time annexation may be appropriate. Then, in the fall of 2018, if the
council determines that the circumstances are such that annexation is truly appropriate, it could
then order the annexation effective August of 2019. This timing would allow certain
government entities, including the school districts impacted, to align their budgets with the
scheduled annexation. It would also allow our residents time to plan. Those with children can
make informed decisions as to where to send their children for school. Those in our
neighborhood on fixed incomes can make plans to prepare for the increase in taxes, as well as the
impact fees and service installation costs associated with annexation. And, all of us neighbors
will have time to work together to plan for the various decisions that will need to be made as
they relate to connecting to city services and adapting to city life. A year or two delay will
provide a win-win for everyone involved. There is almost no functional benefit to anyone to rush the annexation, and the benefits of waiting until the time is right are many.

All of the issues that will arise from a rushed, forced annexation could be avoided by simply waiting until the time is right—when the city has the infrastructure and safety services in place, and when we have had time to prepare for it so that we can join the city as economic partners, not frustrated and injured captives. We want to be economic partners, we want to be willing participants in this process, and I think the city should want that too.

Thank you,

Ryan Sullivan
Hillcrest Heights Subdivision

RURAL

City of Lincoln

URBAN
A GROWING CITY

1991: 12.3
1996: 12.1
2001: 10.5
2006: 10.1
2011: 9.4
2016: 8.9

Sources: City of Lincoln, U.S. Census Bureau
My name is Mike Streeter. I am military retiree. My wife and I are property owners in Hillcrest and members of the Hillcrest Neighborhood Association. I welcome the opportunity to express my concerns over the proposed involuntary annexation of our neighborhood.

The proposed annexation of Hillcrest is involuntary. We understand the arguments being put forward by those setting this annexation process in motion. We are close to Lincoln. We do access Lincoln for most business, leisure and occupational needs. Proximity is not the question. We are surrounded by undeveloped ground. There may be plans for the development of these grounds (to the west and south) but an aerial view shows the ground to be what it is at this time—rural.

Over the past year and a half, there have been meetings and presentations that have been attended by Hillcrest residents, developers [e.g. Woodlands at Hillcrest] and City Planners. The unmistakable message at these meetings was not that Hillcrest would be annexed—we all know this to be inevitable—but that such an annexation would be years down the road. The action [notification of annexation] by the Planning Commission was unexpected. We believe this action to be ill-considered and for the singular purpose of picking what seems like low-hanging tax fruit.

Most residents are happy with wells and septic systems. The costs attending the bringing in of water and sewer would be substantial. There are a number of individuals in our neighborhood who are on fixed incomes.

The conclusion that we would be provided adequate fire services is without merit and this will be addressed in depth at the City Council hearing on November 20th.

Traffic concerns are not adequately addressed. There is no left-turn lane into our neighborhood from Highway 34 (“O” Street) and the speed limit there is 60 MPH.

We ask that you put off the annexation question for the present.
Dear Lincoln City Council Members,

Please allow me to introduce myself. My name is Jenni Limbach. I am a native to the area of Lincoln growing up in the Norris community. I have lived and worked in Lincoln for the past 11 years and just this summer by husband and I moved our family to the Hillcrest Heights neighborhood. I have been following the recent annexation process closely and have concerns to address.

First, This Proposed Annexation Was Unexpected and the city planning staff has not communicated in an open and timely manner. As I mentioned we recently moved to Hillcrest Heights and before going under contract on our home we conducted research on the neighborhood. During our research we contacted the City Planning Commission in late May 2017 asking about future plans of the land to the South of our neighborhood. During that conversation, I was personally told there were no plans to annex and the city does not make a habit of involuntary annexation. My husband and I used this information to proceed with the financial decision to purchase, invest money in renovations, and planned ahead for property taxes. So in August when we were informed the city planned to annex and that this “study” had been set in motion by the Planning Commission around March 2017 we were incredibly shocked. Besides lack of communication with us, the city staff also failed to communicate the annexation plans to the Waverly School staff. They only began communications after a Hillcrest parent forwarded the annexation details she gathered during the information meeting at SCC on August 30. The Waverly superintendent received the proposed annexation information in an email from the City on September 1st. The city staff’s failure to provide information with the Waverly staff, myself, and our neighbors are examples of the haphazard communication occurring throughout this process. What communication expectations do you have of city staff as they propose new annexations? Does the City Council fully understand how involuntary annexation greatly impacts the lives of current homeowners (compared to developers of vacant land) especially when it is abruptly communicated?

