

**STAFF MEETING MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
COUNTY-CITY BUILDING, ROOM 113  
THURSDAY, OCTOBER 6, 2011  
8:30 A.M.**

Commissioners Present: Deb Schorr, Chair  
Bernie Heier, Vice Chair  
Larry Hudkins  
Brent Smoyer  
Jane Raybould

Others Present: Gwen Thorpe, Deputy Chief Administrative Officer  
Cori Beattie, Deputy County Clerk  
Ann Taylor, County Clerk's Office

The Chair opened the meeting at 8:32 a.m.

**AGENDA ITEM**

**1 APPROVAL OF THE MINUTES OF THE TUESDAY, SEPTEMBER 29, 2011 STAFF MEETING**

**MOTION:** Heier moved and Smoyer seconded approval of the minutes of the September 29, 2011 Staff Meeting. Raybould, Heier, Smoyer, Hudkins and Schorr voted aye. Motion carried 5-0.

**2 ADDITIONS TO THE AGENDA**

- A. Grand Opening of Abbott Motocross Trail (Exhibit A)
- B. Re-Roofing Options for Former Attention Center for Youth
- C. Request from the Lincoln Chamber of Commerce for a Member of the Board to Address the Nebraska Federation of the Blind (NFB) 2011 State Convention on October 15, 2011

**MOTION:** Heier moved and Smoyer seconded approval of the additions to the agenda. Hudkins, Smoyer, Heier, Raybould and Schorr voted aye. Motion carried 5-0.

**3 JAIL CONSTRUCTION UPDATE** - Chuck Richter, Sampson Construction Company; Greg Newport, The Clark Enersen Partners; Mike Thurber, Corrections Director

Chuck Richter, Sampson Construction Company, gave an update on construction of the new Lancaster County Adult Detention Facility (LCADF) (see Exhibit B for progress photographs).

Mike Thurber, Corrections Director, said installation of the fiber optic network will begin next week. He also reported that bids for paving work related to the intersection at the entrance of the facility will close on October 12<sup>th</sup>, adding it is anticipated that the work will be completed by the end of the year.

Board consensus was to invite the Mayor; City Council; Lancaster County Senate Delegation; County Elected Officials; the Judiciary; law enforcement; and Larry Dix, Nebraska Association of County Officials (NACO) Executive Director, to tour the facility following the October 25<sup>th</sup> County Board of Commissioners Meeting.

There was also consensus to invite those attending the Tri-County Meeting on November 3<sup>rd</sup> to tour the facility following that meeting.

**ADDITIONS TO THE AGENDA**

A. Grand Opening of Abbott Motocross Trail (Exhibit A)

Hudkins agreed to speak on behalf of the Board at the event.

C. Request from the Lincoln Chamber of Commerce for a Member of the Board to Address the Nebraska Federation of the Blind (NFB) 2011 State Convention on October 15, 2011

The Board declined the request, as Board members have other commitments on that date.

**4 REUSE OF THE OLD JAIL** - Don Killeen, County Property Manager

Don Killeen, County Property Manager, asked whether the County would like to retain ownership of the Old Jail Complex (605 South 10<sup>th</sup>) or transfer it to the Public Building Commission. He suggested moving forward with a Request for Proposals (RFP) for architectural services to see how Corrections' functions will fit with re-use of the space. Possible uses include records storage, courtrooms, the morgue and bringing Adult Probation and the County Attorney's Child Support Division back to the government campus.

Raybould suggested formation of a committee to look at space needs. Killeen said the Committee's work could be coordinated with the RFP process.

Schorr suggested this would be an appropriate discussion item for the next Management Team Meeting. There was consensus to move the meeting from October 13<sup>th</sup> to the 20<sup>th</sup>, due to a conflict with the Nebraska Association of County Officials (NACO) Legislative Conference in Kearney, Nebraska.

## **ADDITIONS TO THE AGENDA**

### **B. Re-Roofing Options for Former Attention Center for Youth**

Killeen said Topher Hansen, Director, CenterPointe, Inc., has informed him CenterPointe may be able to utilize up to \$15,000 in Department of Housing and Urban Development (HUD) funds for the project (see August 25, 2011 Staff Meeting minutes). He said they have received additional bids and it appears the cost could be in the \$33,000 range. Killeen suggested the Board allow CenterPointe to proceed with the project and abate their rent for the remainder of the year to make up the difference. The Board concurred with the suggestion and asked Killeen to bring back a proposal.

## **RETURNING TO ITEM 4**

**MOTION:** Hudkins moved and Smoyer seconded to authorize Don Killeen, County Property Manager, to work with the Purchasing Department in preparing a Request for Proposals (RFP) for refurbishing the old jail space. Hudkins, Smoyer, Heier, Raybould and Schorr voted aye. Motion carried 5-0.

## **ADMINISTRATIVE OFFICER REPORT**

### **B. Citizen Recognition**

Heier said he believes the Board should recognize citizens that have made significant contributions to the City or County.

Gwen Thorpe, Deputy Chief Administrative Officer, agreed to develop a template for a recognition resolution.

There was consensus to have nominations limited to submission by Board members.

## DISCUSSION OF BOARD MEMBER MEETINGS

### A. Visitors Promotion Committee (VPC) - Smoyer

Smoyer reported discussion of the Abbott Motocross Trail (see Item 2A).

### 5 **MALCOLM ABANDONED RIGHT-OF-WAY, DEED TO RURAL FIRE DISTRICT** - Brittany Behrens, Deputy County Attorney; Ken Schroeder, County Surveyor

Discussion took place regarding a request from the Malcolm Rural Fire Department for the County to deed its portion of a vacated street plus an additional piece of property that abuts property owned by the County (county shop) and the Fire Department (a ditch) to the Fire Department without consideration (see correspondence in the agenda packet and photographs in Exhibits C & D). It was noted County Engineering recently surveyed the County's property with a couple of revisions.

