

**STAFF MEETING MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING
ROOM 113
TUESDAY, AUGUST 17, 2004
10:00 A.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
Bruce Medcalf, County Clerk
Trish Owen, Chief Deputy County Clerk

The Chair opened the meeting at 10:05 a.m.

AGENDA ITEM

**1 APPROVAL OF THE STAFF MEETING MINUTES OF THURSDAY,
AUGUST 5, 2004 AND THURSDAY, AUGUST 12, 2004**

No action was taken on this item.

2 ADDITIONS TO THE AGENDA

No additions were made to the agenda.

3 POINT SYSTEM FOR ACREAGE DEVELOPMENT

Stevens indicated he likes the concept of a point system but is not comfortable with the weighting factors used. Stevens referenced Table G-Acreage Development Performance Standards, Version 4.1, located in the workbook Performance Based Standards for Acreage Development (Exhibit One).

Workman commented that his initial concept of the point system was that it be utilized to allow higher density with AG or AGR zoning, not a method of creating AGR zoning. Hudkins discussed his concern that some land parcels are not conducive to 20 acre development and how the Board can assign points to these unique or special land segments.

Stevens commented that perhaps the development of a matrix to give preliminary direction to the Planning Department would be beneficial. This would also allow land developers to explore options that would mitigate some of the negative factors.

Heier indicated that he would like to see a caveat on issued building permits that requires wells and septic systems. Heier also felt that citizens should not be required to buy 20 acres just to have an opportunity to live on an acreage. He feels that the existing community unit plan (CUP) is meeting the need right now and possibly looking at enhancing the CUP.

Hudkins stated that he is not comfortable with giving bonus points for the drilling of a test well due to the fact that the drilling of a test well is no guarantee of adequate water. Hudkins feels that too much credence should not be given to a single test well.

Workman commented that he feels the point system should be an advisory system, that the Board can ultimately make up their own minds. Workman concurred that the CUP is a good way to go.

Heier expressed concern about the use of conservation easement and stated he is not willing to tie the Board to a ninety-nine year easement that locks the Board into no development. Hudkins concurred.

Heier questioned the statement made by Planning Director Marvin Krout that indicated that it was possible to be stricter than what was indicated in the Comprehensive Plan. Heier posed the question as to whether the Board could then conversely be more lenient? Additionally, Heier questioned who would be doing the scoring, would it be the Planning Department or the developer, or both?

Schorr indicated that she does not want this to become too complex. The developer and the Planning Department should be able to utilize this process and then the Board can review both, comparing their responses and their perceptions.

The Board had general discussion about the benefits of using weighting factors within the scoring process or whether merely a straight-forward point system would be just as effective. Schorr indicated that the weighting factor needs to be taken into consideration to some extent since some of the items within the system are more significant than others. Heier indicated his desire to go through the point system (Table G-Acreage Development Performance Standards, Version 4.1) item by item, the Board concurred. Eagan distributed the handout, County Change of Zone Policy (Exhibit 2).

Item One-Roads-Suggested Changes:

- Change 1/4 mile references to 1/2 mile.
- Remove the section regarding gravel roads that meets standards since the scoring is equal to zero.

Item Two- Water-Suggested Changes:

- Change 'Rural water available' to 'Rural water guaranteed'.
- Change 'Existing well-potable over 10 gallons-per-minute' to 'Existing well-potable over 7.5 gallons-per-minute'.
- Change 'Existing well-potable' scoring from +10 to +15 points.
- Change 'No existing well' from -5 to -10 points.

Item Three-Existing Development Pattern-Suggested Changes:

- Place this item at the end with an asterisk, to be used in change of zone requests.

The Board concurred that due to time constraints the discussion on the point system would continue on Tuesday, August 31st at 9:30 a.m. in Room 113.

4 BUDGET WORK SESSION-Dave Kroeker

Dave Kroeker, Budget and Fiscal Director distributed the handout, County Share of City Budgets-Council Adopted Budget 2004-05 (Exhibit 3). Kroeker discussed some budget changes from the City of Lincoln within the document.

Norm Agena, County Register of Deeds/Assessor appeared and reported that he does not have the final figures for centrally assessed properties yet.

The Board discussed their desire to set the levy at .02797 and to not exceed that amount. Kroeker indicated that the Board can do this as any additional adjustments that need to made would come from the contingency fund.

The Board held general discussion about the adoption of the budget at the afternoon Board of Commissioners meeting. Stevens indicated he is not in favor at this time in passing the budget.

Heier inquired about making a motion indicating the Board's desire to hold to the .02797 figure and including a statement regarding the funding of developmental disability through the end of December 2004. Eagan indicated that it was important to address the issues as two separate issues, the contract itself, since notice of termination had been given, and the reinstatement of funding until December 2004.

Kroeker indicated that if the Board makes the motion as stated, they will need to come back and formally adopt the budget at another time. He indicated that the budgetary changes they are discussing include group insurance costs, city adjustments and the funding of developmental disability.

Stevens questioned whether financial statements could be requested from the three for-profit agencies that the Board is contracting with. Eagan responded that he believes the Board has the right to audit the books under the terms of their contract, but he will check into that.

Hudkins requested that Kroeker have the motion ready to go for the afternoon meeting and asked that Deputy County Attorney Kristy Mundt be consulted regarding the use of a rate setting motion without a budget motion.

5 ADJOURNMENT

MOTION: Workman moved and Hudkins seconded to adjourn the meeting at 11:46 a.m. Heier, Hudkins, Workman and Stevens voted aye. Schorr was absent from voting. Motion carried.

Bruce Medcalf
Lancaster County Clerk