Second, Our Neighborhood is Not Urban in Character nor Engulfed by the City. One of the the cities criteria for annexation is “Land which is contiguous to the city limits, in agricultural zoning, in which basic infrastructure is in place or planned for in the near term, and is in urban character” has no backing when it comes to our neighborhood. My husband and I chose to move to the Hillcrest Heights neighborhood because of the rural acreage environment. Besides moving this summer, we also had our first daughter on June 12th and we want to raise our family in a safe rural like setting. Because Hillcrest Heights is bordered by a golf course to the East and farm land to the South and West, it was a perfect fit and lacks urban characteristics. I have attached a Google Maps aerial shot to display this. Have the council members visited our neighborhood? If not, I would invite you to especially at night as you will see it does not maintain any resemblance of an urban setting. Would it not make more sense and save money for installation of infrastructure to annex our neighborhood after the surrounding areas are developed?
Third and most importantly, Safety Dilution of Services for Current City Residents. Safety concerns for my family and property. The city staff has not provided specifics on how they will provide safety for the areas planned for annexation. Our concern is that, in their zeal to gain tax revenue, the City Planning has not adequately answered our concerns about safety. Currently, we rely on the Volunteer Fire system, a county construct. We have no fire hydrants and, as such, Lincoln Fire Department cannot provide service—that is, not without “daisy-chaining” a number of pump trucks from the hydrant at O street. Even after that LFR would still not be able to reach mine and several neighbors houses at the south end of the community. While there is a new fire station that is proposed to be built at 84th and Holdrege it is nowhere near completion. Fire services, as well as Police services, are currently stretched in Lincoln and the annexation of Hillcrest seems to further diminution of these vital safety services especially considering the amount of trucks needed to “daisy-chain”. Response time is an important issue for my family especially with a newborn. When these types of questions have been asked of City staff, their replies have been general in nature – “we can handle it,” “we have an effective response force,” “we are more responsive than the county – they have no one in their station overnight.” What actions would you advocate to provide services that would guarantee safety for my family as soon as we are annexed, not months/years after fire hydrants are potentially installed at our expense? How will the city respond to the long distances between hydrants and the homes in our area? Would it not be better to delay annexation until the new fire station is built and the city budgets for more police and firefighters? Would it be better to delay until land to the South of your neighborhood is developed and connected to A Street to allow for easier and faster access to the homes in our Southern end?

I welcome the opportunity to express my concerns over the proposed involuntary annexation of our neighborhood. I hope you can provide some insight and/or support the delay of annexation to Hillcrest Heights to allow for transparent communications and development of specific safety plans.

Hoping you share my concerns. Thank you,

Jenni Limbach, 918 E Hillcrest Drive
I. CITY CLERK

II. MAYOR’S CORRESPONDENCE

III. DIRECTORS CORRESPONDENCE
FINANCE DEPARTMENT
1. November Sale Tax reports reflecting September Sales

IV. CONSTITUENT CORRESPONDENCE
1. Proposed Annexation Hillcrest Heights, opposition - Marybell Avery and Stan Campbell
2. Proposed Annexation of Subarea E, opposition - Kathy Berrick
3. Proposed Wondering Creek Development, opposition - Paul and Trish Petersen
4. Proposed Annexation Hillcrest Heights, opposition - Gary Elston
5. Proposed Annexation Hillcrest Heights, opposition - Jason Reed
6. Parking garage suggestion - Jim Frohman
7. Proposed Annexation affecting Waverley School District - Dr. Cory Worrell, Superintendent
8. Proposed Annexation Hillcrest Heights, opposition - Rodney Schwartz
### Actual Compared to Projected Sales Tax Collections

