I. MINUTES
1. Approval of Directors’ minutes from May 6, 2019

II. ADJUSTMENTS TO AGENDA

III. CITY CLERK

IV. MAYOR’S OFFICE
1. Fiscal Impact Statement - Parks & Recreation/Admin - Dated April 29, 2019

V. DIRECTORS CORRESPONDENCE

VI. BOARDS/COMMITTEES/COMMISSION REPORTS
1. ISPC - Raybould (05.09.19)
2. Parks & Rec - Gaylor Baird (05.09.19)
3. JBC - Gaylor Baird, Lamm (05.10.19)

VII. CONSTITUENT CORRESPONDENCE
1. Proposed Rental Ordinances 19-52 - Linda Hansen
2. Proposed Rental Ordinances 19-52 - Molly Mayhew
3. Proposed Rental Ordinances 19-52 - Mary Beth Rathe
4. Proposed Rental Ordinances 19-52 - Sarah Erdlen
5. Proposed Rental Ordinances 19-52 - Alian Kasabian
6. Proposed Rental Ordinances 19-52 - Ashlie Thompson
7. Proposed Rental Ordinances 19-52 - Claudia Fullerton
8. Proposed Rental Ordinances 19-52, opposition - Bill Wood
9. Sidewalk concerns - Ann Lif
10. Proposed Rental Ordinances 19-52 - Chelsey Pounds
11. LED Lights on Sumner Street - Scott DeBoer
12. Crime in neighborhood - Georgia Lee
13. Proposed Rental Ordinances 19-52, opposition - Charlotte Ralston
14. Proposed Rental Ordinances 19-52 - Pat Anderson
15. Post Traumatic Stress - Mandy A. Kunzman
16. Allo damages - Tami Kolar
   Staff response provided by Councilman Camp
17. Proposed Rental Ordinances 19-52, opposition - Don Pearston
18. Proposed Rental Ordinances 19-52 - Jennifer Harazin
19. Proposed Rental Ordinances 19-52 - Eric Reiter

VIII. MEETINGS/INVITATIONS
See invitation list.

IX. ADJOURNMENT
FISCAL IMPACT STATEMENT

DEPARTMENT/DIVISION: Parks & Recreation / Admin
DATE: April 29, 2019

NEED
The purpose of this Fiscal Impact Statement is to exchange an approved Maintenance Repair Worker II position (Class Code 5106, Pay Range N56) for a Department Liaison & Compliance Administrator (Special Projects Administrator) (Class Code 2023, Pay Range W02) for the last six pay periods of FY 2018-19 and the entirety of FY 2019-20. There is a difference in salary between the two positions. Personnel savings resulting from retirement or resignation of a number of staff members and hiring of replacement staff at lower steps of the pay ranges are proposed to be utilized to fund the increased cost of the Special Projects Administrator position.

FUTURE IMPACT: X Ongoing  □ Limited  Projected Completion Date

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<td>TO: Department Liaison &amp; Compliance Administrator (Special Projects Administrator) (Class Code 2023, Pay Range W02)</td>
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<td>REVENUES</td>
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DIRECTOR [Signature] DATE 5/1/19
WHEN TO USE FISCAL IMPACT STATEMENT

1. Requesting transfer of operating appropriations.
2. Requesting increase in personnel (full time equivalents) appropriations.
3. Requesting transfer of capital improvement appropriations.
4. Requesting operational change not authorized during the budget process.
5. Requesting appropriations based on receipt of additional funds from outside sources.
6. Requesting use of Contingency funds.

HOW TO USE FISCAL IMPACT STATEMENT

NEED: There should be a detailed explanation of why a change to the previously approved budget is necessary. If the change will have any impact beyond the current fiscal year, it should also be noted.

FUTURE IMPACT: One of the boxes should be checked. An example of an item with ongoing impact would be a request for additional fte authorization that will also be requested in upcoming budgets. This would necessitate filling out the "Next Fiscal Year Annualized" column. An example of an item with limited impact would be asking for authorization to use salary savings for the one time purchase of equipment. If "Projected Completion Date" applies, please fill in.

REVENUES GENERATED: Please note if the request will affect current and future revenues.

