

**STAFF MEETING MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
COUNTY-CITY BUILDING  
BILL LUXFORD STUDIO (ROOM 113)  
THURSDAY, JULY 24, 2014  
8:30 A.M.**

Commissioners Present: Larry Hudkins, Chair  
Brent Smoyer, Vice Chair  
Deb Schorr  
Jane Raybould  
Roma Amundson

Others Present: Kerry Eagan, Chief Administrative Officer  
Gwen Thorpe, Deputy Chief Administrative Officer  
Dan Nolte, County Clerk  
Cori Beattie, Deputy County Clerk

*Advance public notice of the Board of Commissioners Staff Meeting was posted on the County-City Building bulletin board and the Lancaster County, Nebraska, web site and provided to the media on July 23, 2014.*

The Chair noted the location of the Open Meetings Act and opened the meeting at 8:30 a.m.

**AGENDA ITEM**

**1 APPROVAL OF THE MINUTES OF THE JULY 17, 2014, STAFF MEETING**

**MOTION:** Amundson moved and Raybould seconded approval of the minutes of the July 17, 2014 Staff Meeting. Amundson, Raybould, Smoyer, Schorr and Hudkins voted aye. Motion carried 5-0.

**2 ADDITIONS TO AGENDA**

- a. Legislative Retreat Costs
- b. Conference Call on Unfunded Mandates
- c. Region V Budget

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

**3 SOUTH HAYMARKET NEIGHBORHOOD PLAN** - Marvin Krout,  
Planning Director

David Cary and Paul Barnes, Planning Department, provided an overview of the South Haymarket Neighborhood Study (Exhibit A).

It was noted the study provides a long-range look at opportunities for redevelopment in the area bounded by "O" Street, 10<sup>th</sup> Street, "G" Street, 4<sup>th</sup> Street and the railroad mainline (38 block area).

Barnes said since the 2005 Downtown Master Plan was completed, a number of changes have occurred related to the South Haymarket such as the West Haymarket Development, including the new arena and related infrastructure, a bikeway project, extension of the Jamaica North Trail and parking garage construction. Historic resources and floodplain issues were also considered.

The preliminary findings of the study concluded that the South Haymarket has great potential to complement the Haymarket, West Haymarket, South Bottoms and the Downtown and could be a mixed-use district with an emphasis on urban housing.

Barnes briefly discussed the following concepts related to South Haymarket development: public right-of-way, public properties, industrial areas, open space network, parking strategy and residential.

Hudkins voiced concerns with a proposed residential use for the current "K" Street Building (corner of 9<sup>th</sup> & K Street) as there would be significant cost to the County and City to move existing offices. Barnes said while the proposal does include some government building transition, the vision is 20-25 years out.

Hudkins emphasized that the buildings along the 9<sup>th</sup> Street corridor ("K" Street Building, old Election Office, Benesch Building, etc.) have been designated for public use by the Public Building Commission for over 20 years. It was noted that government office space could be provided in the redeveloped parking lots north and south of the current County-City Office Campus.

With regard to proposed changes to "M" and "N" Streets, Schorr and Hudkins expressed concerns with traffic flow to/from the arena. Barnes noted a more in depth traffic study would be performed but extending "M" Street to the west and changing both streets to one-way in this area may be beneficial.

With regard to parking, Raybould noted concerns from Haymarket retailers about having to compete with residential development for reserved on-street parking. Barnes indicated there is not much retail use proposed for the South Haymarket as most is residential with off-street parking. Raybould stressed the need to find a balance for residential and retail. Barnes agreed that on-street parking needs to be reviewed throughout the entire area.

Hudkins offered a couple of additional observations related to arena traffic flow and government office space. He also wanted the Planning Department to be acutely aware of the County's plans to move outlying offices to the downtown campus.

Schorr asked why the "K" Street Building is a catalyst for the project. Cary said the current Downtown Master Plan identified it as a possible residential use - the overall theme of the area. He added that the South Haymarket Study continues to explore all options as there are multiple opportunities for catalysts, especially along the northern edge due to the development of the West Haymarket.

In summary, it was noted there is no particular schedule with regard to the project's completion. The public input process will continue and, eventually, the South Haymarket Plan will be adopted as an amendment to the 2005 Downtown Master Plan.

## **ADDITIONS TO THE AGENDA**

### **c. Region V Budget**

Dennis Meyer, County Budget & Fiscal Officer, noted that the proposed budget needs to be filed next week and sought direction on the County's Region V match. He added a motion was made at last week's Staff Meeting to reduce the match by \$300,000 but it failed on a 2-2 vote.

Amundson asked if there would be any legal ramifications if the match was reduced. Kerry Eagan, Chief Administrative Officer, said originally these dollars were allocated to the Crisis Center. The State then stepped in with additional funds for the Crisis Center so Region V transferred Lancaster County's dollars to administration. Lancaster County's per capita amount for Region V is \$519,355, although, a total of \$928,008 has been preliminarily budgeted for fiscal year 2014-15 (a difference of \$408,653). Eagan said it is troublesome that no formal agreement is in place between the County and Region V addressing these additional funds. Moreover, the County has received little information in the past as to how these additional dollars are being spent or how they benefit Lancaster County. Hudkins added since Lancaster County is contributing additional funds, it may be paying for other counties' services.

**MOTION:** Raybould moved and Schorr seconded to reduce the County's match by \$300,000.

**FRIENDLY AMENDMENT:** Schorr offered a friendly amendment to withhold payment of the additional match (\$108,653) until a contract is in place with Region V.

The maker of the original motion accepted the friendly amendment.

There was brief discussion on reducing the match further. It was noted that once the contract is drafted outlining how the additional funds will be utilized, the Board will have the opportunity to make changes prior to final approval.

**ROLL CALL:** Raybould, Schorr, Smoyer, Amundson and Hudkins voted aye. Motion carried 5-0.

Schorr suggested that Lancaster County have a strong presence at the next Region V Governing Board meeting (September 8, 2014) in order to explain the reasons behind the reduction. The consensus was that all County Commissioners will attend.

Raybould and Smoyer exited the meeting at 9:31 a.m.

**4 LANCASTER COUNTY AGRICULTURAL SOCIETY BOND REFINANCE** - Alan Wood, Erickson & Sederstrom, P.C.; Amy Dickerson, Managing Director, Lancaster Event Center; Kendra Ronnau, Lancaster County Agricultural Society Board Director

Amy Dickerson, Managing Director, Lancaster Event Center, distributed the schedule of events for the Lancaster County 2014 Super Fair (Exhibit B) and an update on the Lancaster County Agricultural Society and Lancaster Event Center (Exhibit C).

Raybould and Smoyer returned to the meeting at 9:34 a.m.

Dickerson provided an overview of the fair events and thanked Ron Bohaty with the County Engineer's Shop for his assistance with signage.

With regard to the bond refinancing, Dickerson said an additional \$2,770,000 in revenue could be realized without raising the levy. These funds would then be used for Phase 2.5 deferred maintenance and facility upgrades (see Exhibit C) and to pay off an existing construction loan.

Schorr exited the meeting at 9:40 a.m.

Alan Wood, Erickson & Sederstrom, P.C., explained that \$7,000,000 in existing bond funds would be refunded and a new bond issued at a lower interest rate with an extended 5-year maturity date. Depending on the final calculation, \$2,770,000 in new funds would be available to help cover deferred maintenance and needed upgrades.

He added he has conducted preliminary meetings with bond counsel and anticipates presenting those details to the County Board next month. (See Exhibit C for bond refinancing timeline.)

Dickerson said following the Super Fair, she will be working on a process to finalize the proposed project list in order to maximize the benefit from the bond proceeds.

It was noted that additional discussion would take place at the Staff Meeting on August 21, 2014 at 8:30 a.m.

**5 LABOR NEGOTIATIONS** - Doug McDaniel, Human Resources Director; Richard Grabow, Deputy County Attorney; Nicole Gross and Amy Sadler, Compensation Technicians

**6 POTENTIAL AND PENDING LITIGATION** - Brittany Behrens, Deputy County Attorney; Pam Dingman, Lancaster County Engineer

**MOTION:** Smoyer moved and Raybould seconded to enter Executive Session at 9:53 a.m. for the purpose of protecting the public interest with regards to labor negotiations and pending and potential litigation.

The Chair restated the motion for the record.

**ROLL CALL:** Smoyer, Raybould, Amundson and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

**MOTION:** Amundson moved and Raybould seconded to exit Executive Session at 10:29 a.m. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

**7 FINAL VALUE LETTER (INFORMATION ON TAX EQUALIZATION AND REVIEW COMMISSION (TERC) APPEALS)** - Dan Nolte, Lancaster County Clerk; Melissa Virgil, Board of Equalization Specialist

Dan Nolte, Lancaster County Clerk, presented proposed language to include in final value letters for property owners with appeals pending before the Tax Equalization and Review Commission (TERC)(Exhibit D). He indicated that a TERC settlement for a previous tax year will not apply to the current year unless another appeal is filed. He added while this notification is not required, the public is expecting more information from the County and asked for the Board's direction.

Brittany Behrens, Deputy County Attorney, said from a legal standpoint the County must be cautious with regard to advising citizens as the more information provided, the more room there is for misinterpretation. She confirmed that the current year's

TERC filing is not discretionary, i.e., any change made to a prior year's value will not carry forward without an appeal for the current year.

It was suggested to reword the last sentence as follows, "To preserve your position for 2014, you *must* file another appeal with them this year." Amundson also requested the word "that" in the first sentence be changed to "who."

**MOTION:** Amundson moved and Raybould seconded approval of the letter as corrected. Smoyer, Raybould, Amundson and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

### **ADMINISTRATIVE OFFICER REPORT**

a. Citizens' Institute on Rural Design Grant Update

A copy of a related press release was distributed (Exhibit E). Sara Hartzell, County Planner, said Lancaster County has been chosen to receive a grant to host a rural design technical workshop addressing the challenges and opportunities afforded to the small towns in Lancaster County. She said while all the details have not been finalized, the three-day workshop would likely be held this winter at Spring Creek Prairie and/or the Extension Office. It was noted a formal presentation on the grant award would be made at future Board of Commissioners Meeting.

### **ADDITIONS TO THE AGENDA**

a. Legislative Retreat Costs

Minette Genuchi, Administrative Aide, sought direction on purchasing coffee and rolls for the August 14<sup>th</sup> Legislative Retreat. She estimated the amount to be \$105, noting money was available in the budget. The consensus of the Board was to proceed.

b. Conference Call on Unfunded Mandates

Raybould said she and Commissioner Schorr took part in the conference call which was hosted by Senators Avery and Crawford. Concerns were voiced by both urban and rural counties. She said impacts to statutes were discussed, as were fees. She felt it was a great discussion and hoped the dialogue would continue.

**8 ROAD VACATION REQUEST IN PRINCETON (PORTION OF S. 10<sup>TH</sup> STREET) - Pam Dingman, Lancaster County Engineer; Ken Schroeder, County Surveyor**

Ken Schroeder, County Surveyor, said reports and recommendations from the County Engineer's Office and Planning Department have been submitted to the County Board

(see agenda packet). The recommendation is to deny the vacation request and to pursue the acquisition of an additional 30' of right-of-way from adjacent land on the west to provide the standard 60' right-of-way width. Doing so would then allow enough space for vehicles of any length to accommodate the street corners.

Behrens said she would work with the County Clerk's Office to schedule a public hearing.

**9 BUDGET UPDATE** - Dennis Meyer, Budget & Fiscal Officer  
A. Pam Dingman, County Engineer

Meyer said he invited Craig Eberle, Business Loan Officer, Southeast Nebraska Development District (SEND), to discuss issues with the Lancaster County Revolving Loan Fund. Eberle noted that there have been some recent changes to the Community Development Block Grant (CDBG) Revolving Loan Funds. He said administrative fees are now limited to 5% of program income. Previously this percentage was not "limited" or enforced. Meyer said two payments are in question - 1) \$25,000 which covers a portion of the City's Economic Development Director's salary; and 2) \$10,000 for Lincoln Partnership for Economic Development (LPED) dues. He indicated the \$35,000 in expenditures is over and above the 5% allowed.

Raybould inquired about potential penalties. Eberle said the State Department of Economic Development has been somewhat vague when it comes to penalties but he felt the minimum would be having to reimburse the fund \$35,000 depending on documentation and justification of the dollars spent. Hudkins inquired how these items would be funded in the future. Meyer said the County's General Fund is the only option at this time. Eagan said the Keno Fund may be another option in the future. Hudkins asked Meyer to inquire how the City funds its LPED dues.

County Engineer

Pam Dingman, Lancaster County Engineer, distributed a copy of the Lancaster County Road and Bridge Construction Program for Fiscal Year (FY) 2014 (Exhibit F) and a map of Lancaster County Graded Roads (Exhibit G).

Meyer said he has been discussing some budget reduction options with the County Engineer because, in order to keep the tax rate from increasing, he needs to "squeeze" everything he can - including the County Engineer's budget.

It was noted that Dingman was able to come up with a \$146,000 reduction to the Engineer's General Fund budget, thus, requiring less of a reduction to the Road & Bridge Fund.

Raybould inquired about encumbered funds. Meyer explained that these funds show up as an expenditure in the year they are encumbered even though payment is made the following year.

Dingman provided an overview of the Road and Bridge Construction Program. She noted funds were not allocated for bridge construction in FY14 or FY15, only for maintenance. This is significant because the life span of a bridge is 50 years and Lancaster County has 80 bridges which have exceeded that life (10 pre-date 1934). Dingman pointed out a list of priority bridge construction projects (see Exhibit F, page 14) noting that 2-3 should be addressed annually.