Denise Saathoff, Legal Counsel for the Malcolm Rural Fire Department, appeared and said the Fire Department has been maintaining the ditch since the Village of Malcolm ceased maintenance and will continue to do so.

Brittany Behrens, Deputy County Attorney, said the County would not be required to follow the process to declare the property surplus because there would still be a public purpose.

**MOTION:** Hudkins moved and Raybould seconded to direct the County Attorney's Office and County Engineering to prepare a quit claim deed to transfer the property to the Malcolm Rural Fire Department, subject to the approval of the Malcolm Rural Fire Department. Raybould, Heier, Smoyer, Hudkins and Schorr voted aye. Motion carried 5-0.

## ADMINISTRATIVE OFFICER REPORT

### B. Chamber Coffee - Raybould, Smoyer

Smoyer said they discussed redistricting plans.

### 6 **REDISTRICTING** - Dave Shively, Election Commissioner; Marvin Krout, Planning Director; Nicole Fleck-Tooze, Long-Range Planning Manager; Brandon Garrett, Planner

Smoyer discussed his proposed plan for redistricting labeled as Option D (Exhibit E). The plan, which resembles a donut, moves Raybould's district to the center with the

other Commissioners' districts on the perimeter. **NOTE:** Three options, labeled as Options A, B and C, had previously been provided to the Board (Exhibit F). Smoyer noted each district would have an incorporated city or town.

In response to a question from Schorr, Smoyer said some of the shifts were made to avoid dividing precincts. Dave Shively, Election Commissioner, said some precincts are oddly shaped to prevent splitting districts for State Legislators, the Board of Regents or State Board of Education.

Raybould expressed concern that her district would lack a rural component and said she believes it is important for each district to contain a "slice" of the City. She said the districts Smoyer has crafted are not equitable in terms of population or percentage distribution and asked Smoyer why he discarded the recommendations from the Planning Committee. Smoyer said his plan provides for future growth, stating minimal redrawing of the districts will be required in ten years if the Planning Commission is correct in its predictions of growth patterns. He said population, not land mass, distribution is relevant, and said the plan is within a 5% deviation. Raybould disagreed that it is within 5%, noting her district is at 103.8% and Schorr's is at 97.2%. Smoyer said minor alterations can be made to even out those numbers.

Hudkins said he would like to retain Fallbrook, a residential and commercial neighborhood currently in his district. He would also like to keep his district boundary as close to South 27<sup>th</sup> & "O" Street as possible.

Raybould said she believes Option C would help Hudkins retain the Capital Beach area and South 27<sup>th</sup> Street and is a more balanced plan in terms of percentages.

Marvin Krout, Planning Director, said the Board will need to identify one plan by consensus and hold a public hearing.

Raybould requested additional time to study Option D.

Krout said the Planning Department is willing to continue to work with Board members in exploring options.

Raybould asked the other members of the Board whether Option D is a "done deal" or if they would be willing to consider other plans.

Schorr said she would also like some time to consider Option D as it is a philosophical change.

Heier said he likes Option D but would like to “tweak” the numbers.

There was general consensus to schedule further discussion in two weeks.

## **7 ACTION ITEMS**

There were no action items.

## **8 CONSENT ITEMS**

There were no consent items.

## **9 ADMINISTRATIVE OFFICER REPORT**

A. Agenda Items for October 13, 2011 Management Team Meeting

See Item 4.

B. Citizen Recognition

Item was moved forward on the agenda.

## **10 PENDING**

There were no pending items.

## **11 DISCUSSION OF BOARD MEMBER MEETINGS**

A. Visitors Promotion Committee (VPC) - Smoyer

B. Chamber Coffee - Raybould, Smoyer

Items A-B were moved forward on the agenda.

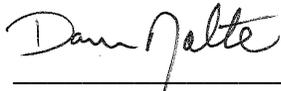
Heier exited the meeting at 10:02 a.m.

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

There were no emergency items or other business.

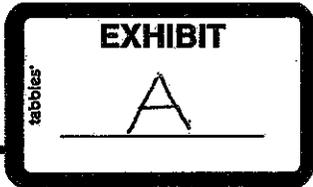
**13 ADJOURNMENT**

**MOTION:** Smoyer moved and Hudkins seconded to adjourn the meeting at 10:04 a.m. Raybould, Smoyer, Hudkins and Schorr voted aye. Heier was absent from voting. Motion carried 4-0.



\_\_\_\_\_  
Dan Nolte  
Lancaster County Clerk





**Gwen K. Thorpe**

**From:** Brittany L. Behrens  
**Sent:** Wednesday, October 05, 2011 1:52 PM  
**To:** Gwen K. Thorpe  
**Subject:** FW: motocross grand opening

Please see the e-mail below regarding the Motocross grand opening!

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**From:** Ariana Kennedy [<mailto:ariana.kennedy@lpsnrd.org>]  
**Sent:** Tuesday, October 04, 2011 1:44 PM  
**To:** Directors; Interns; Staff  
**Cc:** Michelle Stryker ([michelle.stryker@nebraska.gov](mailto:michelle.stryker@nebraska.gov)); Nick Finch ([nick.finch@dot.gov](mailto:nick.finch@dot.gov)); Brittany L. Behrens; Kerry P. Eagan  
**Subject:** motocross grand opening

All-

After 6+ years, the motocross track is set to officially open on this Saturday, October 8<sup>th</sup>! At 10:00 a.m., Abbott staff will make a brief presentation and recognize all agencies/partners/consultants/contractors involved in the project. A ribbon cutting will then occur.