LEGISLATIVE CHANGES: These boxes should be marked yes or no. Some of the actions this form is used for (transfer of capital improvement appropriations, Contingency Funds) require a City Council ordinance.

PERSONNEL (full time equivalents): Please note the number of fte’s the request involves, if applicable.

PERSONNEL (cost), SUPPLIES, OTHER SERVICES AND CHARGES, EQUIPMENT: All entries in these boxes must have the business unit, object code, and object code description along with the dollar amount. Negative amounts must be indicated by brackets.

TOTAL EXPENDITURES: This box should contain the sum of the dollar amounts in the various expenditure categories.

SOURCE OF REVENUES: This box should contain the name of the fund the action is required for.
Hi! I’m writing in support of the ordinance known as the Humane Housing ordinance, concerning rental houses. As a long-time renter, I’ve experienced quality rentals, and the worst rentals which have been neglected for decades yet are not inspected for the myriad code violations. This ordinance appears to be a fair step toward ensuring adequate, safe housing even among older stock, and ensures all landlords are held accountable for their properties.

Thanks!

Linda Hansen
Dear members of the Lincoln City Council,

My name is Molly Mayhew and I would like to support the proposed changes to ordinance 19-52.

I have rented in Lincoln for close to five years at two complexes. In my second apartment, I dealt with mold, bugs, three refrigerators (none of which ever worked properly), two dishwashers (after the first was moments away from catching fire), broken hand railings, deteriorating outdoor stairs, windows that would not open or shut, numerous plumbing issues (including having my kitchen sink back up several times) lack of drinkable water, a crumbling bathroom ceiling, and a shower that began to fall in on itself.

With every issue, there was an immediate call and email to the landlord. When issues went unresolved, which was extremely commonplace, calls went out to the city and in some cases, the health department.

My pleas fell on deaf ears. The issues eventually got so bad, I was forced to move out and stay with family.

In the two years I lived at this complex, there were dozens of calls to the city and officials. I also rallied other tenants to do the same. Would an ordinance like the one proposed have been in place, maybe our pleas would not have fallen on deaf ears. Maybe the city would have inspected the issues reported and looked at the other crumbling apartment complexes owned by the same landlord.

This ordinance is a small step but, it is one in the right direction. I urge you to move forward with the changes in ordinance 19-52.

Molly Mayhew

417 S. 27th Street
Lincoln, NE, 68510

molly.mayhew17@gmail.com
City Council - Contact

Date: 5/6/2019 1:19:28 PM

name: Mary Beth Rathe
address: 5828 Pawnee St
    city: Lincoln
state: NE
    zip: 68506
email: mbrathe65@gmail.com

comments: I would encourage this ordinance be passed. While I support this with some trepidation - I am a renter with unaddressed concerns of my own - I'm also a data person.

This is not an easy decision, and obviously more is at risk than cosmetic updates, although even cosmetic issues lead to mold, aging appliance, leaking toilets/water pipes. Before I'd lease again, I'd like to have the same data on the structure/apartment that a buyer has: water damage? roof repair? mold? last exterminator visit? CO2 check? appliance age?

Would Lincoln qualify for any grant funding if the results show significant aged rental units? Would landlords qualify for additional funds to update furnace/AC units for energy efficiency if we could show the average age in some of these units is more than 15 years old?

Individuals will often just tell a renter to move. But some of us are worried that we won't find anything better.

Please vote to approve this code ordinance.

Thank you.
Dear City Council,

I'm writing to voice my support for the Humane Housing Ordinance. It's an essential step to ensuring that all Lincolnnites have access to the good life in Nebraska. Folks need safe and affordable housing, and it's upon city leadership, as well as all community members, to reduce as many barriers to that as possible. Please take this simple step that serves the whole community by passing the Humane Housing Ordinance.

Thank you!