With regard to paving, Dingman said the County is currently paving one mile per year. She said typically roads are paved when traffic counts reach 300, although, the County has increased this threshold to 400 over the last few years. She felt roads should be paved at the 300 mark, otherwise, they become maintenance intensive and dangerous. Dingman said since taking office, the Department has reinspected all 272 miles of Lancaster County's paved roads. Applying the American Asphalt Association's standard scale of 1-100 points, whereby it is strongly recommended to replace or overlay a road scoring under 30, Dingman said 40 miles would fall into this category. Currently only 10 miles of asphalt overlay is budgeted per year. She stressed the need to address the remainder of these roads in order to preserve the County's infrastructure.

In response to Raybould's inquiry, Dingman said the list of road projects included on pages 10-13 of Exhibit F are in the previous County Engineer's priority order. She added as new traffic counts are performed and a revised plan is developed, the list will likely change.

Amundson said many rural roads are becoming main thoroughfares and agreed that the County needs to consider paving those with 300+ traffic counts for safety purposes. Dingman said accident reports for last month were just released and offered to forward that information to the Board. She noted more accidents occur on rural roads than city roads.

Dingman said she has currently budgeted for the customary one mile of new paving and 10 miles of asphalt overlay. But, should additional funding become available through increased property valuation or another source, she requested these funds be designated for road overlay in order to stabilize the existing investment in surface roads. Hudkins felt this was a fair request.

Raybould asked for clarification of the budget figures. Meyer said taking into consideration the proposed adjustments, the Engineer's General Fund will now be increasing \$26,000 (as opposed to \$172,000). Dingman said she will do everything she can to divert more dollars to road maintenance and new paving.

Amundson asked if the reduction in workload over the last few years merits a reduction in staff. Dingman said as things move forward, this is something she will review. She estimated the cost for a private consultant to design one rural mile to be \$30,000-\$50,000. Additionally, she noted milling work is not very design intensive. Hudkins thought it might be prudent to consider a reduction in engineering staff in light of the County not having the funds to design many roads and bridges and to look at hiring a consultant when the need arises.

Returning to budget figures, Meyer said the Highway Fund is not effected since it is highway allocation and motor vehicle fees. With regard to the General Fund transfer, he is going to reduce this figure by \$95,000 for a combined total savings of \$285,000 from the County Engineer's budget. Dingman also reminded the Board that the Nebraska Department of Roads changed the bridge contribution calculation resulting in a significant reduction in funding to Lancaster County.

Hudkins said the Board appreciates the County Engineer's willingness to work with them on another difficult budget. He added that should additional funds become available, the Board will consider roads and bridges a high priority.

Meyer said he will present a balanced budget at next Thursday's Staff Meeting prior to filing the document with the County Clerk's Office. He noted he will also try to schedule a Budget Monitoring Committee for the afternoon of August 12<sup>th</sup>.

## **10 ACTION ITEMS**

There were no action items.

## **11 CONSENT ITEMS**

There were no consent items.

## **12 ADMINISTRATIVE OFFICER REPORT**

- A. Citizens' Institute on Rural Design Grant Update

Item moved forward on agenda.

## **13 PENDING**

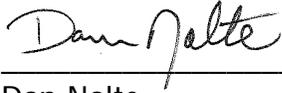
There were no pending items.

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

There were no emergency items or other business.

**15 ADJOURNMENT**

**MOTION:** Smoyer moved and Amundson seconded to adjourn the meeting at 11:30 a.m. Amundson, Raybould, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

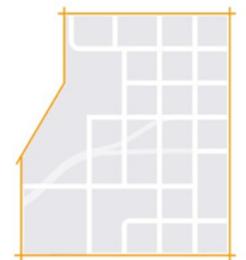


Dan Nolte  
Lancaster County Clerk





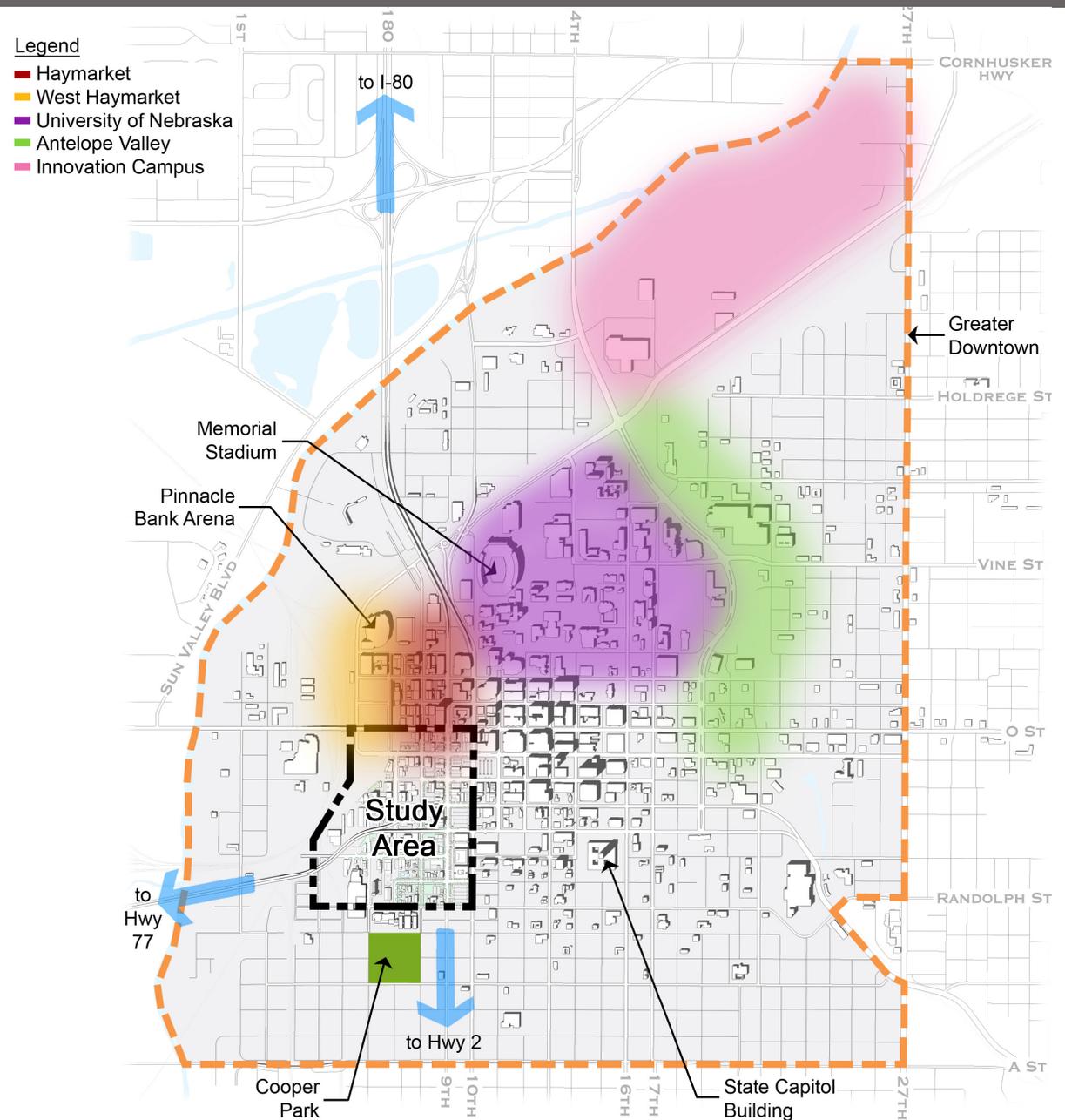
**SOUTH HAYMARKET NEIGHBORHOOD STUDY**



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## The Study Area

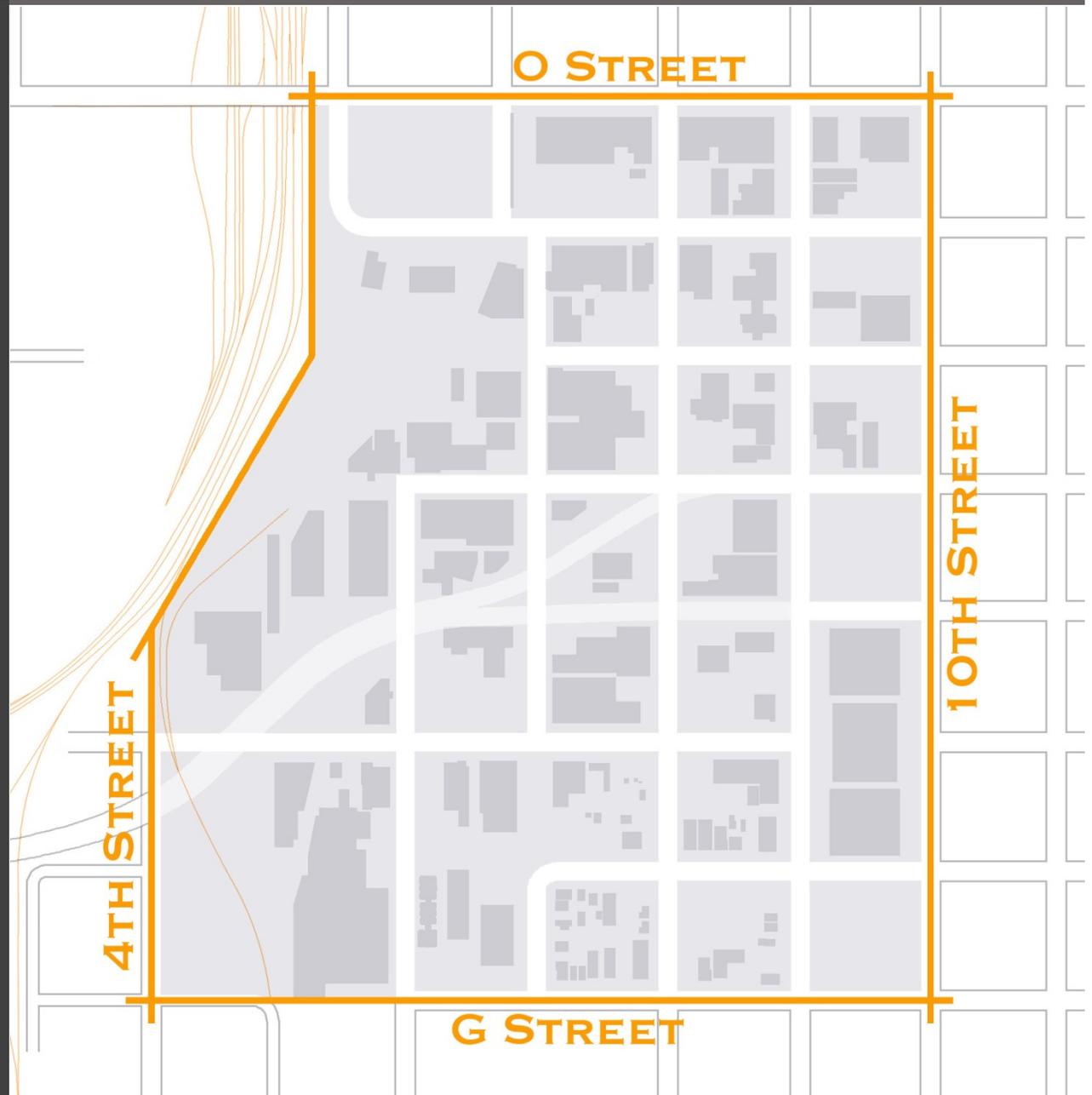
- South of Haymarket and West Haymarket
- Located within Greater Downtown