<table>
<thead>
<tr>
<th></th>
<th>2017-18 PROJECTED</th>
<th>2017-18 ACTUAL</th>
<th>VARIANCE FROM PROJECTED</th>
<th>$ CHANGE</th>
<th>% CHANGE</th>
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<tr>
<td>SEPTEMBER</td>
<td>$6,241,848</td>
<td>$6,288,498</td>
<td>$46,650</td>
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<td>OCTOBER</td>
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<td>$264,886</td>
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<td>DECEMBER</td>
<td>$6,202,974</td>
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<tr>
<td>JANUARY</td>
<td>$6,197,601</td>
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<tr>
<td>FEBRUARY</td>
<td>$7,579,660</td>
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<td></td>
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<tr>
<td>MARCH</td>
<td>$5,939,416</td>
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<tr>
<td>APRIL</td>
<td>$5,770,028</td>
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<tr>
<td>MAY</td>
<td>$6,890,278</td>
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<td>JUNE</td>
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<td>JULY</td>
<td>$6,419,310</td>
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<td>AUGUST</td>
<td>$6,836,893</td>
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<td><strong>TOTAL</strong></td>
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<td>$19,605,860</td>
<td>$365,458</td>
<td>$600,002</td>
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Actual collections for the fiscal year to date are 1.9% over projections for the year.
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<tr>
<th>Month</th>
<th>ACTUAL 2013-14</th>
<th>ACTUAL 2014-15</th>
<th>ACTUAL 2015-16</th>
<th>% CHG. FR. PRIOR YEAR</th>
<th>ACTUAL 2016-17</th>
<th>% CHG. FR. PRIOR YEAR</th>
<th>ACTUAL 2017-18</th>
<th>% CHG. FR. PRIOR YEAR</th>
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<tbody>
<tr>
<td>SEPTEMBER</td>
<td>$5,431,071</td>
<td>$5,741,404</td>
<td>$6,041,963</td>
<td>5.23%</td>
<td>$6,265,764</td>
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<td>OCTOBER</td>
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<td>$6,089,519</td>
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<td>$6,598,756</td>
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<td>$6,266,119</td>
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<td>$5,876,792</td>
<td>2.42%</td>
<td>$6,128,386</td>
<td>4.28%</td>
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<tr>
<td>JANUARY</td>
<td>$5,562,529</td>
<td>$5,525,231</td>
<td>$5,651,337</td>
<td>2.28%</td>
<td>$6,285,444</td>
<td>11.22%</td>
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<td>FEBRUARY</td>
<td>$6,570,418</td>
<td>$6,802,647</td>
<td>$7,137,154</td>
<td>4.92%</td>
<td>$7,293,928</td>
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<td>MARCH</td>
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<td>$5,396,268</td>
<td>$5,392,157</td>
<td>-0.08%</td>
<td>$5,521,761</td>
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<td>APRIL</td>
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<td>$5,188,877</td>
<td>$5,426,539</td>
<td>4.58%</td>
<td>$5,639,028</td>
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<tr>
<td>MAY</td>
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<td>$6,348,190</td>
<td>$6,494,521</td>
<td>2.31%</td>
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<td>JUNE</td>
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<td>JULY</td>
<td>$5,654,660</td>
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<td>$6,440,709</td>
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<td>AUGUST</td>
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<td>1.02%</td>
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<td>TOTAL</td>
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<td>$70,229,665</td>
<td>$73,064,387</td>
<td>4.04%</td>
<td>$76,346,757</td>
<td>4.49%</td>
<td>$19,735,940</td>
<td>2.07%</td>
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### CITY OF LINCOLN
#### SALES TAX REFUNDS
##### 2013-2014 THROUGH 2017-2018

<table>
<thead>
<tr>
<th></th>
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<tr>
<td>September</td>
<td>($80,176)</td>
<td>($44,232)</td>
<td>($105,779)</td>
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<td>($217,212)</td>
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<td>($98,235)</td>
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<td>($17,202)</td>
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<td><strong>($1,086,812)</strong></td>
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<td><strong>($176,443)</strong></td>
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*Year to date vs. previous year*
# CITY OF LINCOLN
## NET SALES TAX COLLECTIONS
### 2013-2014 THROUGH 2017-2018