Sarah Erdlen
City Council - Contact

Date: 5/6/2019 1:50:54 PM

name: Alian Kasabian
address: 335 S 47th St
city: Lincoln
state: NE
zip: 68510
date: starswirly@yahoo.com

comments: Ordinance 19-52 addresses an important gap for housing in Lincoln. These basic protections proposed by the ordinance help the most vulnerable of our city. When there is a 30 year gap in life expectancy based on where people live, we have to question the quality of life associated with where people live. We know there are neglectful landlords, and renters do not always have agency to report issues or move. Systematic processes (like code enforcement) can help alleviate some issues and provide important data for city planning. This data about the condition of the housing, and the availability of said housing is vitality important for humane housing. This is an opportunity for the City Council to act on behalf of all Lincolnites without delay. The City Council should schedule an up-or-down vote May 13 on this ordinance.
Angela M. Birkett

From: WebForm <none@lincoln.ne.gov>
Sent: Monday, May 06, 2019 2:09 PM
To: Cyndi Lamm; Jon Camp; Jane Raybould; Carl B. Eskridge; Leirion Gaylor Baird; Roy A. Christensen; Bennie R. Shobe
Subject: InterLinc - Contact

City Council - Contact

Date: 5/6/2019 2:08:35 PM

name Ashlie Thompson
address 7830 Cherrywood Dr
city Lincoln
state NE
zip 68510
email hey_ashlie@yahoo.com
comments Hello

Please vote in favor of the Humane Housing ordinance.

Thank you

IP: 174.217.35.77
Form: https://www.lincoln.ne.gov/city/council/contact.htm
User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 12_2 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Mobile/15E148
[FBAN/FB IOS;FBDV/iPhone8,1;FBMD/iPhone;FBSN/iOS;FBSS/12.2;FBRV/2;FBRC/Verizon;FBLD/iPhone;FBLC/en_US;FBOP/5]
Good Afternoon Council Members,

My name is Claudia Fullerton. I live at 1400 SW 23rd St, Lincoln, NE 68522.

As someone who has experienced unfair retaliation and discrimination by landlords I urge you to support ordinance 19-52. It is imperative that Lincoln create a centralized listing of all rental properties. Further, it is critical to have inspections of problem properties, including landlords with complaints at multiple properties. It is unfair to the tenants to pay for a space that is not safe or hygienic. Even more cruel, is to face retaliation for reporting the valid complaints and/or to be evicted for doing so! I urge you to take this matter serious and take action today!

Please support housing safety by voting for Ordinance 19-52. Your vote on this issue will be greatly appreciate by Lincoln voters affected by this problem.

Sincerely,

Claudia Fullerton
I am writing in regard to the proposed rental registration ordinance. I believe action on this should be delayed until landlords have been given similar input to what renters were given. This ordinance was pushed by a very small number of people. The ordinance, as written has many defects. The part about the registered owner/contact person having to live within 61 miles of the property violates the commerce clause of the U.S. Constitution. The part that indicates that a unit could be inspected, even when no violation is alleged in that unit, violates the unreasonable, warrant less search provisions of the U.S. Constitution.

Lincoln has not had a problems with single family houses and duplexes. This ordinance is merely an attempt to gain favor with, or placate, certain groups. I urge you to hold this ordinance over until more study is done to determine if there is even a problem that needs to be remedied.

Bill Wood
Dear Mr Camp,

I am turning to you because I have gotten no where with the City public works regarding the severity of our sidewalk. Several years ago, all of the sidewalks along our street were repaired except ours. Even walks that were not as bad were repaired. We have a wheelchair bound person who takes the dog for "walks" and has to avoid our walk due to the condition. We live on the same block as Cavett Elementary. I see small toddler and children riding their bikes, do not see the bad drop in the walk, and with training wheels, fall over and injury themselves. I have observed 2 elderly people walk on this walk and have tripped and fallen. I recently observed a man, who is a paraplegic in a electric wheelchair drive out in the street at the end of our drive to avoid this walkway, posing a risk to him with this maneuver because he is alone and belted in his seat. We filed about 2 years ago, and again this year as it is worse. I can't afford to repair it. I need the city to do this, and soon. I was told they are backlogged 5 years?

I am meeting deaf ears. I was hoping you are my rep. can help us get this work done this year.

The depth of drop is 3 inches. Three slabs are affected and need mudjacking.
The response from public works is this: "It is very unfortunate and we understand your frustrations. There are hundreds of extremely bad sidewalks throughout the city and we are doing our best we can given the funding available for the repairs and the limited staff to do the work. Hopefully, no one gets injured. The City would be liable for any injuries and a person would need to contact the City Attorney's office if necessary."