Following the ribbon cutting, the track will be open to those who wish to ride and/or spectate. A fee to use the track will not be charged on Saturday however track users will need to sign a waiver prior to riding on the track. All of you are cordially invited to attend this event.

Thanks,  
Ari

Please note, my new e-mail address is: [ariana.kennedy@lpsnrd.org](mailto:ariana.kennedy@lpsnrd.org)

Ariana (Ari) Kennedy  
Resources Conservationist  
Lower Platte South Natural Resources District  
Lincoln, Nebraska  
402 476-2729 office  
402 432-6836 cell  
[ariana.kennedy@lpsnrd.org](mailto:ariana.kennedy@lpsnrd.org)

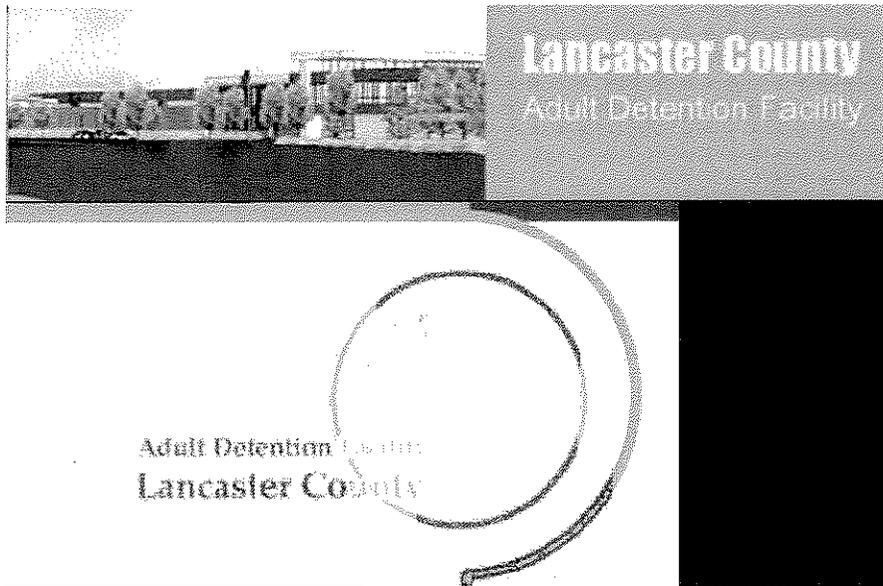
**Lancaster County  
Adult Detention Facility**

**EXHIBIT**

tabbles®

B

**Lincoln, Nebraska**



**Progress Photos  
October 6, 2011**

September 15, 2011

Paving at West Parking Lot



October 5, 2011

Main Entry/Admin. Offices



October 5, 2011 Acoustical Tile Ceilings in Pod 'E'