<table>
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<tr>
<th></th>
<th>ACTUAL 2013-14</th>
<th>ACTUAL 2014-15</th>
<th>ACTUAL 2015-16</th>
<th>% CHG. FROM PR. YEAR</th>
<th>ACTUAL 2016-17</th>
<th>% CHG. FROM PR. YEAR</th>
<th>ACTUAL 2017-18</th>
<th>% CHG. FROM PRIOR YEAR</th>
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<td><strong>$19,605,860</strong></td>
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November 13, 2013

COMMENT ON PLANNING COMMISSION AGENDA ITEM

From: Shannon and Jared Castillo  
1240 Beechcraft Road  
Lincoln, NE 68527

To: Geri Rorabaugh, George Wesselhoft, and the Lincoln City/Lancaster County Planning Commission at plan@lincoln.ne.gov  
Cindy Lamp, District 1 City Council Member at clamm@lincoln.ne.gov  
Angie Birkett and All General City Council Members at abrickett@lincoln.ne.gov

Re: Annexation AN17007, Change of Zone CZ17015, and Special Permit SP17022 for Dominion at Stevens Creek Community Unit Plan as it pertains to Sky Ranch Acres Association and its Residents

Members of the Planning Commission and City Council,

We, Jared and Shannon Castillo, homeowners in Sky Ranch Acres, ask you to seriously consider and address our concerns regarding the proposed changes to the development of Dominion at Stevens Creek CUP as outlined above. Our two major concerns are listed below.

1. PRESERVATION OF OUR ROADS & EXISTING NEIGHBORHOOD

According to the Planning Commission Agenda for November 15th, the first phase of the development would commence in the northwest part of the new Dominion property adjacent to Sky Ranch Acres and the northeast part of Waterford Estates. Additionally, access for the first phase would be via two street connections to Sky Ranch Acres subdivision, which has access to Holdrege Street. The second phase of the development would consist of 78 single-family lots and would not be developed until there is a connection to the northeast part of Waterford Estates via Crescent Moon Drive to 104th Street.

A modification to this plan was shared with our neighborhood association by Mike Eckert, which indicates that other entrances to the CUP would be part of the first phase of development so that Sky Ranch Acres is not the only entrance into the new CUP. We ask that you consider not allowing any construction to begin until at least one other connection is made to the development, other than Sky Ranch Acres. The streets in Sky Ranch Acres were not built to withstand heavy traffic by construction vehicles. We do not have sidewalks or streetlights. Our streets are narrow and surrounded by a steep gully with culverts under each driveway.
If construction traffic and, eventually larger volumes of residential traffic, are allowed to go through Sky Ranch Acres, the cost to repair our streets will be very large. If this traffic could be avoided and rerouted through streets that have been built to withstand that amount and type of traffic, our streets could last many years. Our family just moved into Sky Ranch Acres 6 weeks ago. We were so excited about our children growing up in this rural neighborhood and were heartbroken to hear, only a few short weeks after moving in, that we are now facing the possibility of heavy traffic coming past our house. Our children will not be able to ride their bikes and play outside the way we had imagined. As you can understand, their safety is our highest priority. Please consider doing everything possible to protect our streets and our children.

2. PROTECTING OUR WELLHOUSE

Our South well house is one of two sources of water for Sky Ranch Acres. The location of the well seems to be an issue. City permits and environmental quality permits found in the records of the Sky Ranch Acres Association both seem to approve its current placement. However, now we are being told it may need to be moved. Before the new development moves forward and if heavy traffic is to be permitted on our streets, the issue with our well needs to be addressed.

Sincerely,

Jared and Shannon Castillo
1240 Beechcraft Road
Lincoln, NE 68527
Dear City Councilman Camp,

I plan on attending the City Council meeting next Monday at 5:30 p.m., but I am submitting this letter for the record, in case there are unforeseen circumstances preventing me from attending the meeting:

I am a homeowner of an acreage located at 7740 Portsche Lane. I am against the annexation of my property. I do not want to be forced to hook up to city sewer; we have invested in initially setting up and then properly maintaining and expanding our septic system as our family has grown throughout the greater than 23 years we have lived here. The amount of money required to pay to hook up to city sewer is exorbitant. We have two children in college, and after they graduate we will be retired and on a limited income. It would be a tremendous hardship to our economic situation. We have also invested in our own private well, again, keeping it properly maintained, and having our water tested numerous times throughout the years. The annual “certification fee” which the city wishes to charge us is much more than we pay privately to have our water tested.