Really opens the city up to liability based on this response. Gee Thanks. Now I know where to send people who trip and fall.

The goal of the sidewalk repair program is to make sidewalks safe and accessible for all users. When sidewalks deteriorate, they create hazards for all pedestrians and limit the ability of individuals with physical challenges to reach their destination. The goal of the repair program is to repair sidewalk separations greater than half an inch and comply with the ADA maximum slope criteria.

Thank you for your help,
Ann Lif
7810 S 34th St
Lincoln, NE 68516
Dear City Councilmembers,

Thank you for a very robust conversation tonight on rental housing regulations. I’m attaching a link at the bottom of this email to a google drive folder with a number of screenshots from a search on Facebook that illustrate only a tiny portion of the housing stories I’ve heard in all. I’ve personally experienced multiple issues through my years here in less-expensive rentals with landlord-tenant communication and ill-maintained properties. My best friend had signed a lease when, a month later, she began experiencing cockroaches all over her kitchen (which was not in the slightest her fault). She asked the landlord for help and he refused, blaming it on her. In an attempt to avoid going through the city procedures and get out quickly, she paid 2 months rent, as is often protocol, to get out of her lease. Half of that cost was in the form of a loan, which she had problems paying back for a long while as she had lost her deposit on top of another month of rent. This, to me, is another symptom of our housing problems--people putting themselves into debt just to get out of a bad housing situation.

Furthermore, these photos illustrate the lack of trust in the current process for rental issues and a lack of understanding on where to go to get help. People are likely to ask strangers for help even if they receive incorrect information because they need someone to commiserate with. And trust me when I say they spend hours searching Google and the web to find answers--for the average Joe, it is at times difficult to navigate and make the right calls to get answers; especially so when the process seems to have failed some. And we cannot forget the complexities about section 8 and housing vouchers as well as the fear of migrant families dealing with government at any level with our current administration. People are in fear of losing the substandard apartments they have--what other option is there?

The images are likely not in order to a conversation thread on the page, but you will get the jist of issues your constituents and neighbors face, often times in the dark. The landlords who spoke in opposition of the proposed ordinance today had a differing idea of there only having been "about 1,000 complaints last year". To me, that is 1,000 people who are unhappy about their housing conditions enough to go through an often tedious process to get representation and decent housing. I see that as an issue to be addressed.

I look forward to working with the incoming city council, landlords, and the public on this issue moving forward in whatever ways possible.

Thank you, and a special thanks to those who will be leaving their elected post after this election including my city councilman Mr. Eskridge. We appreciate your years of public service and leadership, all of you.

Sincerely,
Chelsey Pounds
Please see the below link, and let me know if you cannot access it--

https://drive.google.com/folderview?id=1dBfZ97LsXeXfweOwWWnwYydKXDERfg1V
Dear Councilman Camp,

I am writing to express my concern about the recent installation of LED lights along Sumner Street. More specifically, our residence is directly affected by the LED street light installed at the corner of Sumner and Skyline Drive. Our address is 1705 Skyline Drive.

Last week, it came to my attention that the street light had been changed. I had my blinds closed and noticed that there was a bright light shining through them. I initially thought that a car was stopped in the intersection and the light I was seeing was its headlights. However, the light never went away and I opened my blinds and discovered that it was actually the street light and not a car’s headlights.

The light on the corner of Sumner and Skyline Dr. is not contained to lighting the street, sidewalk, and city right of way. It illuminates a large section of our yard and there is nothing we can do to block the light. We used to be able to enjoy sitting on our front covered porch, but now that is impossible with the equivalent of a spotlight being shined on our yard. We had no issues with the light prior to the LED light installation. I’d like to invite you to observe this for yourself at night, in order to understand how bright the light really is. Attached are some photos showing what it now looks like at night at our house. These were taken around 10:30 PM without a flash.