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## The Study Area

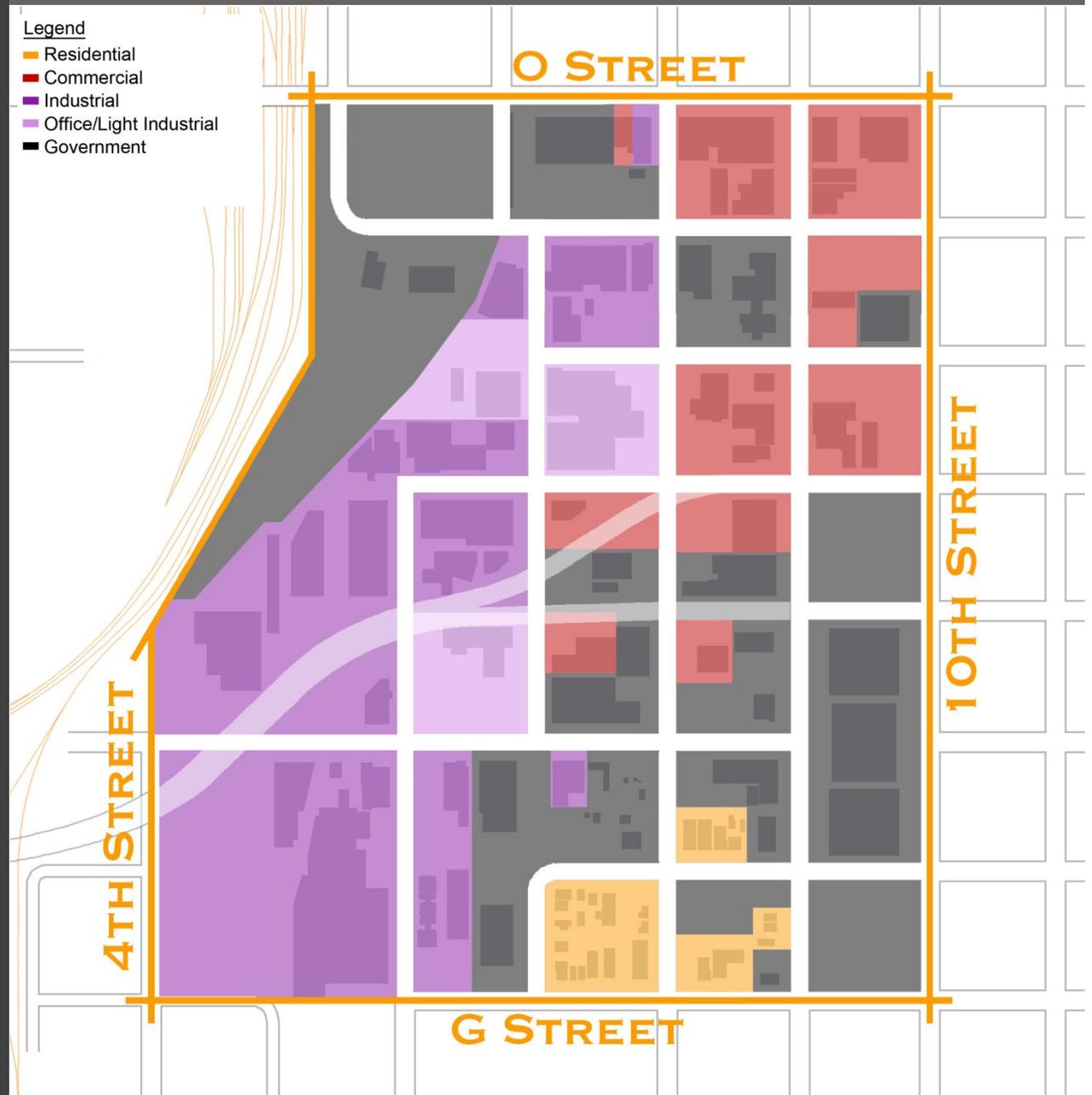
- 38 city blocks in land area
- Bounded by O Street, 10<sup>th</sup> Street, G Street, 4<sup>th</sup> Street, and the railroad mainline
- Significant opportunities for redevelopment



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## Existing Land Use

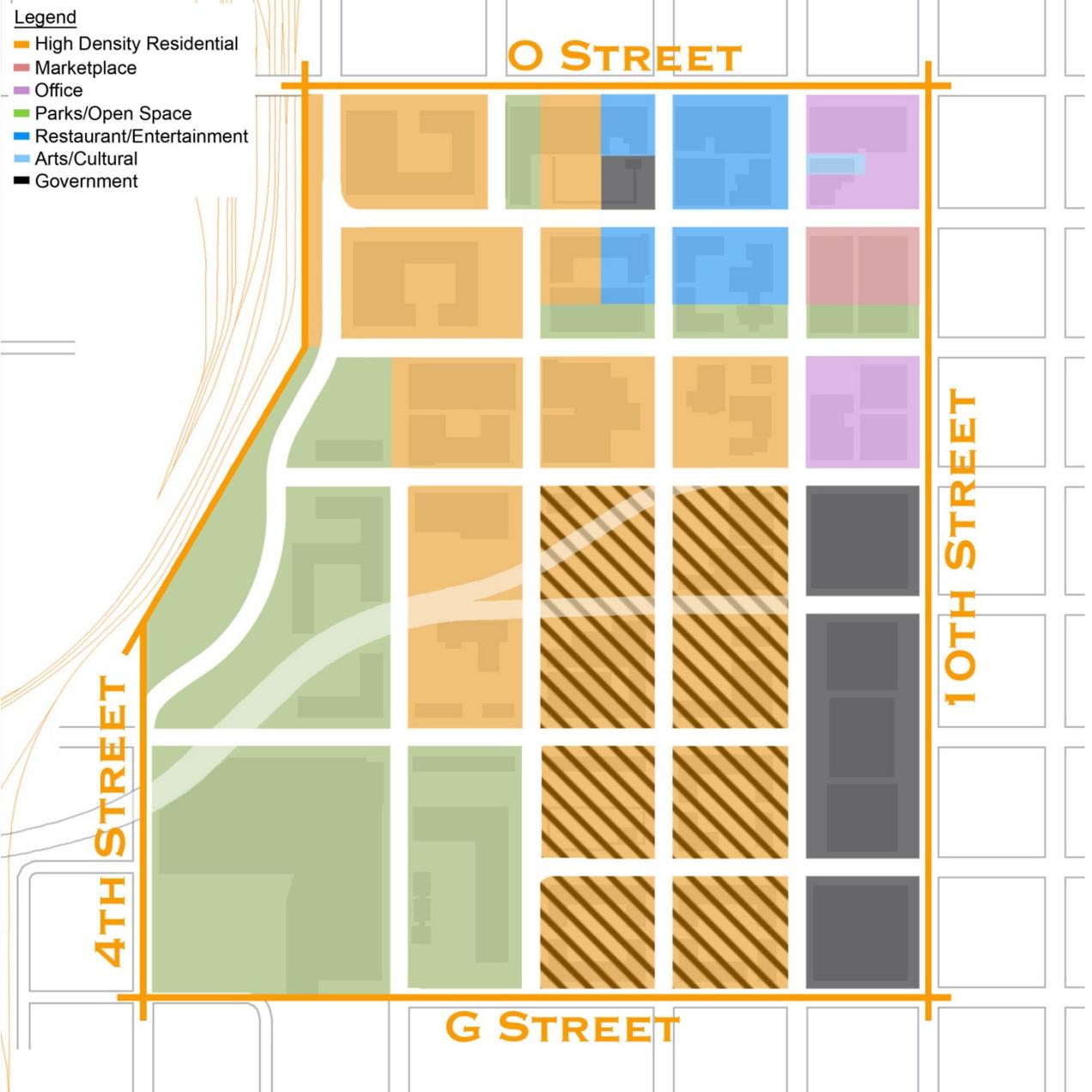
- Mix of commercial and government uses
- Mainly industrial uses on the western half of the subarea
- Residential limited to the blocks near 9<sup>th</sup> & G Streets



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## 2005 Downtown Master Plan Future Land Use

- Focus on residential development
- Mix of public and residential uses near existing County/City campus
- Significant greenspace on the western edge
- Mix of uses in the northeast quadrant



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## FINDINGS FROM THE 2005 DOWNTOWN MASTER PLAN RELATED TO SOUTH HAYMARKET

- 
- Preserve and renovate historic buildings
  - Renovate the K Street Complex for High Density Residential
  - Study M Street Extension west of 7<sup>th</sup> Street
  - Develop Bicycle Lanes for M Street and N Street
  - Extend the Jamaica North Trail south of O Street
  - Expanded dining and entertainment uses on 8<sup>th</sup> Street south of O Street
  - Develop an urban style neighborhood marketplace

# SOUTH HAYMARKET NEIGHBORHOOD STUDY

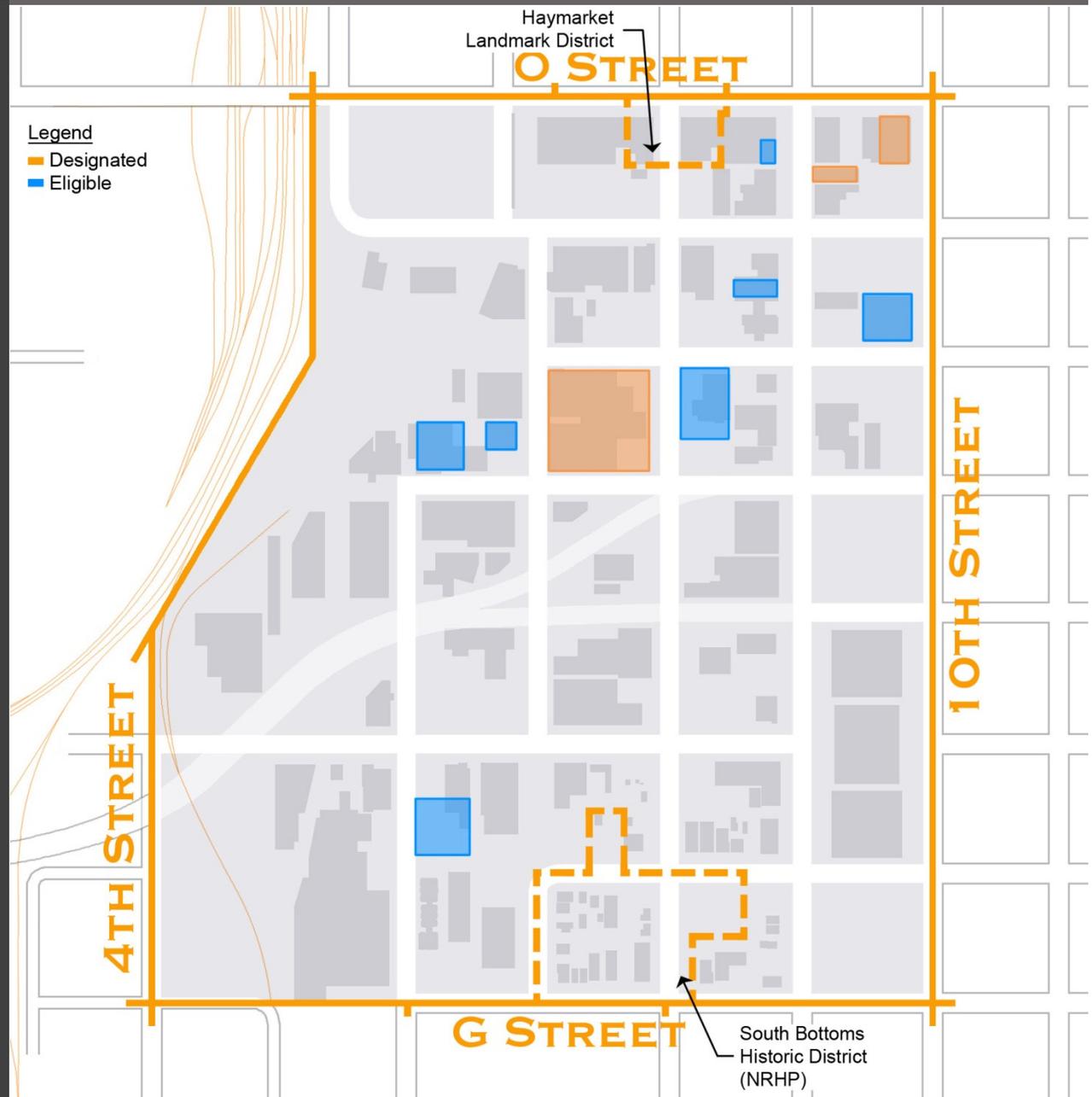
## WHAT HAS HAPPENED SINCE 2005 RELATED TO SOUTH HAYMARKET?

- New arena and related infrastructure
- West Haymarket development including parking garages, housing, and retail
- Protected bikeway project on N Street
- Jamaica North Trail extension along Arena Drive and south to 4<sup>th</sup> and J Street is funded
- Redevelopment of Meadow Gold Dairy block is underway
- Lumber Works parking garage project & potential liner building
- Increasing demand for Downtown housing units
- Interest in redevelopment projects in the South Haymarket Study area
- Floodplain mitigation, relocation of Alter Scrap and environmental clean-up on JPA owned properties

# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## Historic Resources

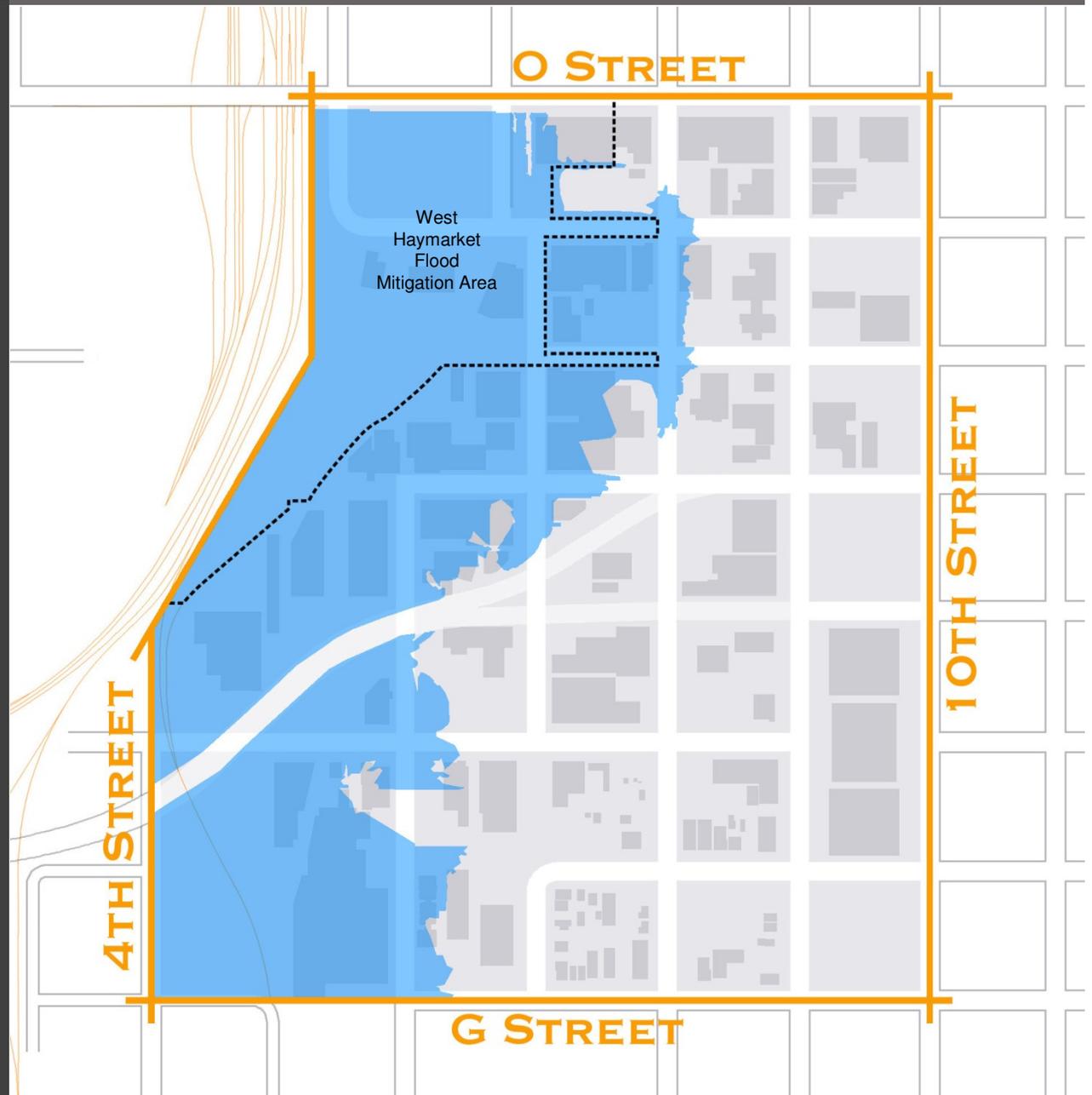
- Parts of two historic districts are located in South Haymarket near its north and south boundaries.
- Seven properties determined to be eligible for historic designation
- Three properties individually listed on the National Register of Historic Places.