As most acreage owners in our area, we have planted hundreds of trees on our property, working with the Lower Platte Natural Resources District, to enrich our landscape and to provide ample wildlife habitat. A terrible disease is killing off our Scotch Pine trees, which make up a good portion of our shelterbelts. Most of us require burn permits a minimum of two to four times a year to burn the diseased and dead trees, which we have cut down. If we are annexed we will no longer be allowed to burn our dead trees, which number 15-25 a year; instead, we are told that if the city annexes us, we will have to somehow get them hauled away. Again, this will be a tremendous financial hardship.

We will not be able to use the services of the Southeast Rural Fire Department, which is more capable of handling fires on acreages than the city of Lincoln. The city does not have tankers, nor the means to get water to the rear of our lots. Taking the time to determine that tankers are necessary means valuable time will be lost obtaining the services of the rural fire department. We are told that we will receive quicker service by the City of Lincoln's Fire Department. This will not be the case, as Pine Lake Road is already in terrible shape and very congested many times of the day. It is someday soon to be closed and expanded into four lanes. The Southeast Rural Fire Department, which I can view out my kitchen window, is much more able to deal with acreage situations. On Nov. 5th, 2017, the Lincoln Journal Star published a story about Lincoln's Fire Department. The fire chief and the labor union president agree that Lincoln's firefighter force is "stretched thin". Now is definitely not the time to annex our area.

When we get a heavy snow on our county road, and it is impassable because our roads tend to drift more easily and more often than the city areas, the county is out here blading our roads early the next morning, so that we can get to our jobs and to school. I have strong concerns that our acreages will be near the bottom in priority, when it comes to the city blading the snow off of our roads, since we are on the outer edges, and our density is low.

One final argument made by some city personnel is that it isn’t fair that those of us living here don’t pay city wheel tax. I believe that the city should look at other counties who have made the wise decision to impose the wheel tax on all residents of their county. This makes much more sense, since the majority of us living in the county drive on city streets.

Beyond the great emotional upheaval in losing our rural neighborhood, there is tremendous financial hardship which will result if my property is annexed. At this time, the city does not have the resources, and is not prepared to meet my needs, nor the protection of my property.
I invite you to take a "Sunday drive" down Portshe Lane, before the annexation of our neighborhood is put to a vote on Monday. There has got to be a better, more equitable way of doing things than the process that the city of Lincoln has placed on us.

Respectfully submitted,
Kathy Berrick
7740 Portshe Lane
Lincoln, NE 68516
Planning Commission and City Council Members,

We are writing in regards to the new development called Wandering Creek, being proposed for the area East of 84th street and North of Van Dorn. My husband and I live in Firethorn, specifically 9301 Tuscan Court. We know progress and development in the city is inevitable and a good thing, we just want to make sure safety and integrity of the area remain in the forefront of the minds of the planning commission and city council as it makes decisions regarding this area.

Our upmost concern is the amount of traffic that will inevitably come from this development on Van Dorn and the inherent problems with the road layout, elevations and speed limit on Van Dorn. Specifically, if you are traveling West on Van Dorn near 98th street, the speed limit is 55 mph…as you approach 91st street, there is a small hill which keeps you from seeing the intersection of Van Dorn and 91st. There have been many times we have been ready to pull out onto Van Dorn from Firethorn at 91st…and a car traveling 55 (or faster) comes over that hill…we need to stop or risk being hit by those fast moving cars. If you compound this problem with hundreds if not thousands of new people traveling out of this new development onto Van Dorn, we fear it will be a recipe for tragedy. We understand an elementary school is also proposed in the Wandering Creek development…which will concentrate traffic at specific times…a set up much like what contributed to the death of Ryan Post near Norris school. This is unfortunately an example of what we want to avoid at this intersection. We would like the city to study the area now, and request the developer put in roundabouts, signals, turn lanes, and shoulders to support the development they propose, as the development goes in, instead of after a tragedy happens.