There are some light poles in our neighborhood where the light is set directly on top of the pole and the bulb has a protective casing around it, helping to dim the light and direct it in the right areas. However, the light pole on our corner (and throughout many other streets in our neighborhood) is not this style and the light overhangs from the pole, with nothing dimming the light or directing it in the right direction. The lights are extremely bright and disruptive to home owners and motorists on the road. I know that we are not alone and many others in the neighborhood will be affected by these LED lights. It can be clearly seen as you drive down Sumner.

In summary, I’m very disappointed with the change to the LED light because it is so bright, industrial, and unwelcoming. I really hope that we are able to resolve this issue by having a dimmer installed on the light and a protective shield to direct the light in the right direction. I know that a similar request was made years ago due to a disruptive street light at 1510 East Manor Drive (also in our neighborhood). The request was granted and a protective shield was placed on the light. Attached you will find a photo of this shield.

My family and I love Lincoln and are supportive of the change to a more sustainable light, but not at the expense of our well-being. I appreciate your time and look forward to hearing from you.

Sincerely,
Scott DeBoer
402-525-6077
Shield installed at 1510 East Manor Dr
Hello Mr Camp I believe you are the council member for my neighborhood and we are having a lot of issues around here and no support from LPD. My name is Georgia Lee and my address is 5011 High St. my husband and I have owned our home for 21 years and raised three great kids here. Our neighborhood is very deceiving and looks like a nice family friendly area, which it is, but over the years there have been several shootings, a stabbing right outside our house, a meth dealers house three houses away, and the last three years we have been dealing with our next door neighbor who is an alcoholic drug addict that beats his wife and is a child abuser. My neighbors believe there is a drug dealer living up the street because of the amount of traffic coming and going.

This was the most recent incident. Last Friday night(early Saturday morning) the next door neighbor got drunk, while responsible for his three year old and six month old, and after his girlfriend got home from work he got angry and trashed the house, trashed the garage and broke things in the street. Then he stole his girlfriends car and fled. The police came and talked to the girlfriend for about an hour, from 2:30am to 3:45am, and after they left the boyfriend returned. The police came back and caught him in the backyard (it’s now 4am). He had cut himself up with a razor blade so the police decided he was some sort of a “victim” and took him to the crisis center. He wasn’t charged with DUI, destruction of property, domestic abuse, making terroristic threats, stealing a car or fleeing to avoid arrest to name a few. The minute he was released from the hospital he returned next door and caused another disturbance calling people vulgar names and making demands and punching car windows right in front of the police but they did nothing. The police entertained him for about an hour until the female officer finally decided it was enough and she arrested him for disturbing the peace. He had no charges for Friday night and I don’t know if the cops actually took him to jail on Sunday like they said they were. I asked the police why they were coddling him and they said they didn’t want to upset him! What?!!! We’ve been dealing with this criminal and his girlfriend for YEARS but the cops don’t want to upset him! He has multiple domestic assaults and child abuse that he recently was charged with. This was only one of the many many incidents that my family has been dealing with. I was speaking with some of my elderly neighbors and instructing them to call the police if anything is going on next door and her comment was “Why?! they won’t do anything anyway.” That’s pretty sad but that is how many of my elderly neighbors feel. My other neighbor is scared to walk her dog because of all the pitbulls in the neighborhood that always seem to be getting loose. We live across the street from a large townhouse complex that has a neighborhood association and there are many older people living here. We love our nice quiet elderly neighbors but our criminal drug addict neighbors are ruining our nice neighborhood. Several of us have discussed cleaning things up around here but it takes support from our police department. There is even a substation at Union College which is about five blocks from our house. We would like to know how we can get the support we deserve from LPD so we can continue to live here safely. The interaction we’ve had with the police was very disappointing to say the least. They are rude and disrespectful and make you feel like you are bothering them. They definitely don’t make you want to call them again or trust them. My kids are almost grown and they’ve never ever been in trouble with the law but they’ve learned not to trust a Lincoln police officer and that they won’t treat you with respect even when you are the victim. It seems the criminals are treated better around here. So we are reaching out to you in hopes you could make some recommendations to get some support from LPD before we lose this neighborhood to the criminals. I’m sure you are very busy and I appreciate your time and your service on the city council. Thank you

Sincerely
Georgia Lee

Sent from my iPhone
Dear Council Member,

After attending the meeting last evening, I wanted to follow up with the request to give reasonable consideration to all of the concerns that were raised. I had intended to testify but with the lengthy meeting and fact that most of my points were mentioned, I didn’t want to repeat and add more time to the meeting. Thank you for your patient attention to all of those testifying.

