

**STAFF MEETING MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
COUNTY-CITY BUILDING  
ROOM 113  
THURSDAY, NOVEMBER 9, 2000  
8:30 A.M.**

Commissioners Present: Kathy Campbell, Chair  
Larry Hudkins, Vice Chair  
Bernie Heier  
Bob Workman

Commissioners Absent: Linda Steinman

Others Present: Kerry Eagan, Chief Administrative Officer  
Dave Johnson, Deputy County Attorney  
Bruce Medcalf, County Clerk  
Gwen Thorpe, Deputy County Clerk  
Ann Taylor, County Clerk's Office

**AGENDA ITEM**

**1 APPROVAL OF STAFF MEETING MINUTES OF THURSDAY,  
NOVEMBER 2, 2000**

**MOTION:** Heier moved and Hudkins seconded approval of the Staff Meeting minutes of November 2, 2000. Heier, Hudkins, Workman and Campbell voted aye. Motion carried.

**2 ADDITIONS TO THE AGENDA**

- A. Trustee for Bond Issue Related to the Lancaster County Agricultural Society's Event Center
- B. Northwest Music and Arts Center
- C. Reschedule On-Site Demonstration of a Sheriff Patrol Vehicle
- D. Luncheon Meeting with Voorhis/Robertson Justice Services, Inc. on Tuesday, November 14<sup>th</sup>
- E. Request to Expend \$3,000 from the Inmate Benefit Fund for Chaplain

**MOTION:** Heier moved and Workman seconded approval of the additions to the agenda. Heier, Workman, Hudkins and Campbell voted aye. Motion carried.

**3 COMPREHENSIVE PLAN AMENDMENT 94-58, PUBLIC WAY CORRIDORS** - Nicole Fleck-Tooze, Planning Department; Lynn Johnson, Parks & Recreation Director; Kent Seacrest, Attorney

The following documents were disseminated (Exhibits A & B):

- < *Lincoln Fringe Area Primary Public Way Corridors*
- < Proposed corridor widths for principle intersections and midsections
- < *Study Concept: 4-Lane (120 Foot Corridor) with Trail*
- < *Figure 32a - Primary Public Way Corridors (Map)*

Lynn Johnson, Parks & Recreation Director, said the intent of the project is to take a comprehensive look at what corridors will look like, placement of utilities, and how to move vehicular and pedestrian traffic. The study concluded that corridors, which may be a combination of right-of-way, easement, and outlot, should be 140' wide for the entire length of the mile to allow flexibility for additional intersections and turn lanes. He said the Planning Commission debated this issue and recommended narrowing the corridor width to 130' at the intersections and 120' mid-mile. Johnson said the development community has questioned whether this still takes too much land out of the developable areas. He said there are also questions on implementation, public and private costs and how the City and County can get ahead of the process and purchase right-of-way at agricultural value.

Johnson reported that a meeting was held with developers earlier in the day and there was consensus to defer the proposal and incorporate it in discussions of the Lincoln City-Lancaster County Comprehensive Plan over the next year.

In response to a question from Workman, Johnson said the minimum standard for corridors is 100' of right-of-way, with street trees placed on private property behind the fence line. He said the Community Forestry Advisory Board has recommended that street trees be moved back out to traditional placement between the curb and the sidewalk. The Bicycle/Pedestrian Advisory Committee and development community concur with that recommendation.

Heier said it may be advisable to place the trees on the other side of the sidewalk to allow for widening and snow removal.

Hudkins concurred, noting the safety aspect. He also suggested planning for future street lighting.

Heier noted that 98<sup>th</sup> Street has been designated as a public way corridor although it has not been opened up from "A" to Holdrege Streets. He asked whether right-of-way should be acquired before a decision is made to make a street a public way corridor.

Nicole Fleck-Tooze, Planning Department, said the recommendations were based upon the current future urban service limits which are anticipated to change during study of the Comprehensive Plan in the next year.