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## Floodplain

- Compensatory storage has been identified by the West Haymarket JPA within the area designated on the map.
- Sites within this boundary may fill 100% to elevate structures out of the floodplain.
- Properties outside this area would need to address floodplain storage on a case-by-case basis.



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## Preliminary findings

- South Haymarket could be a mixed-use district with an emphasis on urban infill housing in support of Greater Downtown
- Its proximity to Haymarket and other Downtown attractions make it a desirable place to live
- Public rights-of-way could be upgraded to identify pedestrian routes and to enhance connections within and across the district
- The government and industrial footprints in South Haymarket have an impact on redevelopment opportunities



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## Examples

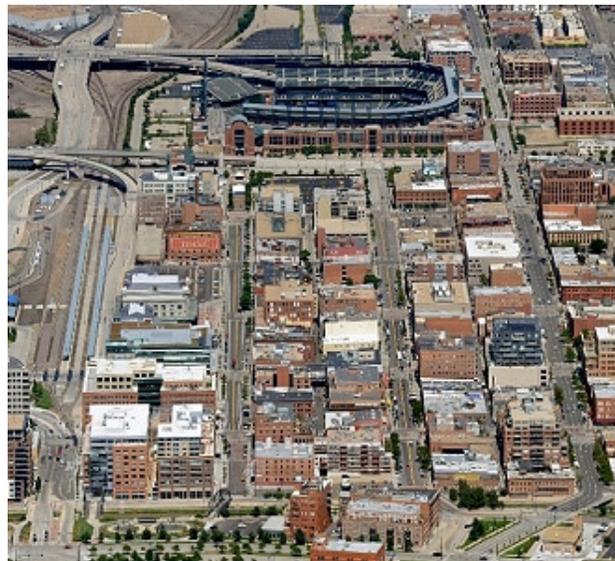
### Pearl District Portland, Oregon

- Formerly an industrial and railyard district
- Began transitioning in mid-1980's
- Located near Downtown Portland
- Now a vibrant residential/mixed-use neighborhood



### LoDo Denver, Colorado

- Oldest district in Denver
- Former railyards became blighted and underutilized by mid-1900's
- Redevelopment began in late 1980's and is now a residential/mixed-use neighborhood flanked by Coors Field and Pepsi Center

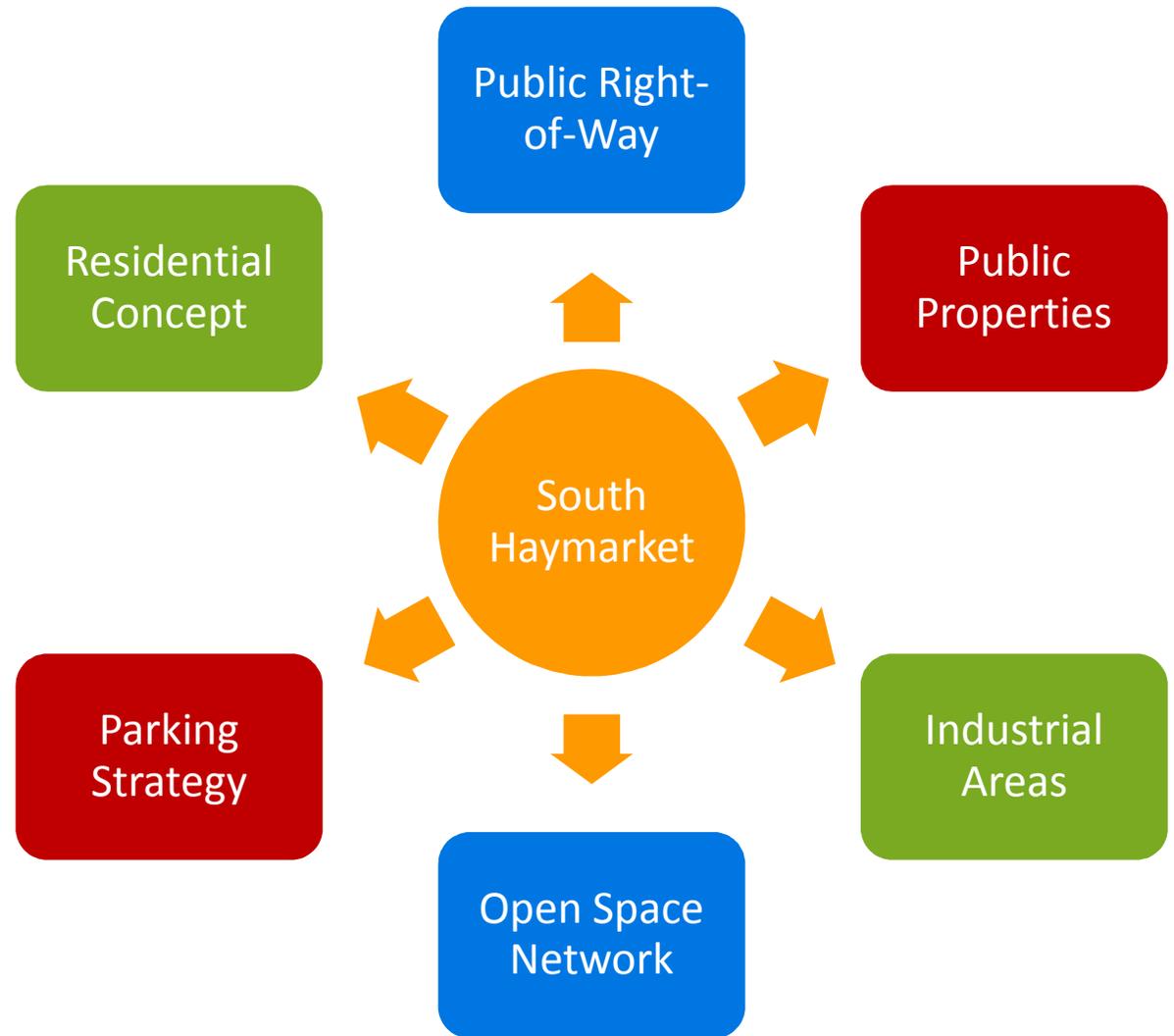


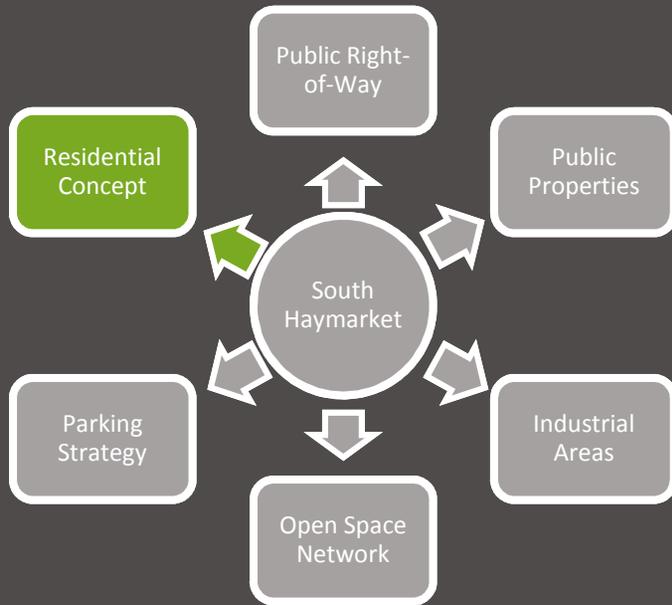
# SOUTH HAYMARKET NEIGHBORHOOD STUDY

The concepts that follow are the product of initial inventory, analysis, and outreach.

These concepts provide preliminary ideas intended to spur discussion.

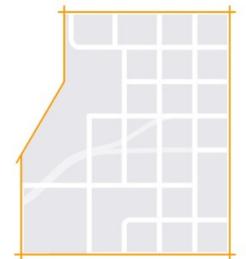
Some of the concepts are shorter-term and some may occur over the next 20 to 25 years.





The 2005 Downtown Master Plan and the Comprehensive Plan suggest South Haymarket be redeveloped as high-density residential. Existing buildings could be repurposed for residential uses, and new, infill construction could provide expanded living opportunities. Opportunities to develop residential uses should be explored throughout the entire South Haymarket neighborhood. Supportive commercial uses could be accommodated as well to meet the daily needs of new residents.

# RESIDENTIAL CONCEPT



# RESIDENTIAL CONCEPT

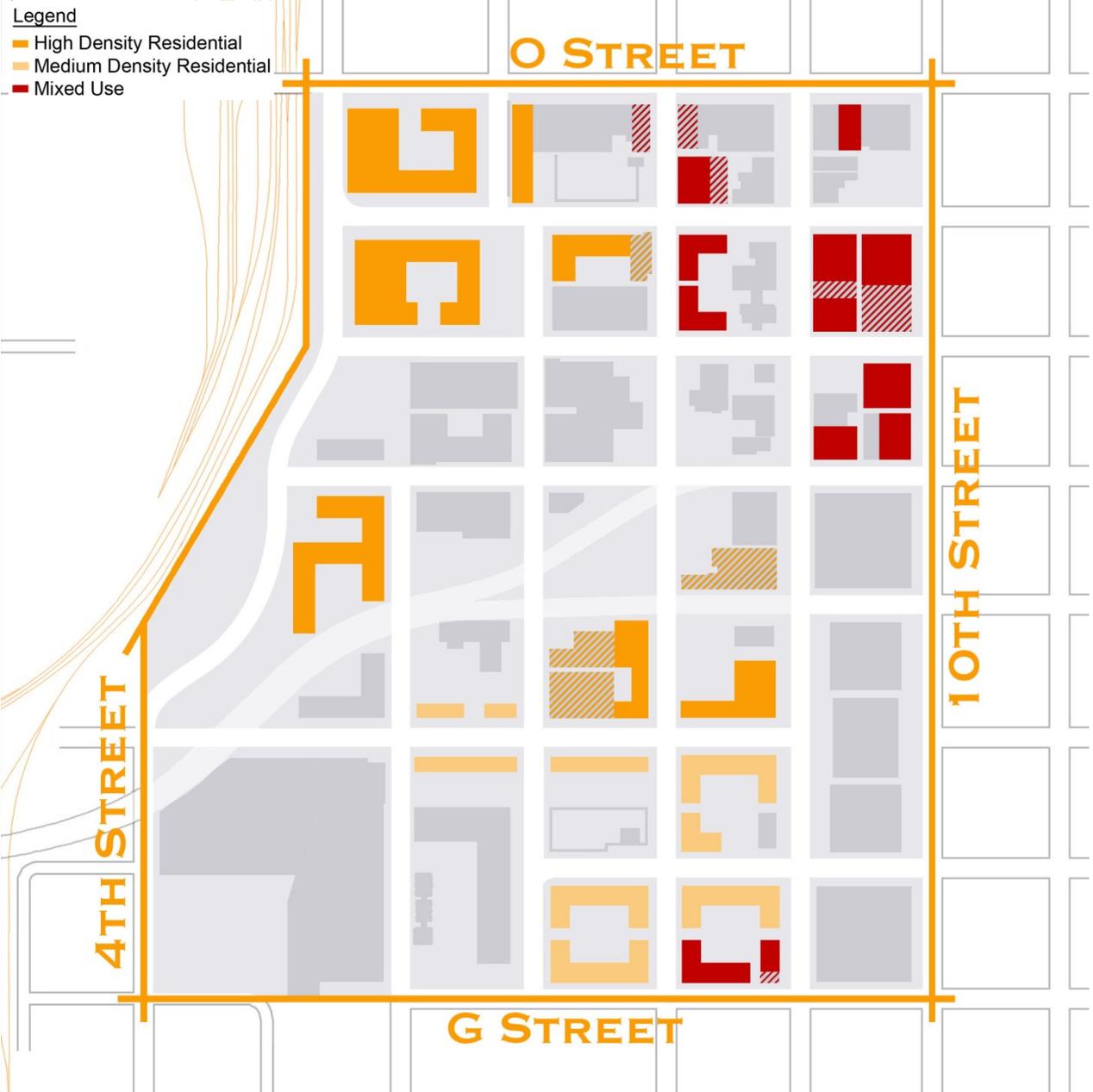
## South Haymarket Neighborhood Findings

Repurposed buildings and new construction could provide 1,000 to 2,000 new residential units.