October 5, 2011

Kitchen



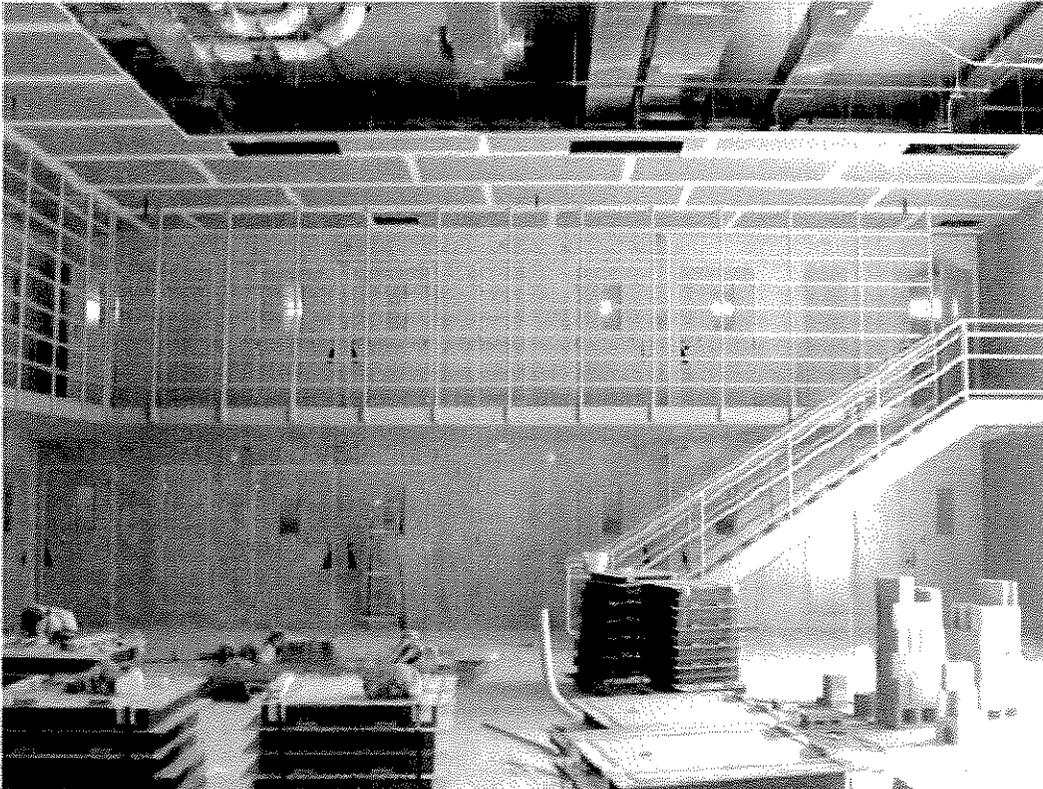
October 5, 2011

Pod 'E' 1st Level



October 5, 2011

Pod 'F' 1st Level



October 5, 2011

Stair Footings NE of Building



October 5, 2011

Custody Admin. Areas

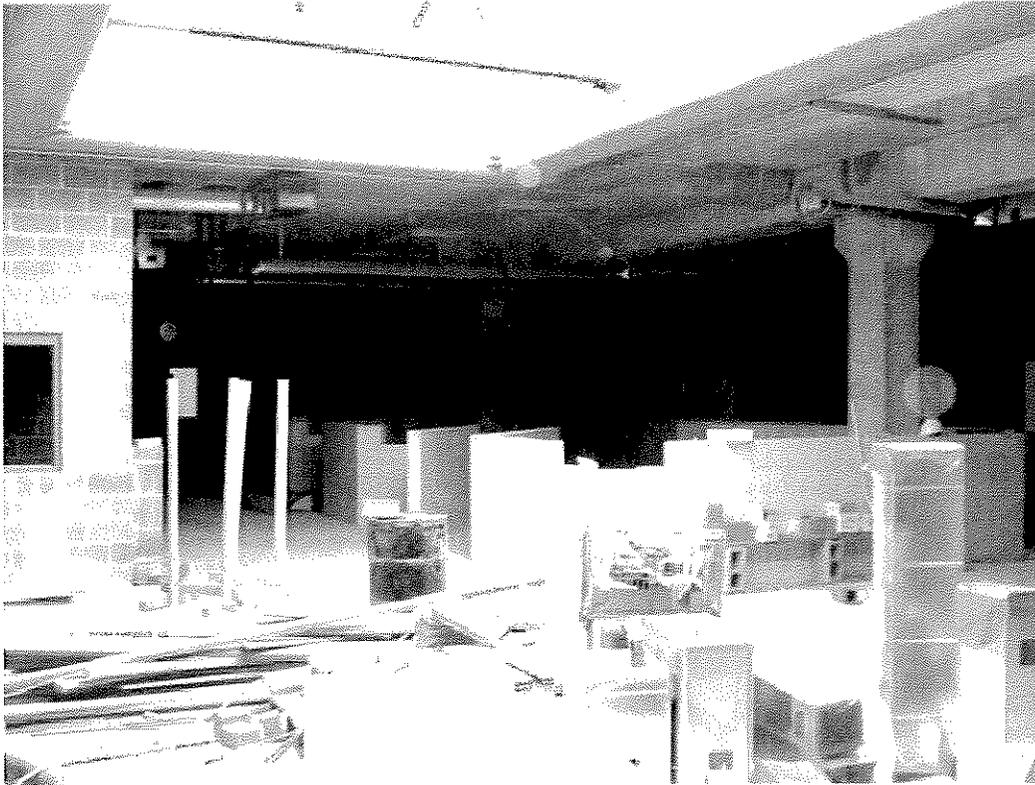


October 5, 2011 Wall Framing at Upper Level Admin.