Campbell said she does not want to see the County or the developers have to buy 120' or 140' of right-of-way on every County mile section road. She said at some point choices have to be made.

Hudkins noted there is a great deal of opposition to raised medians and plantings in the medians. He said raised medians are particularly a problem in terms of snow removal.

Johnson said there are plans to utilize low maintenance plantings in the raised medians.

Campbell suggested that vegetation height in the medians should also be looked at.

Hudkins asked that further consideration be given to North 1<sup>st</sup> Street, noting significant development in that area.

Fleck-Tooze said that based on discussion, a request to place Comprehensive Plan Amendment 94-58 on pending or to withdraw it from consideration will probably be made at the County Board of Commissioners' public hearing on November 14<sup>th</sup>.

Campbell said it would be helpful to note at that time how many corridors are anticipated and what criteria triggers that designation.

Kent Seacrest appeared and suggested that the City reimburse the County for the cost of obtaining right-of-way in excess of 100' in the urban fringe areas. He said grading could be done to urban standard and wider culverts put in, again through cost sharing with the City. This would help the private sector to build homes and driveways that fit the long-term topography. Trees could also be planted correctly from the beginning. Seacrest said when traffic counts warrant, the County could pave three lanes with the City responsible for the cost of the third lane. Grade, culverts and standards would be in place when annexation occurs. He said this model should save both the public and private sector a significant amount of money.

Kathleen Sellman, Planning Director, appeared and said discussions of this type are already underway.

**4 SPECIAL PERMIT NO. 183 AND PRELIMINARY PLAT NO. 00025, STEVENS CREEK RIDGE (5 LOTS), NORTH 134<sup>th</sup> & HOLDREGE STREET (SPLIT JURISDICTION WITH CITY) - Mike DeKalb, Planning Department**

Mike DeKalb, Planning Department, reviewed Special Permit 183 and Preliminary Plat 00025, a five lot Community Unit Plan at 134<sup>th</sup> and Holdrege Street (Exhibit C). He said the approval of both the City Council and County Board is required, as there is split jurisdiction.

DeKalb noted that the Middle Beltway Corridor abuts the land to the west. He said a small outlot in the southwest corner of the parcel provides for a road connection if that beltway corridor is selected. DeKalb also noted that the applicant did not seek the bonus, so there is no long-term tie up of the land.

Heier asked whether potential buyers are informed that the land could be in the beltway corridor area.

DeKalb said it is indicated on the plat and is a matter of public record.

**5 ARCVIEW FOR EMERGENCY MANAGEMENT - Doug Ahlberg, Emergency Management Director**

Doug Ahlberg, Emergency Management Director, presented a breakdown of projected start-up costs for Emergency Management to begin utilizing the ArcView Geographic Information System (GIS) mapping software (Exhibit D). He explained that this technology will help the department plan for, and respond to, catastrophic events.

**MOTION:** Hudkins moved and Workman seconded to authorize Emergency Management to purchase the ArcView GIS 3.2a license and supporting equipment, up to \$2,000, from the Microcomputer Fund with a review of additional needs at mid-year. Hudkins, Heier, Workman and Campbell voted aye. Motion carried.

The Board suggested that Ahlberg ask Information Services whether a Palm Pilot would serve the needs of the department better than the proposed Garmin Handheld GPS 12.

**6 PENDING LITIGATION - Dave Johnson, Deputy County Attorney; Sue Eckley, Workers' Compensation & Risk Management Manager**

**MOTION:** Hudkins moved and Heier seconded to enter Executive Session at 10:07 a.m. for discussion of pending litigation. Hudkins, Heier, Workman and Campbell voted aye. Motion carried.

**MOTION:** Heier moved and Workman seconded to exit Executive Session at 10:39 a.m. Heier, Workman, Hudkins and Campbell voted aye. Motion carried.

**7 SALARY FOR DEPUTY CHIEF ADMINISTRATIVE OFFICER -**  
Georgia Glass, Personnel Director; John Cripe, Classification and Pay  
Manager

The Board reviewed a draft of an advertisement for the position of Deputy Chief Administrative Officer (Exhibit E).