Increased traffic…will lead to an increase of traffic through the Firethorn neighborhood as people reach for faster ways to make it around traffic back ups on Van Dorn. Since Firethorn does not have sidewalks…there are often many people on the roads themselves…walking, running, walking dogs, and driving golf carts. WE walk our dogs and run on our roads…and fear safety will be a factor that will greatly effect the integrity and lifestyle of the neighborhood itself. We feel this problem could be kept at a minimum if the city and developer handle Van Dorn road development properly.

Thirdly, we are concerned about all the drainage and runoff that will happen with the large amount of concrete that will replace the farm ground in the Wandering Creek Development. When it rains 1-2”+, there is already a backup of flowing or sitting water around 98th and Van Dorn and in the creek which overflows onto Firethorn golf course behind our house. This small drainage (creek)running through the golf course South of Van Dorn meets up with this drainage around 98th and Van Dorn. The golf course often is flooded with normal rains, and at one point last spring with one of our hardest rains…the water runoff from the North of us…and the back up of the creek South of us combined to create a flooding situation. We believe it would be prudent of the city to do a drainage/eviromental study to make sure the runoff from the area North of us does NOT lead to property damage, or even worse safety concerns for the roads in the area…particularly on 98th and Van Dorn, where the speed limit is 55 and the dip in elevation in the road inevitably will create hazardous driving conditions. We have included a video of the drainage a particularly heavy storm this last year…and the large amount of water
that flows from the North and the ineffective runoff South of us.

We want to thank you for prudently considering our concerns, and keeping the safety of our homes and citizens of Lincoln in your upmost thoughts as you plan for the progress of our city.

Paul and Trish Petersen
9301 Tuscan Court
Lincoln, NE 68520

Click to Download

Firethorn Flooding.mov
55.5 MB
Dear Ms Birkett,

Having read my neighbor's letters in response to the proposed annexation of Hillcrest Heights, there is very little I could add without being redundant. The concerns of the neighborhood are presented in a succinct, rational and fair manner. The comments of these writers have my full support and agreement.

Unfortunately I will be unable to attend the hearing due to a previous commitment but trust due respect will be given to these issues.

Sincerely,

Gary Elston
919 Anthony Lane
From: WebForm <none@lincoln.ne.gov>
Sent: Sunday, November 19, 2017 11:39 PM
To: Council Packet
Subject: InterLinc - Feedback

Council Office - Feedback
Date: 11/19/2017 11:38:52 PM

Full Name: Jason Reed
Address: 718 E Hillcrest Dr
City: Lincoln, NE 68520
Phone: -
Email: jason68462@yahoo.com
Comments: To: City Council members
Re: Annexation of Hillcrest Heights

My name is Jason Reed, my fiancé and I recently purchased a home in Hillcrest Heights at 718 E Hillcrest. I would like to briefly relay our feelings of how this potential annexation seems a little abrupt and premature. After a great investment in a home here we were taken back with learning the possible annexation action could happen so quickly. To undertake an expense of possibly having to invest even more money to pay for connections to city water and sewer service would incur an unplanned burden on us. We have never been able to learn from the city what kind of an expected cost this would prove difficult to try to budget any money and know if it is close to enough. If the city would be able to provide us with a definitive plan and idea of cost this would be a great help.

A fear we share with many in our neighborhood is the response we would receive in the event of an emergency. Their are no fire hydrants near here and until the potential construction of a city fire station nearer, the response times will not be as timely as it would be for other citizens in Lincoln. If we have to pay the same taxes as other citizens in the city we would expect to receive the same services. If adding this area of Hillcrest without adding more personnel to the city roster would stretch the entire city's capacity to serve each individual citizen.

Finally attention needs to be addressed with traffic flow in and around the new retirement center. With an anticipated increase in traffic the high speed of the highway presents many dangers to people entering and leaving the area which would include school buses. There is a lack of a westbound turn lane which poses a great danger for many.