October 5, 2011

Booking Area



October 5, 2011

Sallyport



October 5, 2011

North Elevation



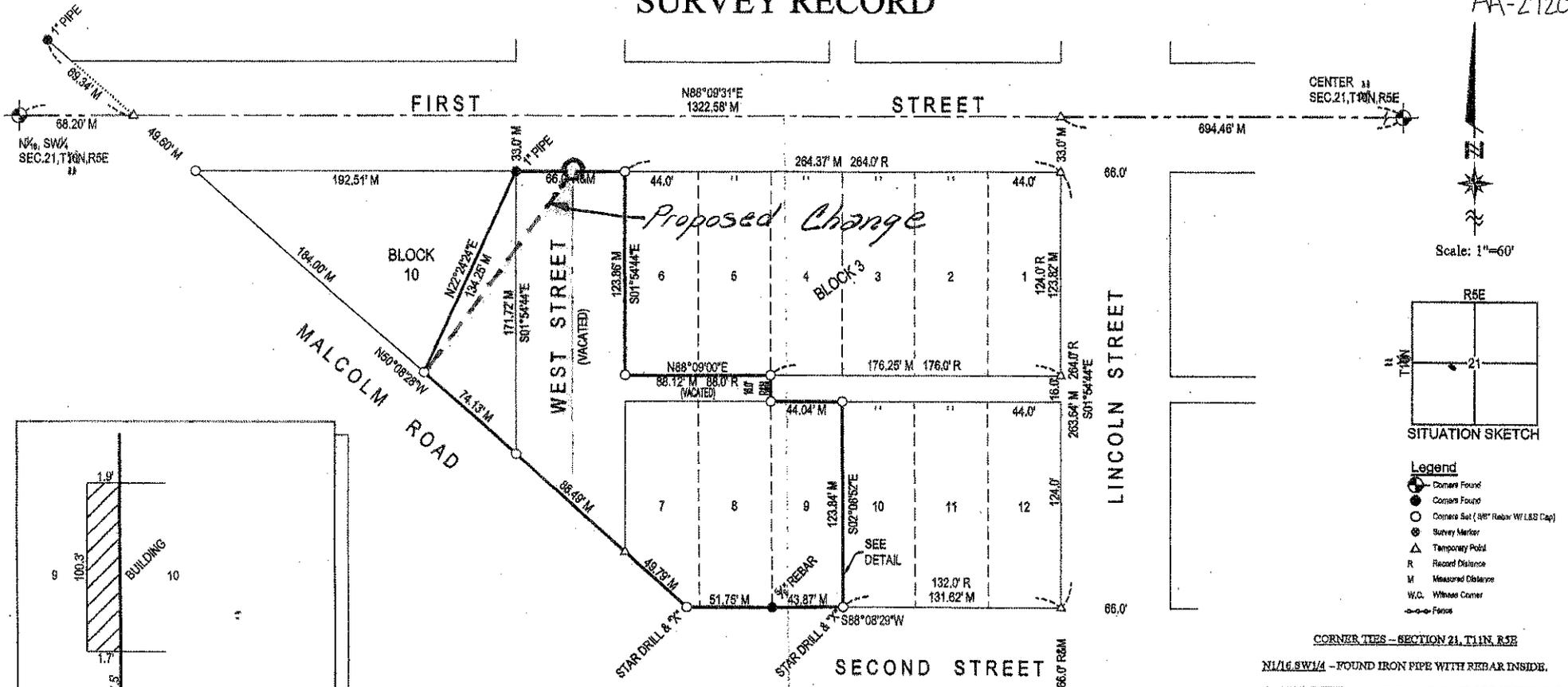
# Blocks 3 & 10 Village of Malcolm

EXHIBIT  
C



# SURVEY RECORD

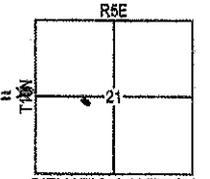
AA-27207



CENTER 11  
SEC. 21, T11N, R5E



Scale: 1"=60'



SITUATION SKETCH

**Legend**

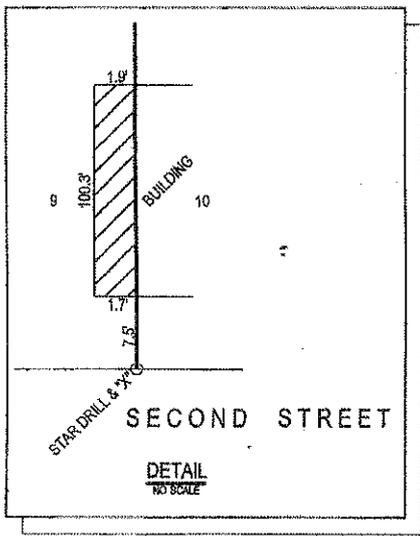
- Corner Found
- Corner Found
- Corner Set (1/2" Rebar w/ L.S. Cap)
- ⊙ Survey Marker
- △ Temporary Point
- R Recount Distance
- M Measured Distance
- W.C. Witness Corner
- Fence

**CORNER TIES - SECTION 21, T11N, R5E**

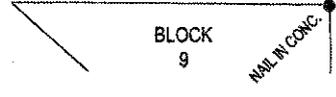
N1/4 SW/4 - FOUND IRON PIPE WITH REBAR INSIDE.  
60.66' NORTH TO A NAIL IN EAST FACE OF POWER POLE.  
42.45' NE TO A CHISELED "X" IN SIDEWALK.  
96.50' SE TO A NAIL IN NORTH FACE OF POWER POLE.

**CENTER SECTION - FOUND 3/4" IRON PIN IN ASPHALT.**

46.49' NW TO TOP CENTER NUT ON FIRE HYDRANT.  
34.89' SW TO A NAIL IN LIGHT POLE.  
3.10' NE TO CENTER OF MANHOLE LID.



SURVEY RECORD REPOSITORY  
RECEIVED  
MAY 24 2011  
250  
County LANCASTER  
1020-334



**LEGAL DESCRIPTION**

LOTS 7, 8 AND 9, BLOCK 3, ALL OF VACATED ALLEY LYING BETWEEN LOTS 5, 6, 7 AND 8, BLOCK 3, ALL OF VACATED WEST STREET LYING BETWEEN THE SOUTH R.O.W. LINE OF FIRST STREET AND THE EASTERLY R.O.W. LINE OF MALCOLM ROAD, AND THAT PORTION OF BLOCK 10, DESCRIBED AS BEGINNING AT THE NE CORNER OF SAID BLOCK 10; THENCE SOUTH ON THE WEST R.O.W. LINE OF VACATED WEST STREET TO THE EASTERLY R.O.W. LINE OF MALCOLM ROAD; THENCE NORTHWESTERLY ON SAID EASTERLY R.O.W. LINE, 74.13 FEET; THENCE NORTEASTERLY TO THE POINT OF BEGINNING, VILLAGE OF MALCOLM, LANCASTER COUNTY, NEBRASKA.

RECEIVED

JUN 01 2011

LANCASTER COUNTY ENGINEERING DEPT

**SURVEYOR'S CERTIFICATE**

I, Leslie J. Stedschlag, a Registered Land Surveyor in the State of Nebraska, hereby certify that this survey was made under my direct supervision on April 11, 2011 and that all dimensions shown are in feet and decimals of a foot and correct to the best of my knowledge and belief.