Workman requested that "coordination of media relations" in the section listing work involved be revised to read "coordination of media and public relations".

Brief discussion took place on salary range.

**MOTION:** Workman moved and Heier seconded to advertise for the position of Deputy Chief Administrative Officer with a stated salary range of \$48,000 to \$60,000, dependent upon qualifications. Workman, Heier, Hudkins and Campbell voted aye. Motion carried.

**ADDITIONS TO THE AGENDA**

A. Trustee for Bond Issue Related to the Lancaster County Agricultural Society's Event Center

**MOTION:** Hudkins moved and Workman seconded to authorize Commissioners Workman and Heier, in consultation with Dave Kroeker, Budget & Fiscal Officer, to represent the County's interest in selection of a trustee. Hudkins, Workman, Heier and Campbell voted aye. Motion carried.

B. Northwest Music and Arts Center

Eagan reported that the Northwest Music and Arts Center is operating without a roadhouse license at a location near the Village of Raymond. He noted that a moratorium on the issuance and approval of roadhouse and amusement licences is in effect until January 9, 2001.

C. Reschedule On-Site Demonstration of a Sheriff Patrol Vehicle

The demonstration was rescheduled on the November 30<sup>th</sup> Staff Meeting agenda.

D. Luncheon Meeting with Voorhis/Robertson Justice Services, Inc. on  
Tuesday, November 14<sup>th</sup>

It was decided that Commissioners will each be responsible for their meal costs.

E. Request to Expend \$3,000 from the Inmate Benefit Fund for Chaplain (Exhibit F)

**MOTION:** Heier moved and Workman seconded approval. Heier, Workman, Hudkins and Campbell voted aye. Motion carried.

**8 PROPOSED TAX INCREMENTAL FINANCING (TIF) DISTRICT FOR DOWNTOWN LINCOLN** - Norm Agena, County Assessor; Robin Hendricksen, Chief Administrative Deputy Assessor; Gary Lacey, County Attorney; Mike Thew, Chief Deputy County Attorney; Joel Pedersen, Assistant City Attorney; Lauren Wismer, Bond Counsel

Robin Hendricksen, Chief Administrative Deputy Assessor, presented the following documents:

- < *Tax Increment Financing Summary Report for City of Lincoln, Nebraska* (Exhibit G)
- < *2000 T.I.F. Report as of 10/26/2000* (Exhibit H)

Hendricksen explained that the T.I.F. Value indicated in Exhibit H is the amount of new value since the inception of the T.I.F. project. The Base Value is the assessed value for the year prior to the year the T.I.F. project began. Any increase in value goes to the City and is used to pay the bonds. He explained that the tax rate remains the same for the property owners in a T.I.F., but the tax distribution is based on the Base Value.

In response to a question from Campbell, Joel Pedersen, Assistant City Attorney, said provisions providing for T.I.F. limit the indebtedness to a 15 year period.

Hendricksen said the proposed Downtown Entertainment Center redevelopment project will encompass two existing T.I.F. projects with nine phases, all of which have their own base year.

Campbell asked whether the overlay of these projects will result in a new 15 year period.

Pedersen said once those projects are folded into the new T.I.F. the Base Value is adjusted to reflect the value at that time.

Hendricksen said this will extend each of the projects beyond the 15 year period that was originally intended.

Pedersen said a determination of blight does not have a 15 year limit. He said if 15 years were the limit for all redevelopment, then downtown Lincoln would essentially be complete.

Pedersen also addressed the issue of whether the proper base year for the new T.I.F. should be 1999 or 2000, stating use of the 1999 base year value is essential to the project.

Lauren Wismer, Bond Counsel, said a failure to meet the August 1<sup>st</sup> deadline should not affect the base year valuation, but would affect receipt of the next year's tax increment collections. He added that this is how projects have been handled in the past.