If these dilemmas would be able to be better addressed prior to the annexation of Hillcrest this would seem to make logical sense. We are aware that we are in close proximity to the city but it doesn't make sense if the city isn't ready.
The South Haymarket Long Range Plan proposes a parking garage on the lots north and south of the City County Building. It also proposes an office buildings on those two blocks. With this in mind I suggest the following.

Build the second proposed parking garage on one of the blocks north or south of the City County building and then build the new downtown library on the other half of the block.

This path has several advantages; the parking lot will have a built-in customer base, the library will be on land already owned by the city, an extra floor or two in the library could be used for future government expansion and leased in the short term, both the garage and library would be on public transportation routes and the new library would be very close to current and future users.

Please have the contractor add this idea to their parking garage evaluation. Also the Library Board needs a little push to expand their site evaluation by a block or two to include these two lots, so please nudge them to consider this idea.

Thanks for your consideration.

Jim Frohman
7335 Pioneers Blvd
Apt. 212
Lincoln, NE 68506
402.617.2484
jimfrohman@outlook.com
November 14th, 2017

To whom it may concern,

My name is Cory Worrell and I’m the superintendent of schools for District 145-Waverly. I am writing to you to express my concerns as to how the discussion of annexing certain areas of our district have been handled.

My first concern was the timing of the annexation discussion. I did not receive any communication from anyone concerning parts of our district being annexed until September 1st, 2017. On this day I received an email from Paul Barnes which stated that two areas in our district would be annexed. This included what Paul described as “Area C” (a space on the east edge of Lincoln between Holdrege and Vine). And also an “Area D” (Hillcrest neighborhood). My concern with receiving this email so late is that as a school district, we are close to wrapping up our budget for the upcoming school year at that time. The impact that this annexation will have on our district is at a loss of over $30 million in lost valuation.

A second concern I have for our district is how this impacts the students and families that live in these two areas. First off, these students who are currently in these neighborhoods will now have to potentially option into our district. If they have been in our district for two years or more, these students can be grandfathered into our district. If they have not, they will have to option and hope that we have space for them to do so. This puts a great strain on families who have moved to specific areas of our district for the sole purpose of going to school in our district.

A third concern is that this impacts our transportation of students a great deal. As of now, we do not pick up students that option into our school district. For the families that live in Area C and Area D, we will not provide transportation to them like we do now because they would become option students. We might be able to provide transportation to a pick up point on an already established route. However, this will impact families negatively.

I ask that you reconsider this proposed annexation as it has been poorly communicated to our school district and the negative impact it has on students and families is great.

Sincerely,

Dr. Cory Worrell
Superintendent
District 145-Waverly
I am writing in opposition to the proposed annexation of Hillcrest Heights Association for several reasons.

1) Most notably because the City will not have a fire station in place that could adequately serve our subdivision for at least two years.

2) The City staff and their consultants (Olsson Associates) repeatedly told us the City of Lincoln was not planning to annex the Hillcrest neighborhood or provide any City Services. This was communicated verbally on several occasions by City Planning Staff and also in a written notice as well that was mailed to us on June 28th, 2016 from the City’s third party consultant (Olsson Associates).

3) It wasn’t until August 1, 2017 that we heard anything different from the City. At the August 30, 2017 meeting, the City Planning Staff also admitted that they not coordinated the proposed annexation request with the Waverly School District.

4) The short notice provided by the City does not give residents of Hillcrest Heights Association the Waverly School District, the County Engineers Office and South East rural fire adequate time to plan and transition services in an orderly fashion.

5) Of the 48 lots in Hillcrest Heights, only 8 could be served by existing sewer services.

6) Land immediately west of our subdivision is still being platted and until final plats our finalized it is not clear what would be the best way to provide water and sewer to this subdivision.

7) Annexation now would not provide adequate fire safety until a new fire station is built (estimated to be two years away), will reduce our snow removal quality of service, put additional stress on an already overloaded City Fire Department and not be based on sound planning.

For the above stated reasons I feel it is inherently not fair to the residents of Hillcrest Heights Assoc. Members to put them at greater risk of a fire loss, and the proposed annexation should be delayed until such time as adequate fire protection is available.