*Leslie J. Stedschlag*  
Leslie J. Stedschlag, Nebraska L.S. No. 469

Date of Completion: April 27, 2011  
SHEET 1 OF 1

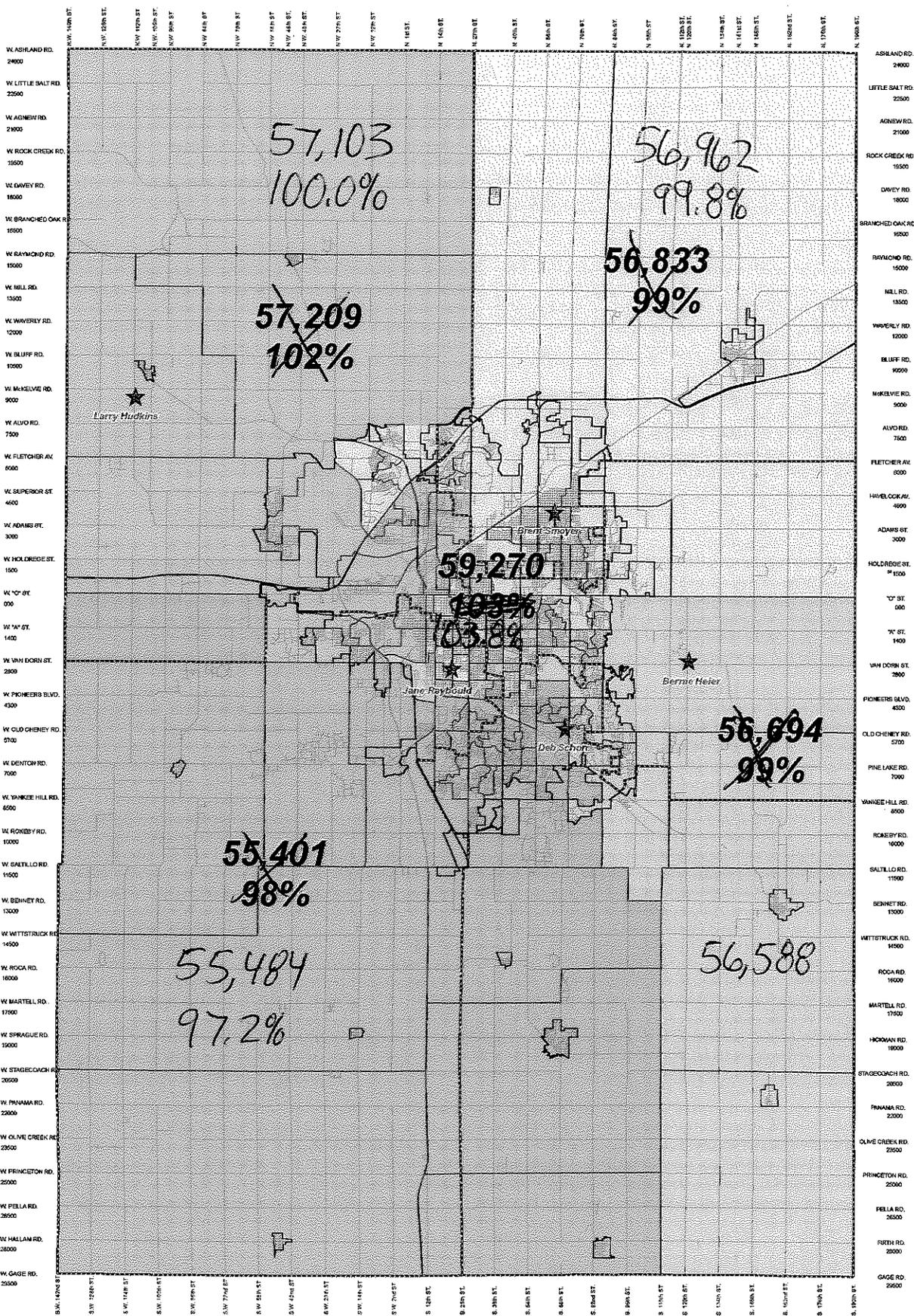
PREPARED BY  
**L & S SURVEYING**  
P.O. BOX 354, CRETE NE 68333  
(402) 826-4620 FAX (402) 826-4646  
Nebraska Drafting & Printing, Inc. (402) 826-4600, Fax: (402) 826-4604

EXHIBIT

tabbles

D





**COUNTY BOARD DISTRICTS: OPTION D**

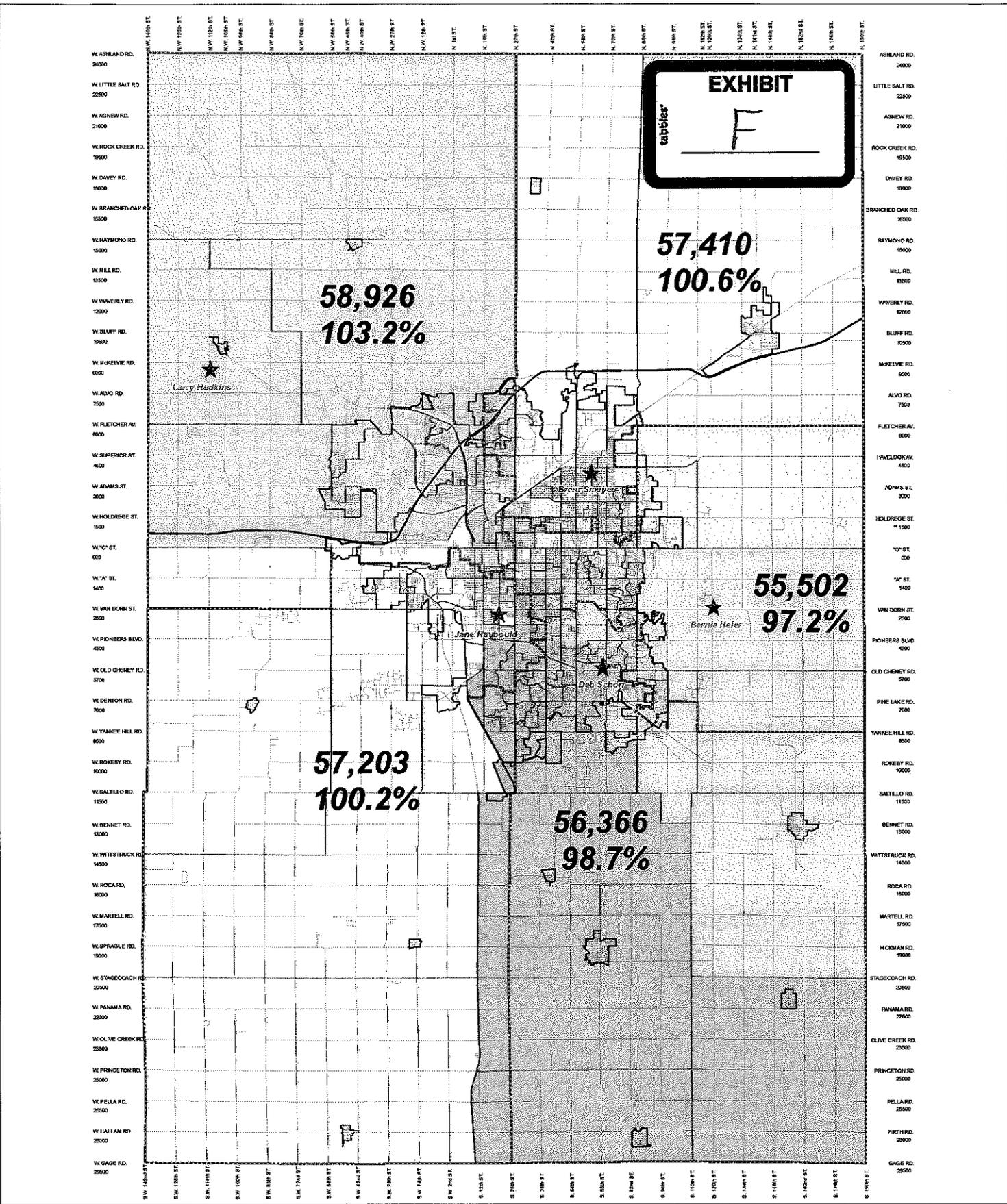
- Old District Boundary
- Voting Precincts