It appears that there is a very low rate of inspection violations, which testifies to the free market working well in the great community that Lincoln is. The point was made that tenants should network to find good landlords. This is the right direction to go, rather than more legislation that has so many unintended consequences. Many things in the ordinance could cause good landlords and good tenants harm.

I have seen both sides. We purchased a home that had both a bad landlord and a bad tenant. When we walked through before purchasing, we saw a home that was deteriorating, dirty, and disgusting. The landlord did not require, nor did the tenant keep the place clean, Smoke coated the walls, dog urine had soaked the carpet, and broken glass literally hung from a broken picture frame on the wall. The smell was overwhelming. Counters, sink, and stove were littered, and floors were piled high with stuff. A big TV was on the child’s bed. We invested about $14,000 to fix up the small place including a new kitchen and bathroom. We bleached, scrubbed, and painted, we repaired windows, doors, and walls. It took weeks of work. In pulling up carpet and having what could have been lovely wood floors refinished, we discovered that even sanding couldn’t take out all of the stains the pit bull mother and puppies living in the house had left behind. Permanent damage done. In the end, we vastly improved the place, and the market rate only allowed us to raise the rent $150 month. It will take 7 years of rent to get the investment back, and that without consideration of the property tax increase that will come with the improvement. But we have provided a decent tenant with a lovely home and improved the neighborhood in the process.

Had a city inspection been required, it would have not prevented either this landlord or this tenant from letting this property deteriorate in the long run. They had a month to month contract. Neither was forcing the other to do business together. If the landlord cared enough to keep it clean and sanitary, it might have taken a raise in rent to cover the cost of repairs. If the tenant couldn’t afford the higher rent, they may have stayed long enough to require an eviction. With no city involvement, both mutually agreed to the situation, as disgusting as it was. But I understand that my definition of “clean and sanitary conditions” was different from either this landlord or this tenant.
The reason I tell this story is that I am concerned if the new ordinance is passed as is, it sets up a good landlord for failure. For example, if a tenant complains that carpet is cruddy, even if their dog caused it, the inspection may require the landlord to replace the carpet. If the landlord refuses to do it, the city can fine them. But if the landlord does replace the carpet, the rent may need to be increased to cover the cost. Or the tenant may repeat the behavior with no recourse. And the tenant caused the violation! This is just one example of what can happen, but the point is: When an inspection violation is due to tenant activity, the landlord is liable for the correction and the penalty. This puts the landlord between a rock and a hard place!
This ordinance does not accomplish the goal of more livable or affordable housing. It just puts landlords into more regulation with the potential for higher costs. It could put landlords with few properties out of business very quickly.

Another issue I am concerned about is with every tenant and landlord having to register. I understand sex offenders having to register, but asking citizens exercising free market transactions under contract law to register with the city seems an overreach of government to me. Even homeowners renting a basement or room would have to register their home, and subject it to city inspectors. But all citizens who rent are infringed upon with this ordinance, subjecting their living space to city inspectors. And again, for what appears to be a 1.5% rate of violations. When 98.5% of landlords and tenants have no issues, asking them all to register with the government is an overreach.

Another problem I have is with the city adding a position of Tenant Advocate. The cost for such a position, when the violation rate is so very low, and with other agencies and nonprofits doing this work, doesn’t make sense. Considering the low violation rate, the dollars would be better spent on adding more police to crack down on criminals rather than making a new class of law enforcement in Building and Safety. The city should also be interested in protecting the rights of the decent landlords. If a tenant destroys a property causing thousands of dollars of damage, there is little recourse for a landlord to recoup these costs, and they are not covered by insurance. Is the council interested in making these types of damages a criminal law of vandalism rather than civil law that leaves landlords in the lurch? To be an advocate for affordable housing, these kinds of issues must be addressed.

Please reconsider all that this ordinance is doing, including the unintended consequences and the message you are sending to the 98.5% of landlords and tenants who are happy to live and work together in this city.