Pedersen says redevelopment or acquisition related to the project would need to commence by the end of the year in order to meet the prior year provision.

Campbell noted the loss of tax revenue to the other taxing entities for the T.I.F.'s duration and suggested "somewhat tongue in cheek" a split of sales tax derived from the redevelopment project by all of the taxing entities.

Pedersen said Omaha used a sales tax increment approach to finance its convention center. He added that, in ordinary circumstances, some of the properties in question would increase in value while some would decrease.

The Board asked Eagan to attend the Planning Commission's public hearing on the issue, scheduled for November 15th.

## **9 ACTION ITEMS**

- A. Microcomputer Request from Juvenile Probation, \$4,796.69 for Two (2) Pentium III's, 17" Monitors, etc., from Microcomputer Fund or the Juvenile Drug Court Grant

**MOTION:** Heier moved and Workman seconded approval of the microcomputer request, with funding from the Juvenile Drug Court Grant. Heier, Workman, Campbell and Hudkins voted aye. Motion carried.

- B. Increase Credit Limit for Families First & Foremost (F<sup>3</sup>) Credit Card from \$10,000 to \$20,000

**MOTION:** Heier moved and Hudkins seconded approval. Heier, Hudkins, Workman and Campbell voted aye. Motion carried.

### C. Agenda Items for November 17<sup>th</sup> City/County Common Meeting

The following agenda items were noted:

- < Report on findings of Community Survey
- < Questions & answers on the status of the Beltway and decision timetable, Stevens Creek projects
- < Board of Health Quarterly Report
- < Corrections Needs Assessment
- < Results from Commons Survey

### **10 CONSENT ITEMS**

- A. Vacation Request from Kerry Eagan, Chief Administrative Officer, for Friday, December 8 and Monday, December 11, 2000

**MOTION:** Heier moved and Hudkins seconded approval. Heier, Hudkins, Workman and Campbell voted aye. Motion carried.

### **11 ADMINISTRATIVE OFFICER REPORT**

- A. Reappointment of Commissioner Heier to District Energy Corporation

**MOTION:** Hudkins moved and Workman seconded reappointment of Commissioner Heier to the District Energy Corporation. Hudkins, Heier, Workman and Campbell voted aye. Motion carried.

Hudkins exited the meeting.

- B. Reconsideration of Martin Moody Tort Claim on Tuesday, November 14, 2000

Board consensus to schedule the request for reconsideration of the tort claim on the November 14<sup>th</sup> County Board of Commissioners Meeting agenda.

- C. Amendment to Lancaster Manor Advisory Committee Bylaws

Board consensus to schedule the item on a County Board of Commissioners Meeting agenda.

### **12 DISCUSSION OF BOARD MEMBER MEETINGS**

- A. District Energy Corporation - Heier, Hudkins

Heier said rates for the Lancaster County Agricultural Society's Event Center were discussed.



B. Budget Monitoring Committee - Campbell, Steinman

Campbell said the committee briefly reviewed the budget and discussed the ballot issue which would merge the offices of Register of Deeds and County Assessor. Committee members also toured the Justice and Law Enforcement Center.

C. Monthly Meeting with Mayor Wesely - Campbell, Steinman

Item deferred one week.

D. Joint Budget Committee - Campbell, Steinman

Item deferred one week.

E. Ecological Advisory Committee - Heier

Heier said the Public Land Trust was discussed. He noted that the committee would like to hold a retreat.

F. Board of Health - Hudkins

Item deferred one week.

### **13 EMERGENCY ITEMS AND OTHER BUSINESS**

The Board asked Eagan to forward a copy of the County's legislative agenda to the Mayor's Office.

Norm Avena, County Assessor, appeared and read a memorandum received from Sean M. Kelly, Mecklenburg County, North Carolina, regarding the approved merger of the offices of the Register of Deeds and County Assessor (Exhibit I).

### **14 ADJOURNMENT**

By direction of the Chair, the meeting was adjourned.

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Bruce Medcalf  
Lancaster County Clerk