County Population = 285,407  
 Target Population = 57,081

**EXHIBIT**

E

LINCOLN - LANCASTER COUNTY  
 PLANNING DEPARTMENT  
 Jefferson Tohler-Schick  
 801 South 9th Street  
 Lincoln, Nebraska 68508  
 402-441-2222 Fax: 402-441-2277



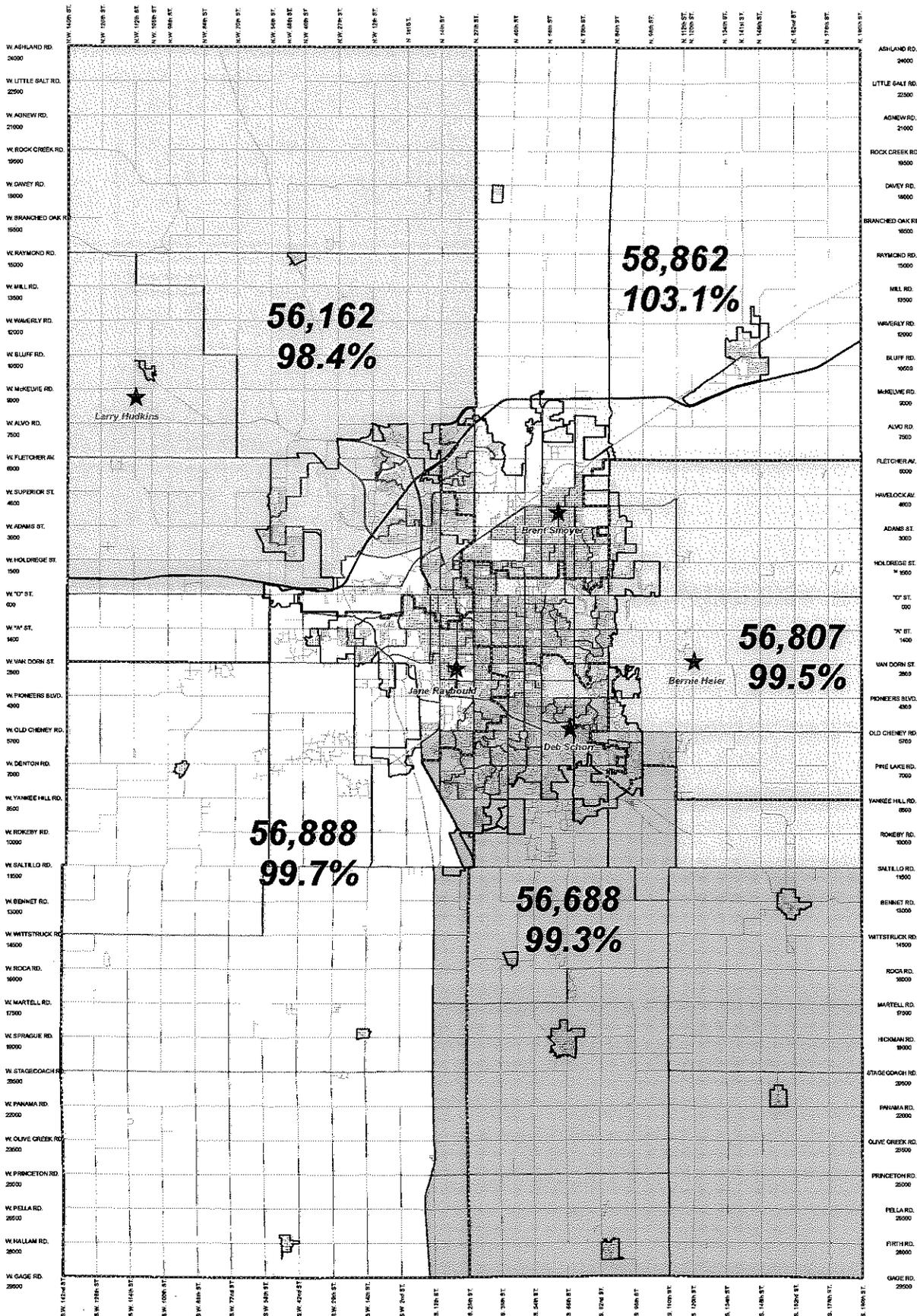
**COUNTY BOARD DISTRICTS: OPTION A**

- Old District Boundary
- Voting Precincts

County Population = 285,407  
Target Population = 57,081



LINCOLN - LANCASTER COUNTY  
**PLANNING DEPARTMENT**  
Infrastructure, Engineering Services  
**ITS**  
200 South 5th Street  
Lehigh, Missouri 64589  
Phone: 417-431-1000 Fax: 417-431-1077



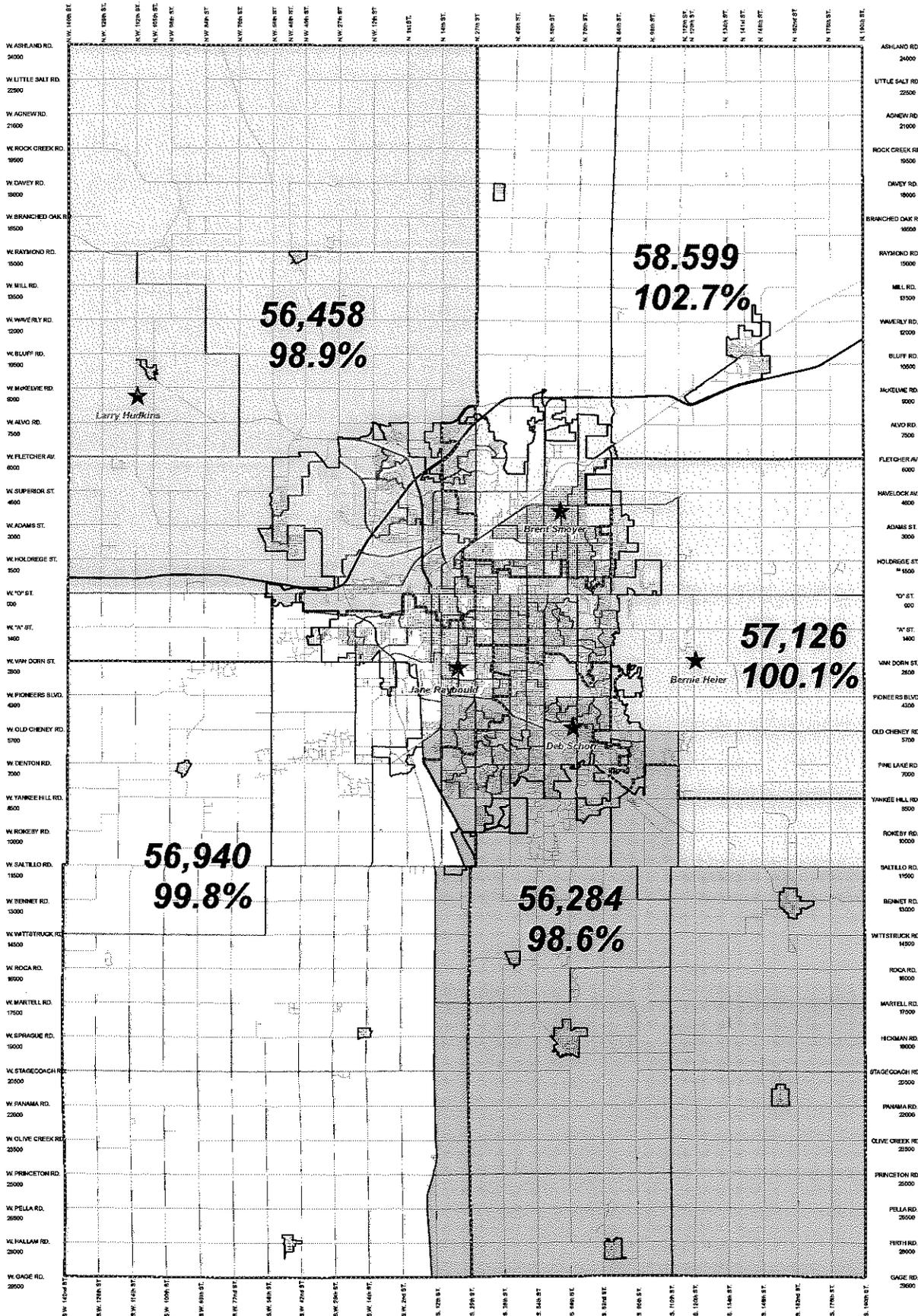
**COUNTY BOARD DISTRICTS: OPTION B**

- Old District Boundary
- Voting Precincts

County Population = 285,407  
 Target Population = 57,081



LINCOLN - LANGASTER COUNTY  
**PLANNING DEPARTMENT**  
*Information Technology Services*  
**ITS**  
 101 South 1st Street  
 Lincoln, Nebraska 68508  
 402.441.2600 Fax 402.441.2607



**COUNTY BOARD DISTRICTS: OPTION C**

- Old District Boundary
- Voting Precincts

County Population = 285,407  
 Target Population = 57,081



LINCOLN-LANCASTER COUNTY  
 PLANNING DEPARTMENT  
 JOHNSTON TECHNOLOGY CENTER  
 205 SOUTH 400 WEST  
 LINCOLN, NEBRASKA 68502  
 PH: 402-461-7600 FAX: 402-461-7607