Existing buildings could be repurposed for residential uses wherever possible.

Government offices could be consolidated to encourage private development.

Strategically placed commercial uses could provide daily services for South Haymarket residents.



# RESIDENTIAL CONCEPT

## K Street Building

A previous development proposal planned for residential units in the K Street Complex and included on-site parking spaces.

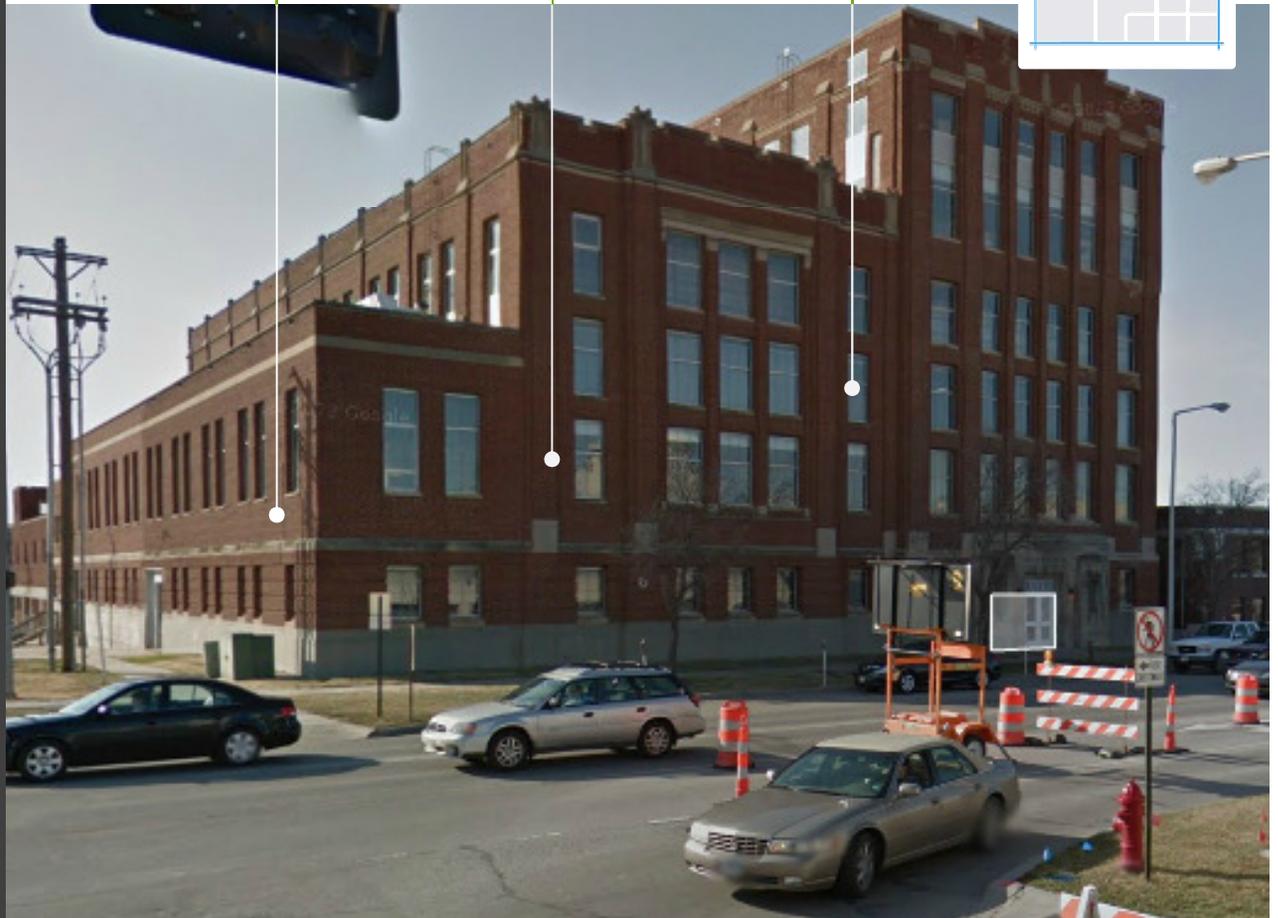
Housing at this location is supported by several planning efforts. The 2005 Downtown Master Plan recommended high-density housing at this location. Also, the Comprehensive Plan calls for 3,000 new dwelling units in Greater Downtown by the year 2040.

Reuse of the K Street Building continues to be supported and could be a catalyst for residential development in South Haymarket.

Potential for mixed-use space in the west wing

On-site amenities: parking spaces, rooftop deck, fitness room

Residential units at this location would be a catalyst for additional South Haymarket development



# RESIDENTIAL CONCEPT

## 7<sup>th</sup> & N

The property lying north and south of N Street at Arena Drive illustrates two buildings at 4 and 5 stories each. A public plaza and green space is situated at the intersection of 7<sup>th</sup> and N Streets.

If M Street is extended west of 7<sup>th</sup> Street, N Street could become a one-way street as shown. The one-way configuration allows for on-street parking and street trees which soften the view of N Street.

If M Street is not extended west of 7<sup>th</sup> Street, a center, landscaped median in N Street would also soften this corridor.

7<sup>th</sup> & N Today



Public plaza and green space is a focal point at the Canopy Street terminus

4-5 story building with 164 units

Residential buildings meet 300-foot separation from the railroad

One-way N Street with Street Trees and Parking

5-story residential building for 174 units



# RESIDENTIAL CONCEPT

## Midwest Steel

Midwest Steel Works, Inc. occupies a full block bounded by N Street, 7<sup>th</sup> Street, 8<sup>th</sup> Street and M Street. The office entrance is oriented to N Street.

Redevelopment potential on adjacent properties makes this site a prime location for nearer-term redevelopment. Although the owners have no immediate plans to relocate, a non-industrial use at this site is more appropriate.

Midwest Steel Today



Orient the uses to N Street and the Protected Bikeway

Add street trees and planting areas to soften the ROW

Reuse the existing building for residential/mixed-use

Construct a new 4-story building for residential units



# RESIDENTIAL CONCEPT

## 8<sup>th</sup> & N

A variety of uses exist on the properties located at 8<sup>th</sup> and N Streets. It is understood that the LES Substation will remain, but that the other properties are appropriate for redevelopment.

Buildings at this location orient to both 8<sup>th</sup> and N Streets to build out the urban street wall. Active uses located on the first floor of buildings activate the public space, with residential uses on the upper floors. Design elements such as the loading docks are incorporated as well.

8<sup>th</sup> & N Today



Maintain existing loading dock and add sidewalks and on-street parking

Active uses at the first floor

4-story building



# RESIDENTIAL CONCEPT

## 6<sup>th</sup> & L

This concept shows redevelopment of industrial sites for residential uses. The new street network creates urban blocks, and defines the area as a residential neighborhood. Sidewalks and street trees enhance the public right-of-way and connect to other places within and adjacent to South Haymarket.

Reestablishing the public ROW is a key recommendation for South Haymarket. By adding new streets to develop the urban grid, new blocks are created that allow for high-density redevelopment.

6<sup>th</sup> & L Today



Street trees and crosswalks enhance the pedestrian experience and safety

184 unit, 5-story residential building at 6<sup>th</sup> and 'L' provides mass and a new street wall

'L' Street ROW is dedicated west of 6<sup>th</sup> Street and connects to the extended Arena Drive

4-story building along the new 'L' Street completes the street wall



# RESIDENTIAL CONCEPT

## J Street Boulevard

J Street has the potential to accommodate medium-density residential units. Row house units are suggested on the J Street frontage from S. 9<sup>th</sup> Street to S. 4<sup>th</sup> Street with office uses interspersed.

A landscaped boulevard on J Street could be constructed with redevelopment projects.

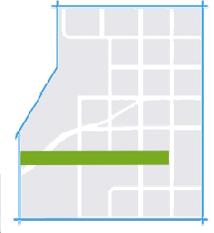
J Street Today



Medium density row-houses are constructed from S. 9<sup>th</sup> to S. 4<sup>th</sup>

On-street parking is accommodated within existing right-of-way

The J Street Boulevard includes a landscaped median



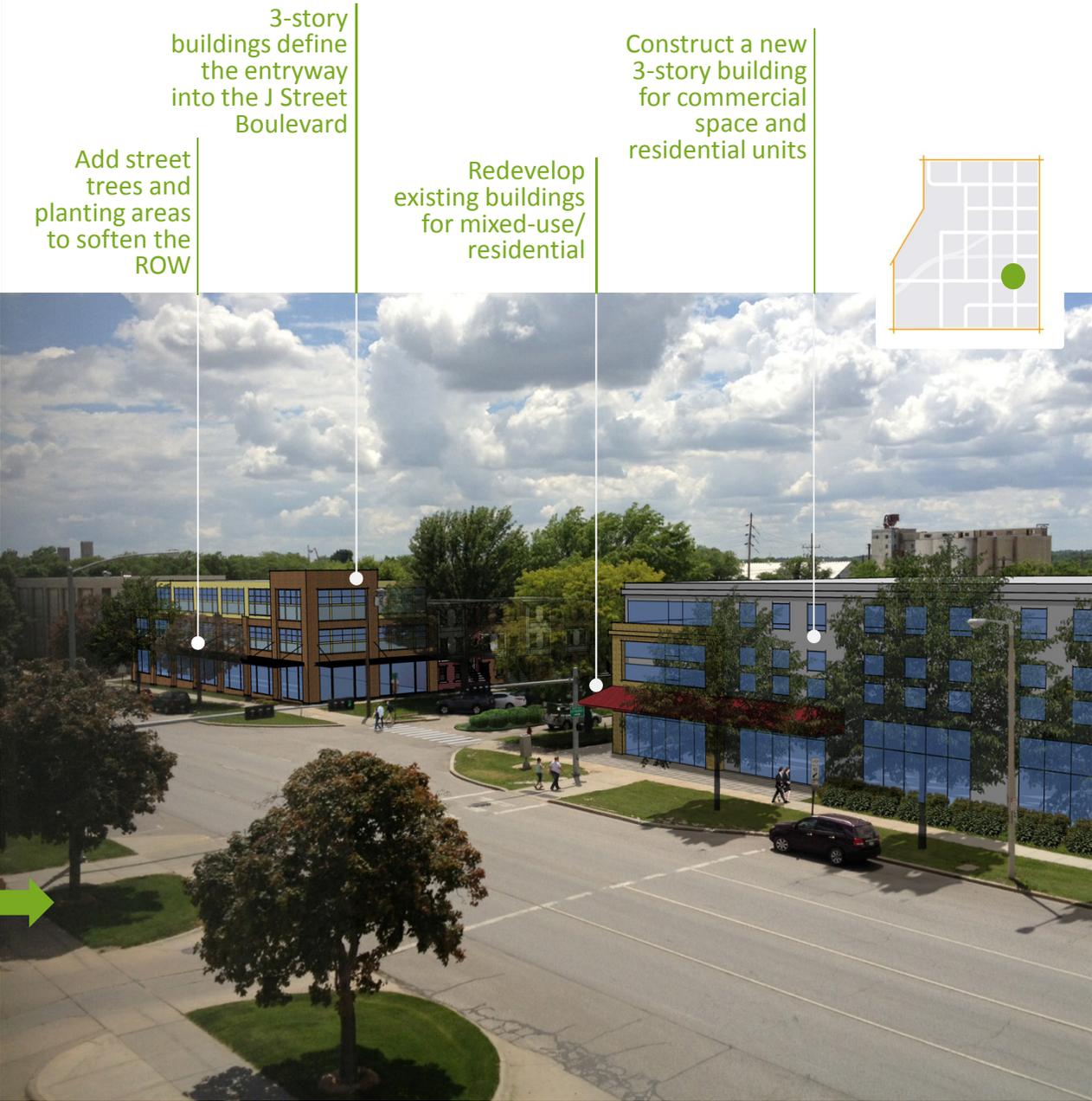
# RESIDENTIAL CONCEPT

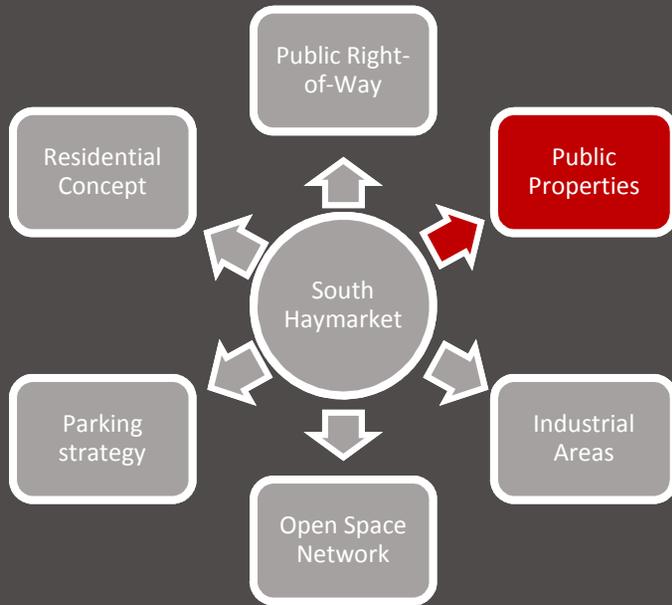
## 9th & J

The Public Building Commission properties located at 9th & J Streets could be sold for private redevelopment. This is a highly visible intersection that could serve as the gateway into the J Street row-house neighborhood.

