

**STAFF MEETING MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
COUNTY-CITY BUILDING  
ROOM 113  
TUESDAY, OCTOBER 12, 2004  
12 P.M.**

Commissioners Present: Ray Stevens, Chair  
Larry Hudkins, Vice Chair  
Bernie Heier  
Bob Workman  
Deb Schorr

Others Present: Kerry Eagan, Chief Administrative Officer  
Gwen Thorpe, Deputy Chief Administrative Officer  
Kristy Mundt, Deputy County Attorney  
Trish Owen, Chief Deputy County Clerk  
Ann Taylor, County Clerk's Office

The Chair opened the meeting at 12:06 p.m.

**AGENDA ITEM**

**1 APPROVAL OF THE STAFF MEETING MINUTES OF THURSDAY, OCTOBER 7, 2004**

**MOTION:** Workman moved and Schorr seconded approval of the Staff Meeting minutes of October 7, 2004. Heier, Stevens, Schorr and Workman voted aye. Hudkins was absent from voting. Motion carried.

**2 ADDITIONS TO THE AGENDA**

A. Increase the Flexible Employee Benefit Account (FEBA) Limit from \$4,500 to \$5,000 (Exhibit A)

**MOTION:** Heier moved and Schorr seconded approval of the addition to the agenda. Heier, Schorr, Workman and Stevens voted aye. Hudkins was absent from voting. Motion carried.

**3 ROAD ISSUES IN THE THREE-MILE AREA - Don Thomas, County Engineer; Roger Figard, City Engineer**

Stevens noted that the County has received a petition from property owners in the Clarendon Hills and Portsche Heights neighborhoods requesting formation of a Special Road Improvement District (Clarendon Hills Road Improvement District).

Don Thomas, County Engineer, gave an overview of the process, referring to County Resolution R-01-23 (Criteria for Paving Existing Subdivision Roads at the Homeowners' Expense). He said the paving district must conform to Lancaster County Minimum Road Standards for Maintenance, which call for six inch by twenty-two foot asphalt.

Hudkins arrived at 12:12 p.m.

Thomas said several meetings have been held to discuss a proposed development (200 to 240 single-family homes and townhomes) on Lot 48, a 70 acre parcel owned by St. Elizabeth's and optioned to Trustis Inc. (Prairie Homes); the impact to Clarendon Hills, Portsche Heights and Amber Hills Estates (the surrounding neighborhoods); and what type of paving should be done.

Workman asked whether different types of roads can be stipulated in the paving district.

Thomas no, but said the traffic from the development may be too intense for six inch asphalt (the minimum standard). He explained that Portsche Lane, Amber Hill Road and 75<sup>th</sup> Street are the feeder streets and said if Portsche Lane and Amber Hill Road are not made curb and gutter, then 75<sup>th</sup> Street should be eight inch asphalt. Thomas emphasized that the County cannot require more than the minimum standard, but can try to negotiate a greater thickness.

Roger Figard, City Engineer, suggested that the Board consider amending its paving resolution to designate thicker asphalt or concrete for the collector roads.

Heier said he believes the timetable for annexation is key.

Figard said it will depend, in part, on the proposed development and said a proposal has not been submitted, to date. He said there are also indications of development on the west side of 70<sup>th</sup> Street.

Hudkins expressed concern that the City may require the asphalt to be "torn up" upon annexation.

Figard said there needs to be a transition for rural subdivisions that are adjacent to impending urbanization in the City's three-mile zoning jurisdiction and not an automatic jump to concrete and curb and gutter. He added that he is not suggesting that subdivisions on the edge "hurry and get asphalt down" because the City then takes on an additional maintenance role and difficulties in adding other infrastructure, such as water and sewer.

Thomas said there is also an issue involving new subdivisions. He said developers want to get pavement down early to sell lots but the pavement is then subjected to heavy truck traffic during the construction phase. Thomas suggested that eight inch asphalt be required if paving is to be prior to construction. The developer could, as an alternative, set money aside to pave with six inch asphalt after the development is partially built.

Figard said language in Comprehensive Plan Amendment #04011 addresses future needs and says: *areas impacted by annexation or adjacent to new developments should have streets brought up to an acceptable standard to the satisfaction of the City of Lincoln Public Works and Utilities Department.* He said, as a minimum, 75<sup>th</sup> Street, 80<sup>th</sup> Street, Portsche Lane, Boone Trail and Amber Hill Road should be paved, as well as the connection between Boone Trail and Amber Hill Road.

Workman asked how property owners will split the cost if some roads are asphalt and some are curb and gutter.

Mike Rierdon, representing the property owners that filed a petition for the Clarendon Hills Road Improvement District, appeared and said the cost will be assessed on a per lot basis. He said consideration will also be given to the benefit received.

It was noted that the developer has been asked to assist in paving costs. Figard said the developer is likely to back off from his proposal if it becomes too cost prohibitive or go before the elected body and ask to get the conditions waived.

Heier asked why the roads cannot remain private, citing Wilderness Ridge as an example.

Figard said private roadways should be self-contained, with no through traffic. He said the streets in these three subdivisions are public.

Schorr asked about drainage.

Figard said he needs to investigate it further, but believes most of the drainage could go back towards Highway 2.

Stevens asked whether it would be possible to extend Badger Drive east into the St. E's property and make it the major connector.

Figard said it would be challenging because there is a large lake on the east side of 75<sup>th</sup> Street, off the end of Badger Drive.

Stevens asked "Is it possible that the St. E's property could have a perimeter road on the north, the northeast and the east and come out on 84<sup>th</sup> Street, and say that's their major access without going through the other residential areas? And, in effect, there would be a frontage road along Highway 2."

Figard said it could be done, but said the City has stated from the beginning that there will be no access to Highway 2 or to 84<sup>th</sup> Street, except at Amber Hill Road.

Susan Kirkpatrick, 8001 Amber Hill Road, appeared and said she believes access will come down to the ring road.

Also present were: Mike DeKalb, Duncan Ross and Brian Will, Planning Department; Larry Worrell, County Surveyor; Norm Agena, County Assessor/Register of Deeds; Mark Bowen, Mayor's Chief of Staff; and Steve Masters, Public Works/Utilities.

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

Gwen Thorpe, Deputy Chief Administrative Officer, said there is a question as to where the Board wants traffic counts taken on 98<sup>th</sup> and 112<sup>th</sup> Streets.

Thomas recommended that they be taken on 98<sup>th</sup> Street between "A" Street and Pine Lake Road.

The Board agreed and asked Thomas to consider dust control products.

### **ADDITIONS TO THE AGENDA**

- A. Increase the Flexible Employee Benefit Account (FEBA) Limit from \$4,500 to \$5,000 (Exhibit A)

**MOTION:** Hudkins moved and Workman seconded to direct the County Attorney's Office to prepare a resolution to increase the Flexible Employee Benefit Account (FEBA) Limit from \$4,500 to \$5,000. Hudkins, Heier, Schorr, Workman and Stevens voted aye. Motion carried.

#### 4 ADJOURNMENT

**MOTION:** Workman moved and Hudkins seconded to adjourn the meeting at 1:14 p.m. Workman, Schorr, Heier, Hudkins and Stevens voted aye. Motion carried.

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Bruce Medcalf  
Lancaster County Clerk