Sincerely,

Charlotte Ralston
12105 West O St
Lincoln NE 68528
Dear City Council,

Last night's Council meeting ran long. It seems there was a lot of misunderstanding and/or misrepresentation of 19-52. Unfortunately, much of the discussion was lead astray with a focus on affordability NOT housing conditions which is what this ordinance is about. Along that line was the 'threat' that rents would go up with this ordinance. How can a one time $15 charge for only single and duplex rentals influence rents, if you want to be technical that would be $1.25/month increase for single and 63 cents increase for duplexes.

While everyone can agree that most landlords do a swell job, we know there are buildings with problems and it affects health as documented in Prosper Lincoln's Vital Signs and Community Health Endowments 'Place Matters'. Why is the life expectancy in the area surrounding downtown 14 years below the county's average and 20 years less than southeast Lincoln?

While this ordinance is not a cure-all for that 10% of the worst of the worst, it is a start to address the problem. To pretend there are no problems with our housing stock is a disservice to our city and its citizens.

https://www.chelincoln.org/news-events/publications-and-resources/
http://www.lincolnvitalsigns.org/reports.php

If you do vote Monday to delay, please don't bury the real issue of poor housing conditions.

Thank you all for ALL you do.

Pat

Pat Anderson-Sifuentez
Community Engagement
NeighborWorks Lincoln
2530 Q Street
Lincoln, NE 68503
402-477-7181, ext. 106
panderson@nwlincoln.org
www.nwlincoln.org

NeighborWorks Lincoln's mission is to keep Lincoln a safe and prosperous community by revitalizing neighborhoods and promoting homeownership
City Council - Contact

Date : 5/8/2019 10:30:07 AM

name   Mandy A Kunzman
address 155 Lakewood Dr. Lincoln
         Lincoln
state NE
zip 68510
email mandyannwright@yahoo.com

comments It was recently brought to my attention at our annual legal professionals meeting that post traumatic stress isn't a covered work related mental health condition. This is likely the most progressive city in our state, and yet we let our firefighters and now I'm also led to assume all of our first responders deal with this very real and very debilitating condition without the proper treatment? Thats archaic and draconian and nearly anyone who knows the least bit about mental health knows that this is a field where there are increased risks of acquiring said conditions. I was taken aback and will look to you to correct this. We don't act like big corporate insurers who don't take care of our own in our communities where I come from, and this is absolutely unacceptable. They're risking life and limb for the safety and security of all of us and we are not taking care of them in the manner that we should be. Shame on you guys.

Mandy Kunzman

IP: 162.250.116.134
Form: https://www.lincoln.ne.gov/city/council/contact.htm
User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/74.0.3729.131 Safari/537.36
Brad:

First, thanks for your years of efforts to expand Allo in the Lincoln community. It has been a pleasure working with you and others at Allo. As you undoubtedly know, on May 20th I will "pass the torch" to Richard Meginnis to represent District 2 on the Lincoln City Council.

Second, please see the email below from Tami Kolar on damages that occurred when Allo put fiber optics piping in her area. I would greatly appreciate your having this matter reviewed as your earliest possible convenience. You will find Tami's email and cell phone number below.

I am copying the City Council Office Manager, Angie Birkett, and Richard Meginnis, who will be sworn in on May 20th on the City Council. Please keep us in the loop for addressing this situation.

JON A. CAMP
Lincoln City Council
200 Haymarket Square
808 P Street
P.O. Box 82307
Lincoln, NE  68501-2307

Office: 402.474.1838/402.474.1812
Cell: 402.560.1001
Email: joncamp@lincolnhaymarket.com

Thank you in advance for handling this matter.

Best regards,

Jon

-----Original Message-----
From: Tami Kolar [mailto:tamikolar@aol.com]
Sent: Wednesday, May 08, 2019 4:20 PM
To: Jon Camp <jcamp@lincoln.ne.gov>
Subject: Allo Communications damages
Good afternoon, Mr. Camp. I have been a Lincolnite for all but a couple of my 57 years, but I am ready to give up on Lincoln.

I am wondering how many people the city has heard of with damages done by Allo, and having to pay for repairs out of pocket.