The buildings along 9th Street are 3 stories with commercial on the first floor and residential units above. Row-houses are developed along J Street adjacent to the 3 story buildings. This area begins the step down into the South Bottoms Neighborhood.

9th & J Today

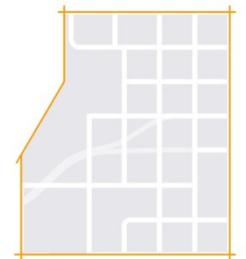




24% of the land within South Haymarket is held in public ownership. This includes property owned by the Public Building Commission, the City of Lincoln, Lancaster County, LES, District Energy Corporation, StarTran and the Lincoln Police Department.

Land in public ownership has a significant impact on future development of the South Haymarket Neighborhood. The Study should work with the government agencies to determine their future needs and suggest relocation and redevelopment where appropriate and feasible.

## PUBLIC PROPERTIES



# PUBLIC PROPERTIES

## Existing Public Properties

Lumberworks Garage

JPA-Owned Property

Information Services Building

K Street Complex

StarTran

County/City Office Campus

LPD Maintenance Facility

LES Peak Facility

*\*Gray shading identifies publicly-owned land.*

O STREET

10TH STREET

4TH STREET

G STREET



# PUBLIC PROPERTIES

## Future County/City Office Campus

Potential for up to 118,400 sq. ft. government office and 619 space parking deck

Relocate I.S. to 15,000 sq. ft. vacant space on 3<sup>rd</sup> Floor of County/City Building

Reuse LCADF for Combined Community Corrections, Combined County Attorney, Records Management, Transfer and Holding, and County Judges and Clerk

Potential for up to 118,400 sq. ft. government office and 619 space parking deck

*\*Solid building footprints denote new construction and the hatch denotes reuse of existing buildings.*



# PUBLIC PROPERTIES

## Recommended Relocation and Reuse

*\*Solid building footprints denote new construction and the hatch denotes reuse of existing buildings.*

Screen Utility Facilities

High-density Residential/Office

Relocated Information Services Provides a Redevelopment Site

Expansion Site for J.A. Woollam, Co.

Construct New Office and Parking Decks

Reuse K Street Building for Housing Development

Reuse StarTran Property for Housing Development

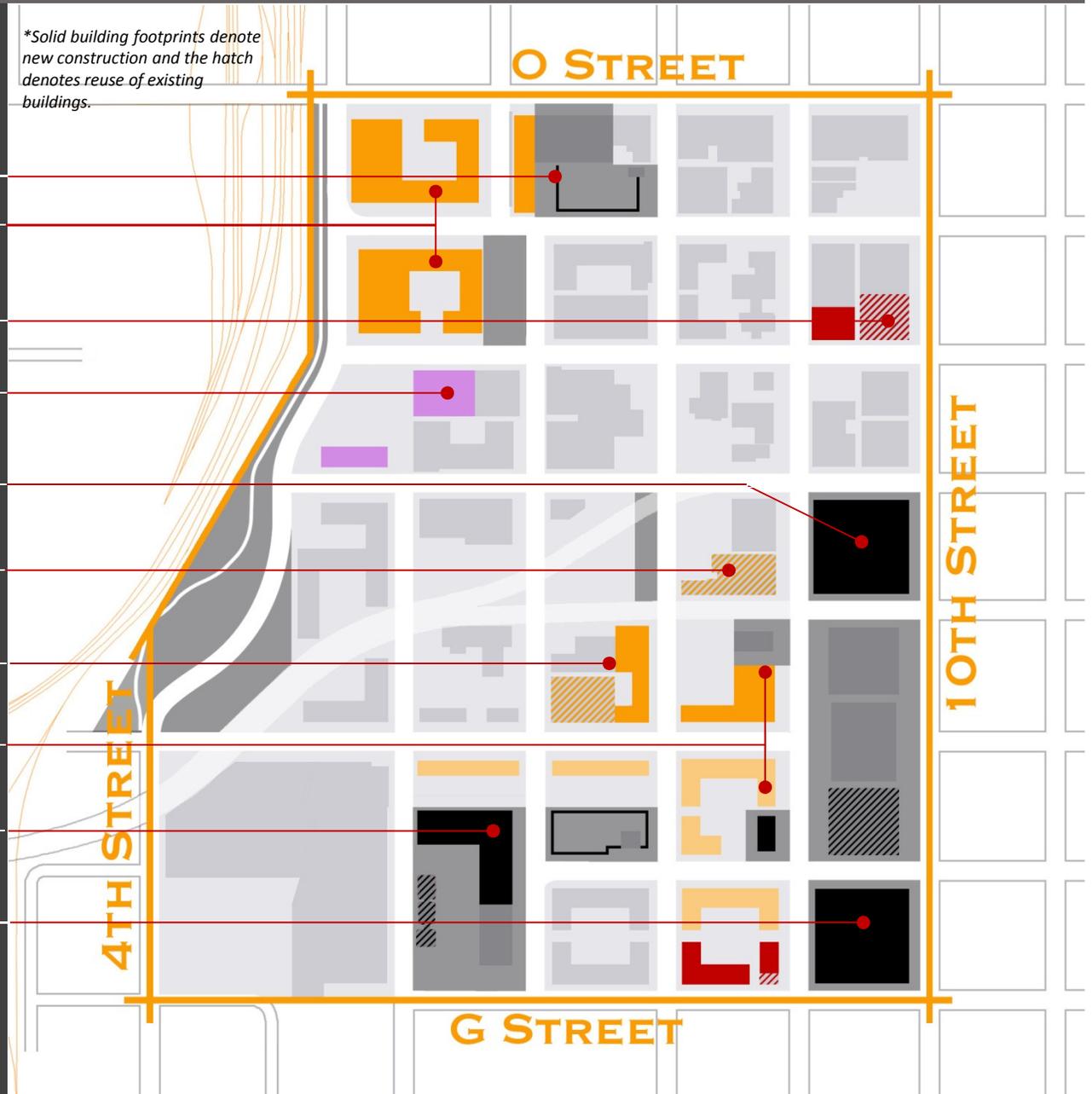
Consolidate Government Offices and Surplus Property for Private Redevelopment

LPD Maintenance Facility and Storage/Relocate for Residential Development

Long-term Site for Additional Government Office and Parking Decks

### Legend

- High Density Residential
- Medium Density Residential
- Mixed Use
- Industrial
- Office/Light Industrial
- Government



# PUBLIC PROPERTIES

## North Parking Lot

The North Parking Lot of the County/City Campus could be built out to provide additional parking and office space as government activities expand with the community over time.

A four-story building could provide up to 118,400 square feet of government office space, and the expanded parking garage could add 233 parking spaces.

A similar design could be accommodated on the south lot to fulfill long-term needs.

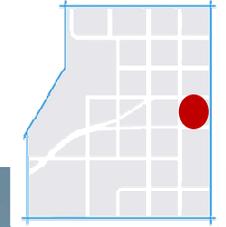
10<sup>th</sup> Street Today



Construct two additional parking levels on property owned by PBC

Enhance public spaces by adding landscaping wherever possible

Construct multi-story office in order to provide a street wall



# PUBLIC PROPERTIES

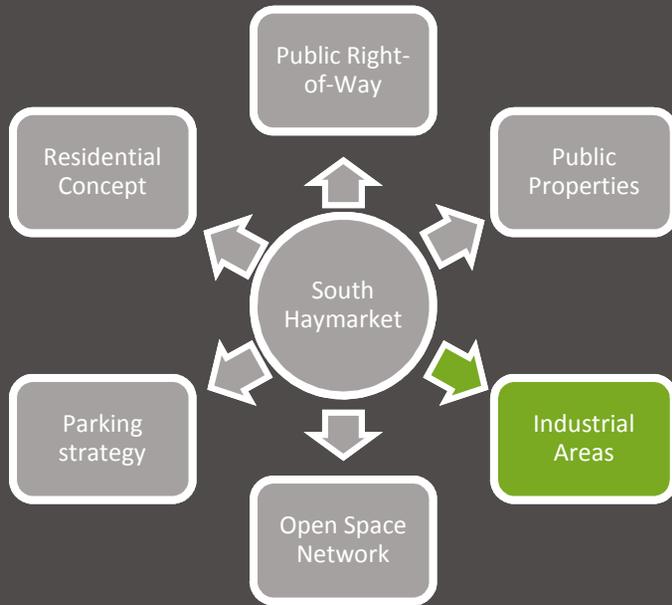
## Future County/City Office Campus

Government uses in South Haymarket are consolidated along a north/south government campus between 9<sup>th</sup> and 10<sup>th</sup> Streets.

Up to 236,800 square feet of government office space and 466 parking spaces are provided in the redeveloped parking lots north and south of the campus.

The K Street Building is converted into housing and additional property fronting 9<sup>th</sup> Street is declared surplus and sold for private development.

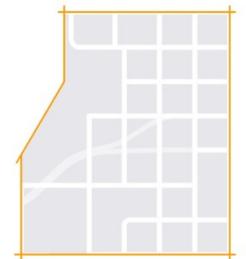




30 acres, or 20% of the South Haymarket land area is occupied by industrial uses with most located near or south of Rosa Parks Way.

In order to allow for residential redevelopment, most heavy industrial uses should transition to residential or mixed uses. Some light industrial uses are appropriate and should stay in South Haymarket. Other industrial sites may redevelop in the nearer term due to their location and proximity to other redevelopment.

# INDUSTRIAL AREAS



# INDUSTRIAL AREAS

## Existing Industrial Properties

Midwest Steel

Dairy House

J.A. Woollam Company

Bison Industries, Speedway  
Motors Fiberglass Paint Booth

Sprenger Lumber  
and Midlands Recycling

Arctic Glacier

TMCO

*\*Gray shading identifies  
land occupied by  
industrial uses.*

O STREET

10TH STREET

4TH STREET

G STREET



# INDUSTRIAL AREAS

## Future Uses of Industrial Properties

Longer-term, redevelop Midwest Steel site for mixed use and parking structure

Work with J.A. Woollam on their plan for building and parking expansion

Uses along 'L' Street could transition from industrial to residential and/or mixed use

Redevelop Sprenger Lumber and Midlands Recycling as urban city blocks with high-density residential uses and open space

Office uses are appropriate across from TMC0 and adjacent to Rosa Parks Way

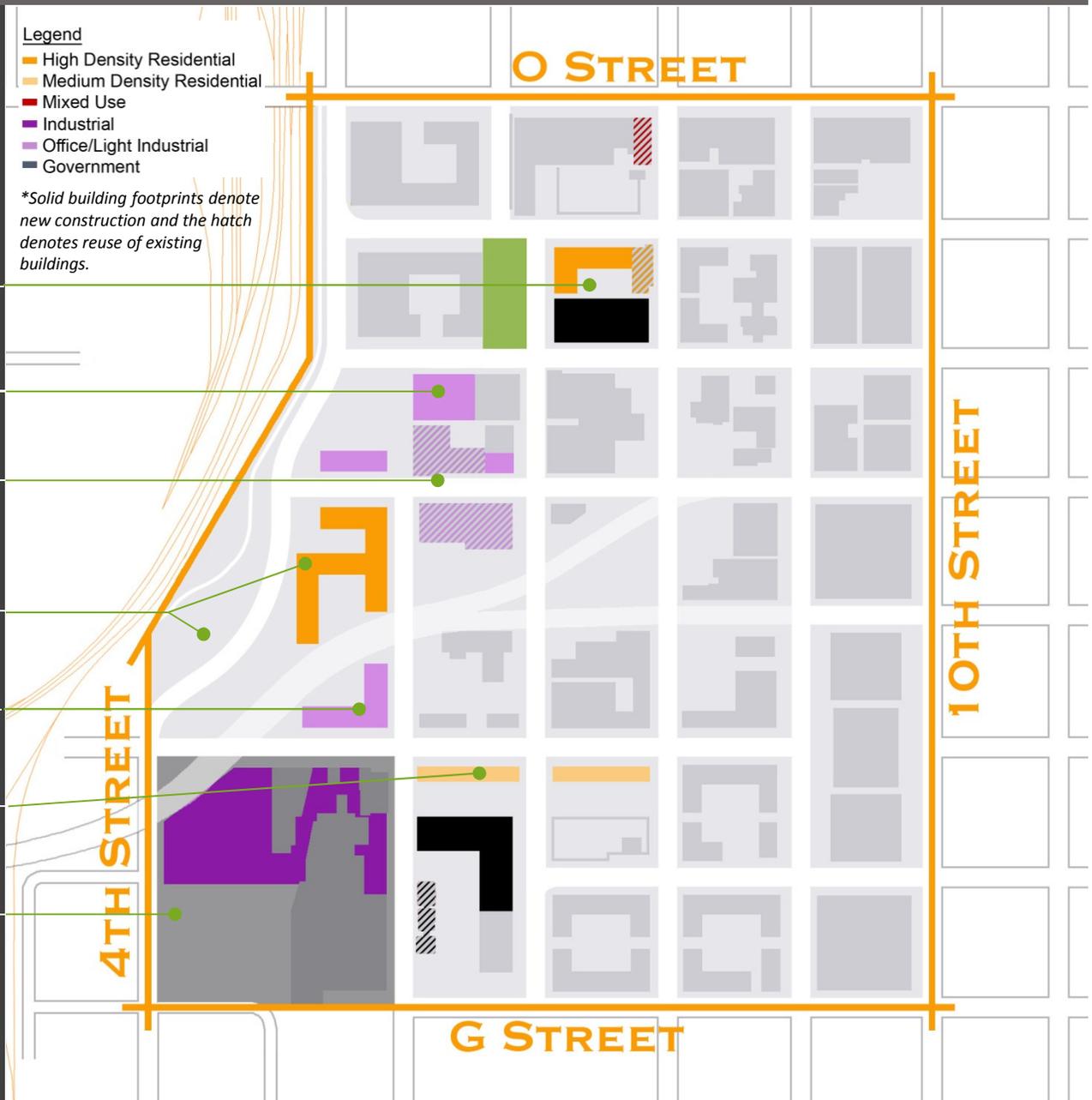
Row houses along J Street

TMCO could expand west to minimize impacts

### Legend

- High Density Residential
- Medium Density Residential
- Mixed Use
- Industrial
- Office/Light Industrial
- Government

*\*Solid building footprints denote new construction and the hatch denotes reuse of existing buildings.*



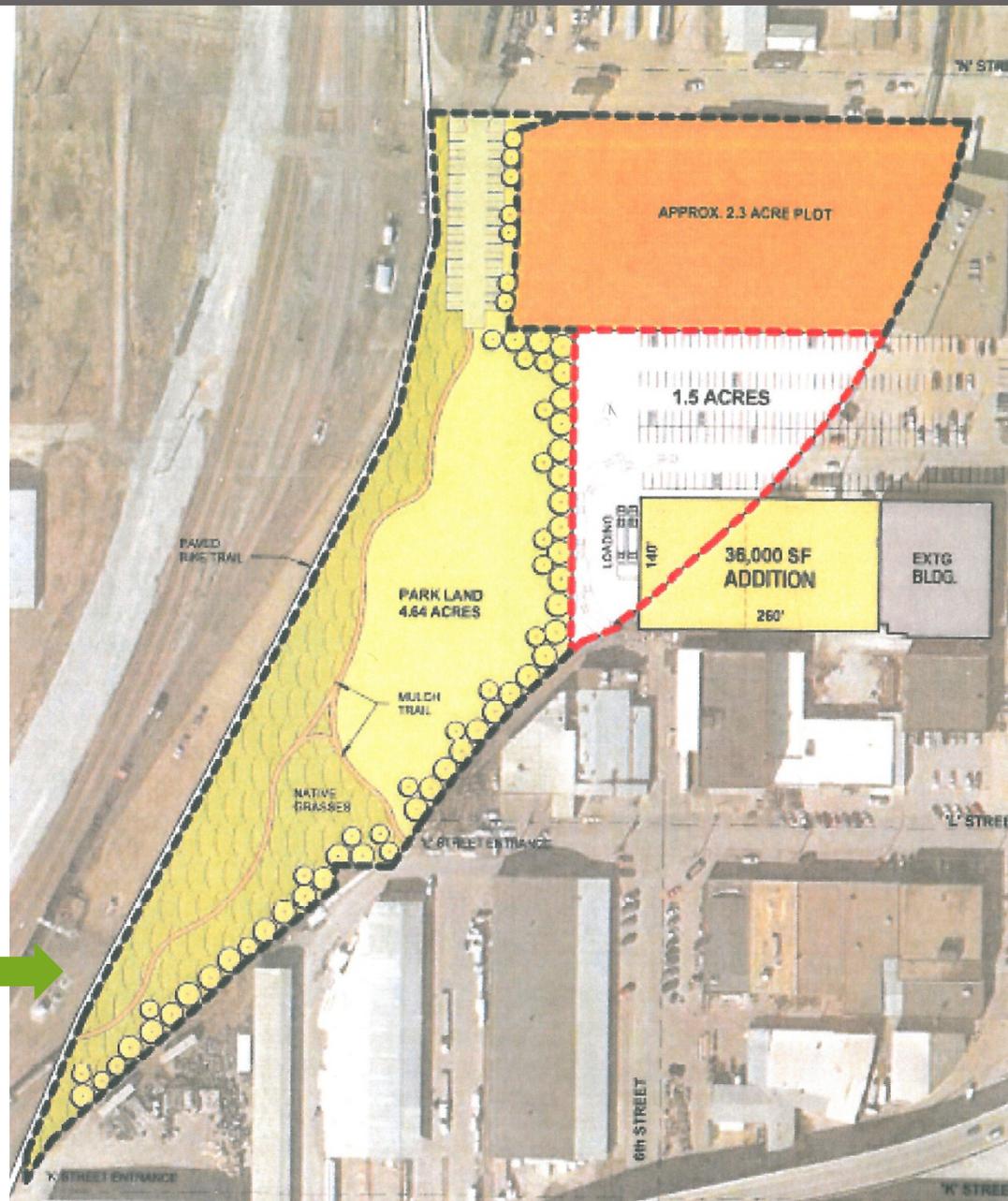
# INDUSTRIAL AREAS

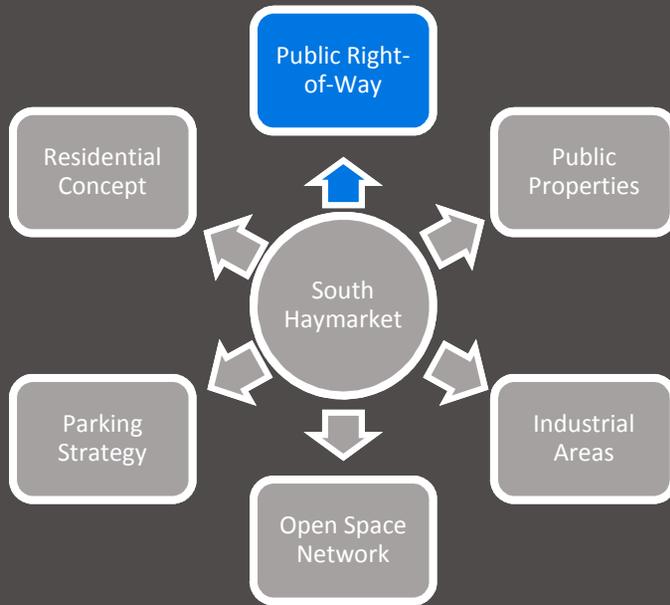
J.A. Woollam Co., Inc. is a light industrial use located at 7<sup>th</sup> and M Streets. Light industrial uses are generally compatible with the South Haymarket Neighborhood concept and are recommended to remain.

J.A. Woollam Co. submitted this development concept to City staff. The proposal does not extend M Street or Arena Drive. Approximately 1.5 acres of JPA-owned property would be sold to accommodate this layout.

Alternative concepts have been developed that would meet the expansion needs of J.A. Woollam while also providing access to adjacent parcels for redevelopment.

*J.A. Woollam Today*

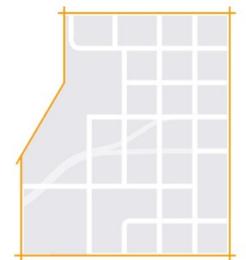




Public right-of-way is the single largest land use in South Haymarket and occupies 40% of the land within the study area. In consideration of this, there is great opportunity to impact the visual aesthetics and functionality of the ROW.

Items to consider for the public ROW include maintaining minimum ROW widths, maintaining and enhancing sidewalk connections, providing on-street parking wherever possible, installing street trees and planting areas and adding new streets to develop the urban grid.

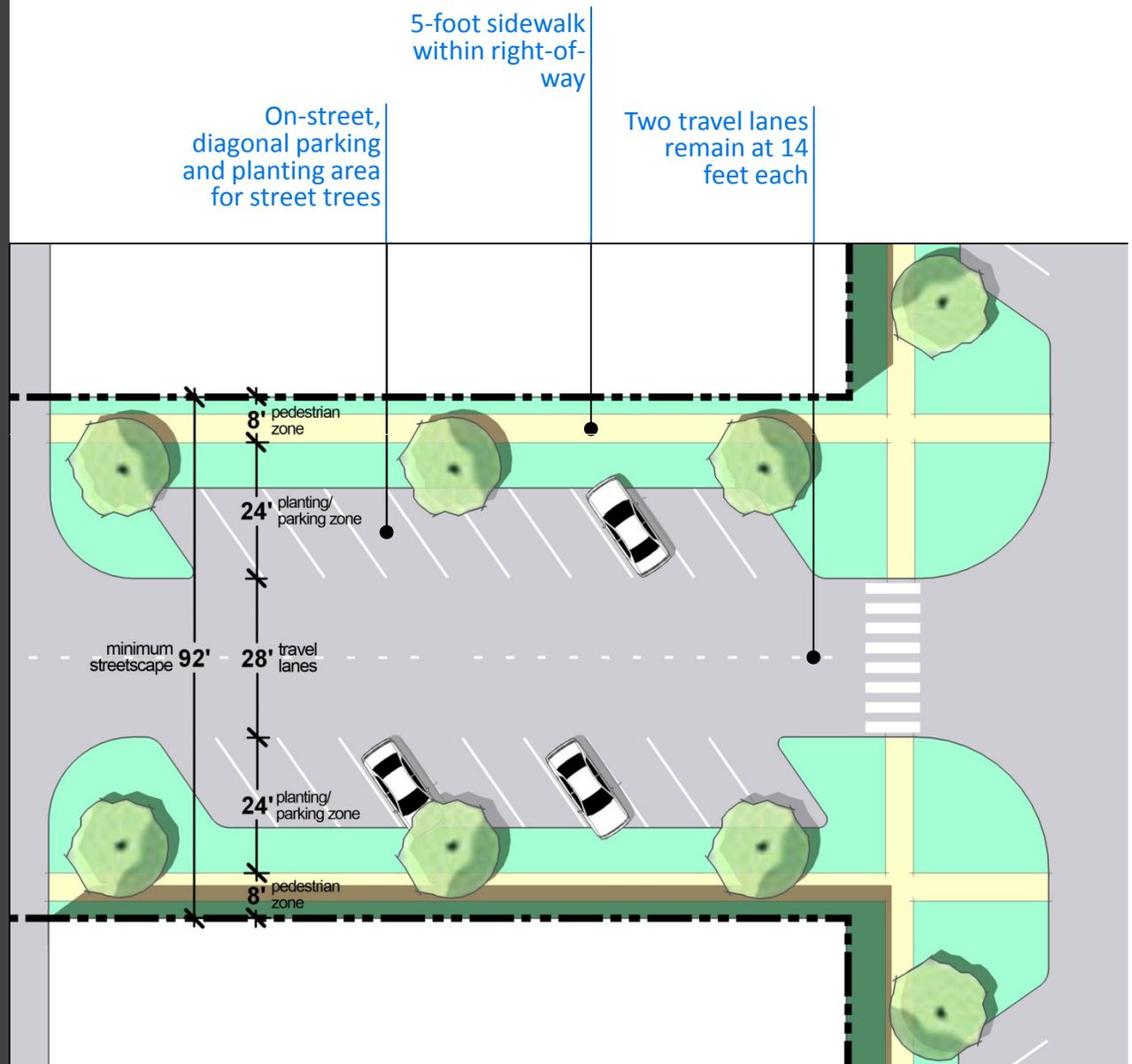
## PUBLIC RIGHT-OF-WAY



# PUBLIC RIGHT-OF-WAY

## Typical Street Cross Section

The right-of-way widths in South Haymarket vary from 120 feet along 9<sup>th</sup> Street and J Street to 77 feet at 7<sup>th</sup> & M Streets. The typical design requires a minimum of 92 feet of ROW.