I did not choose to have Allo come in and dig up my yard, and now it appears their construction work is going to cost me thousands of dollars. Not to mention the stress and grief it is causing me, adding to my long term health issues.

I have heard from several friends with similar circumstances. We, as home owners, seem to have no choices and nobody to turn to for help.

They drilled through my sewer while putting in their main lines. Originally they accepted responsibility and hired repairs to be done. A year later I had sewer backing up in my basement again. I had a plumber investigate and fix it, and in the process they found out the repairs done by Allo’s contractors were not done correctly or completely. Someone from Allo came out and took pictures of the ridiculous way the original repairs were done, but I doubt they will share them. The plumber’s bill, including patching the street by the city, is about $5500. Allo has been promising to pay them since February, but have now called to tell me they are not responsible and will not pay it. They are saying the contractors they hired to do the repairs are responsible, but not Allo.

I am barely able to pay my normal monthly bills. I don’t know how to come up with that kind of money, but my plumber wants to be paid. He has been waiting for over 3 months.

I can’t qualify for a home equity loan, and would not even be able to qualify for a new mortgage on my house if I tried to go that route.

Others I have been in contact with have wasted thousands of dollars on attorney fees with no results. They claim that Allo/NelNet is allowed to do whatever they want in Lincoln with no repercussions because they are “in good” with the mayor and city council.

What are your thoughts on this issue? Am I just supposed to lose my house because of no fault of my own? Maybe it’s time for me to find a different city to call home.

Tami Kolar
402-560-7965

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City Council - Contact

Date: 5/9/2019 9:46:52 AM

- **name**: Donald M Pearston
- **address**: 303 south 26th street
- **city**: Lincoln
- **state**: NE
- **zip**: 68510
- **email**: dpearston@gmail.com

**comments**: My letter to the ACLU regarding bldg & safety inspection ordinance change:

ACLU,

The city council of Lincoln Nebraska is voting on a change to the current city ordinance that will allow city building and safety inspection to enter peoples homes without their consent.

The proposed change states, for example, if a 2nd complaint is received in an 8 plex in a calendar year it triggers inspections so that inspectors will enter ALL apartments, not just the two with complaints. Is that a violation of the 4 amendment? How will Lincoln citizens react when the inspectors become the police state and force these inspections?

I hope that you will take a look at this change in city ordinances and contact the city council members with any concerns.

Thanks,
Don Pearston, MA
Hello,

My name is Jennifer Harazin. I testified at this week’s City Council meeting. I would just like to reinforce my support of 19-52 and express my hope that the vote is not delayed. As I mentioned in my testimony, I am living in an apartment complex that is affordable but by no means a "great" place. I have had multiple maintenance requests denied because they were deemed unimportant, and I am sure my neighbors within my building are dealing with similar issues. 19-52 will at least strengthen tenants' ability to report complaints and initiate inspections that can lead to improvements. Although my own maintenance issues have not been life-threatening, they do impact my quality of life and comfort within my home. A few months ago, my property management company mistakenly sent an email to all tenants without blind-CCing, allowing us to reply all. The thread quickly turned into a space where tenants mentioned complaining about actual dangers like black mold, broken windows, and malfunctioning utilities, along with the lack of action they’d seen after reporting these issues to their property managers. 19-52 is a step toward helping people who are stuck in situations like these. I would greatly appreciate support for this legislation, and for it to happen in a timely manner.

Thank you,
Jennifer Harazin
Dear Council Members,

My name is Eric Reiter and I live at 1835 D St., Apt #6 in the Near South Neighborhood. Please support housing safety by voting for Ordinance 19-52. Your vote on this issue will be greatly appreciated by Lincoln voters affected by this problem. I have been fortunate enough to have a good relationship with my landlords and they treat me as their resident with respect. What I’ve heard from my friends and neighbors, however, is that my experience is fairly rare.

I love Lincoln, and I choose to live here because I know that it is a place where people of all walks of life can live and flourish; for this to be true for everyone, we need to take steps toward making affordable and liveable housing accessible. I believe Ordinance 19-52 will be that step. I urge you to vote yes for 19-52 and vote for a Lincoln that is for everyone.

Sincerely,

Eric Reiter

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Eric J. Reiter