# PUBLIC RIGHT-OF-WAY

## Streets & Sidewalks

M and N Street become a one-way couplet

Build sidewalk connections as redevelopment occurs

Add sidewalks to increase pedestrian safety

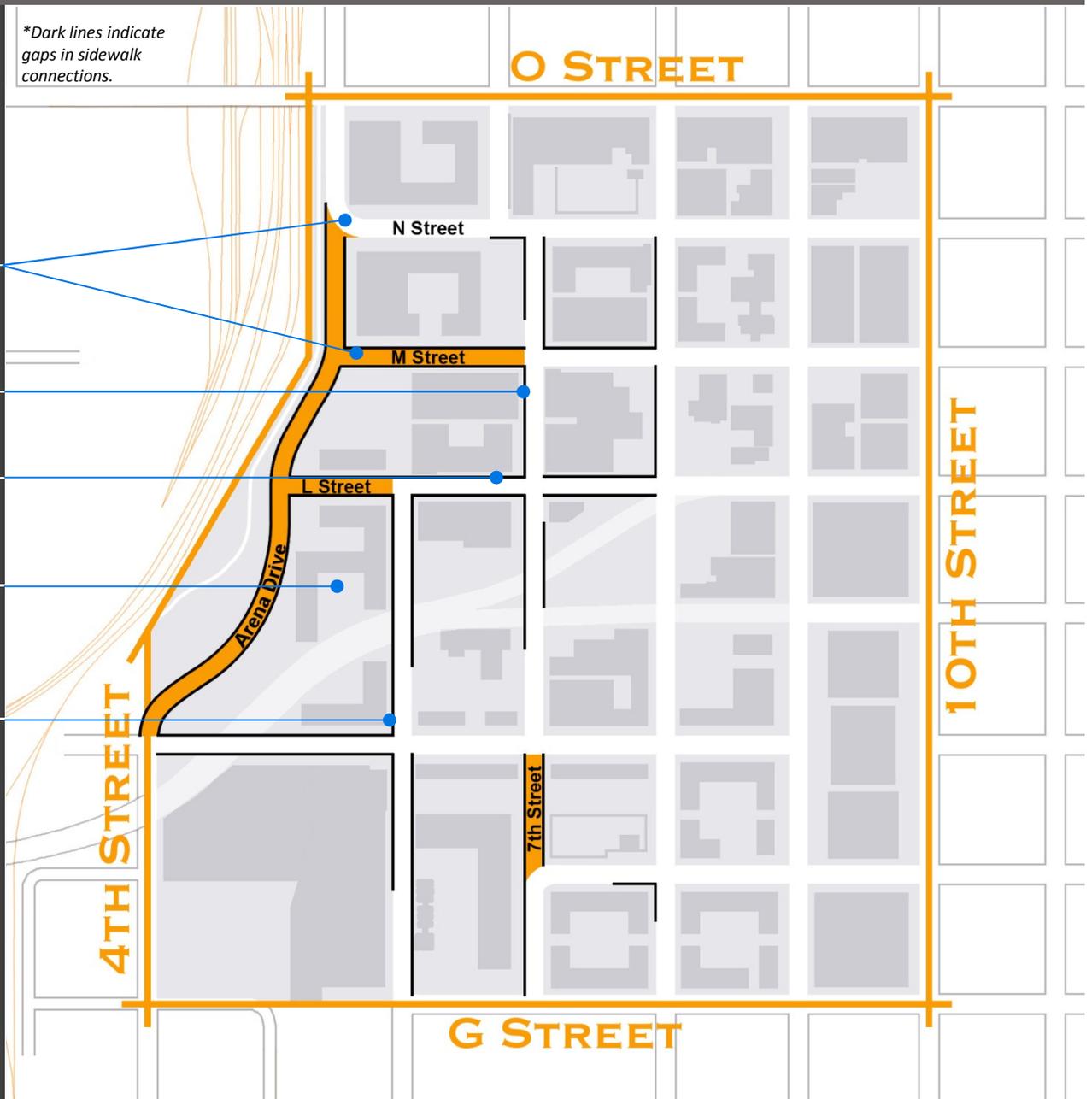
New streets create urban blocks for infill and redevelopment

Sidewalks connect neighborhood residents to destinations, such as Cooper Park

### Additional Findings:

- Design streets with pedestrian accommodation as a priority
- Connect residents to the South Haymarket neighborhood
- New or expanded transit routes should be reviewed for South Haymarket

*\*Dark lines indicate gaps in sidewalk connections.*



# PUBLIC RIGHT-OF-WAY

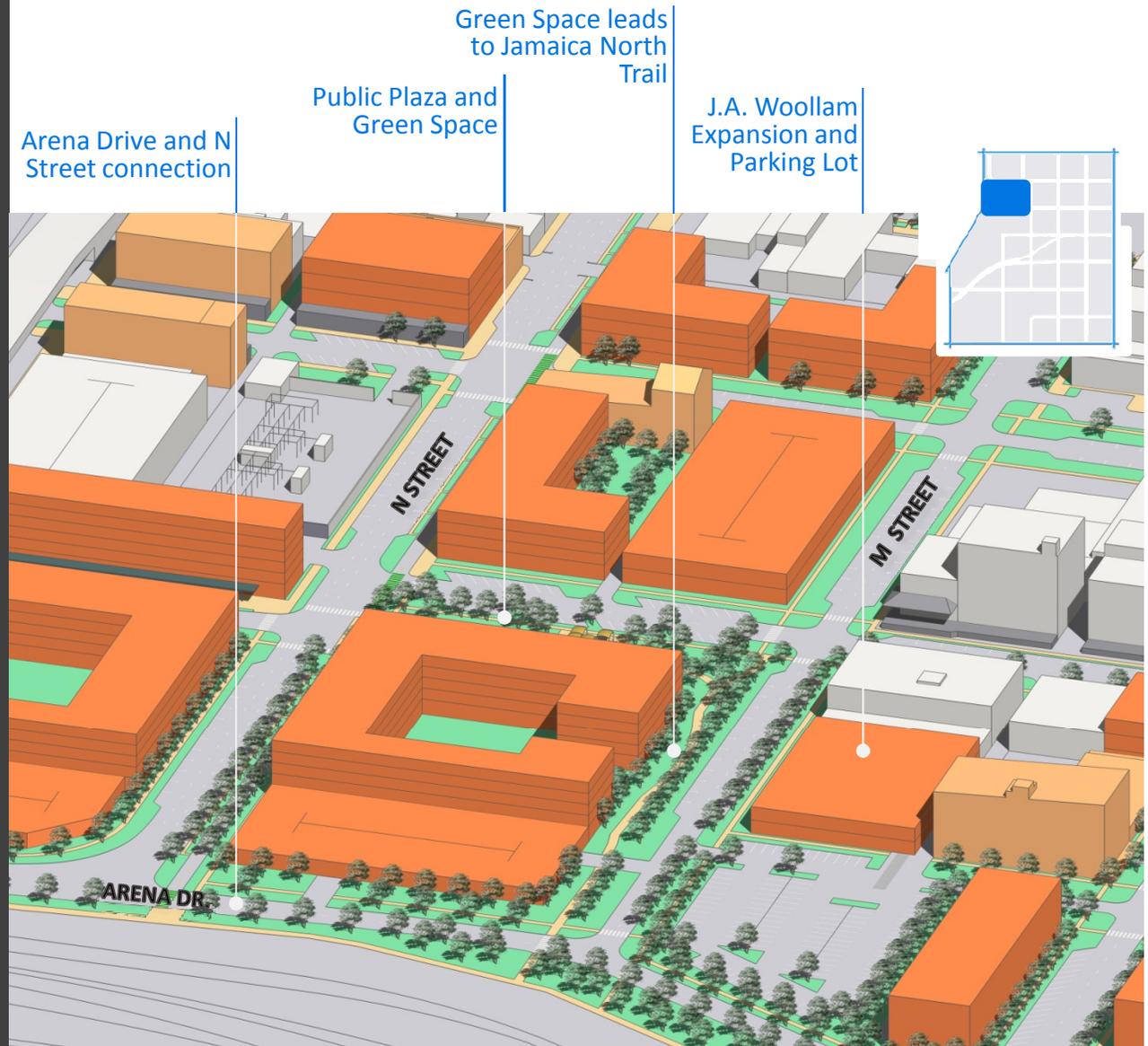
## M Street and Arena Drive

The extensions of M Street and Arena Drive coincide with the concept of reestablishing the urban grid. Extending these streets creates urban blocks suited for high-density development in the South Haymarket neighborhood.

N Street acts as a barrier between Haymarket and South Haymarket. A one-way couplet of N and M Streets allows N Street to be reconfigured and reconnected to the neighborhood.

The traffic analysis conducted by the Public Works and Utilities Department indicates that the existing street infrastructure is sufficient for current demand. Additional development (parking garages, retail, office) is underway in West Haymarket and may impact the future traffic needs.

If re-opening M Street is not possible, consideration should be given to converting the middle lane in N Street to a landscaped median.

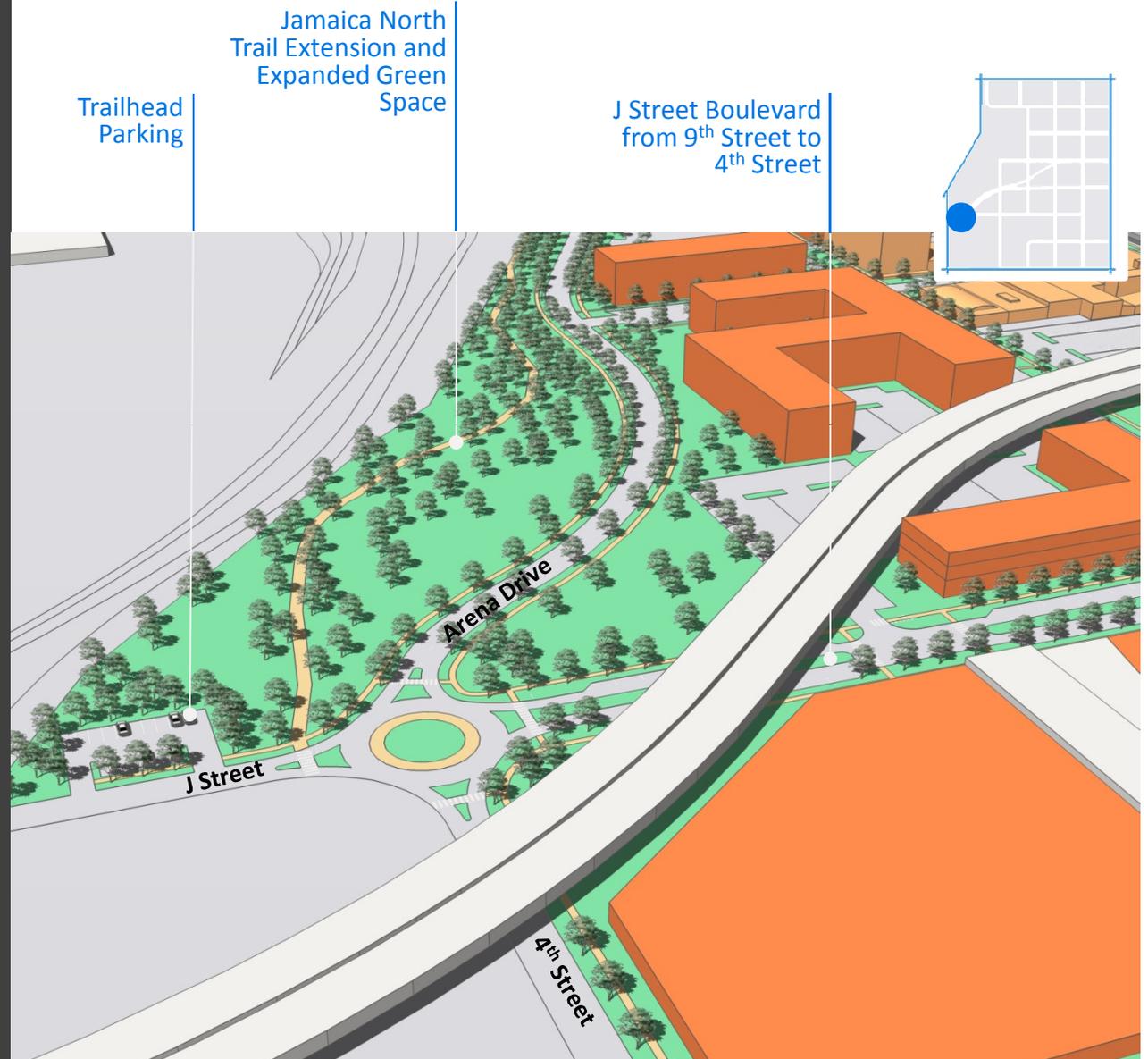


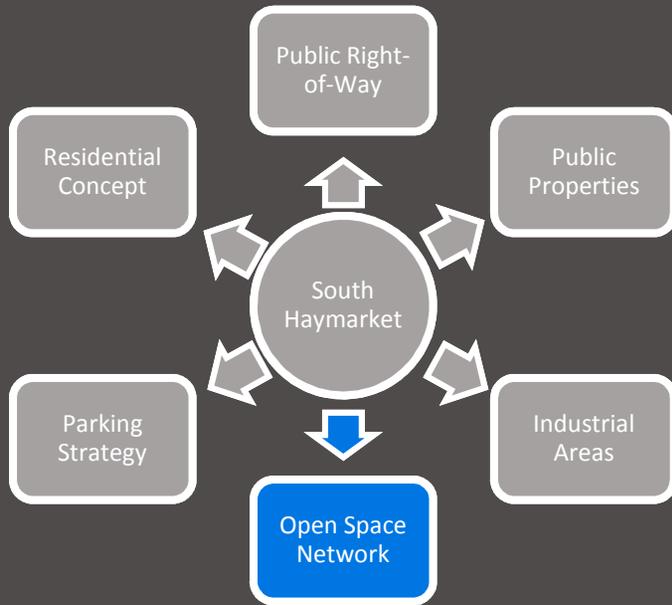
# PUBLIC RIGHT-OF-WAY

## Arena Drive Alignment

A roundabout at the terminus of J Street would be a bookend to the J Street Boulevard concept. The roundabout would slow traffic at this intersection and would also delineate the western boundary of the South Haymarket Neighborhood.

This area of South Haymarket is located in the floodplain. The expanded open space and new streets could provide compensatory storage to allow other properties in the floodplain to redevelop.

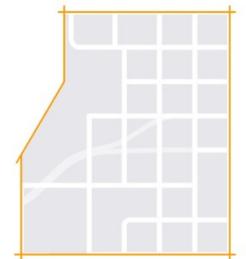




As new residential units are developed in South Haymarket the demand for open space will increase. The City should plan for this demand and incorporate places for residents to recreate in South Haymarket.

The Study considers an open space concept for South Haymarket that enhances the neighborhood as new residential units are developed.

# OPEN SPACE NETWORK



# OPEN SPACE NETWORK

## Open Space Proposals

Landscaped open space screens the LES substation

Street trees and the landscaped bikeway soften N Street

The public plaza/open space at the terminus of Canopy Street connects to the bikeway

Significant landscaping along 9<sup>th</sup> Street buffers pedestrians from vehicular traffic

A string of open space on the western boundary is connected by the Jamaica North Trail

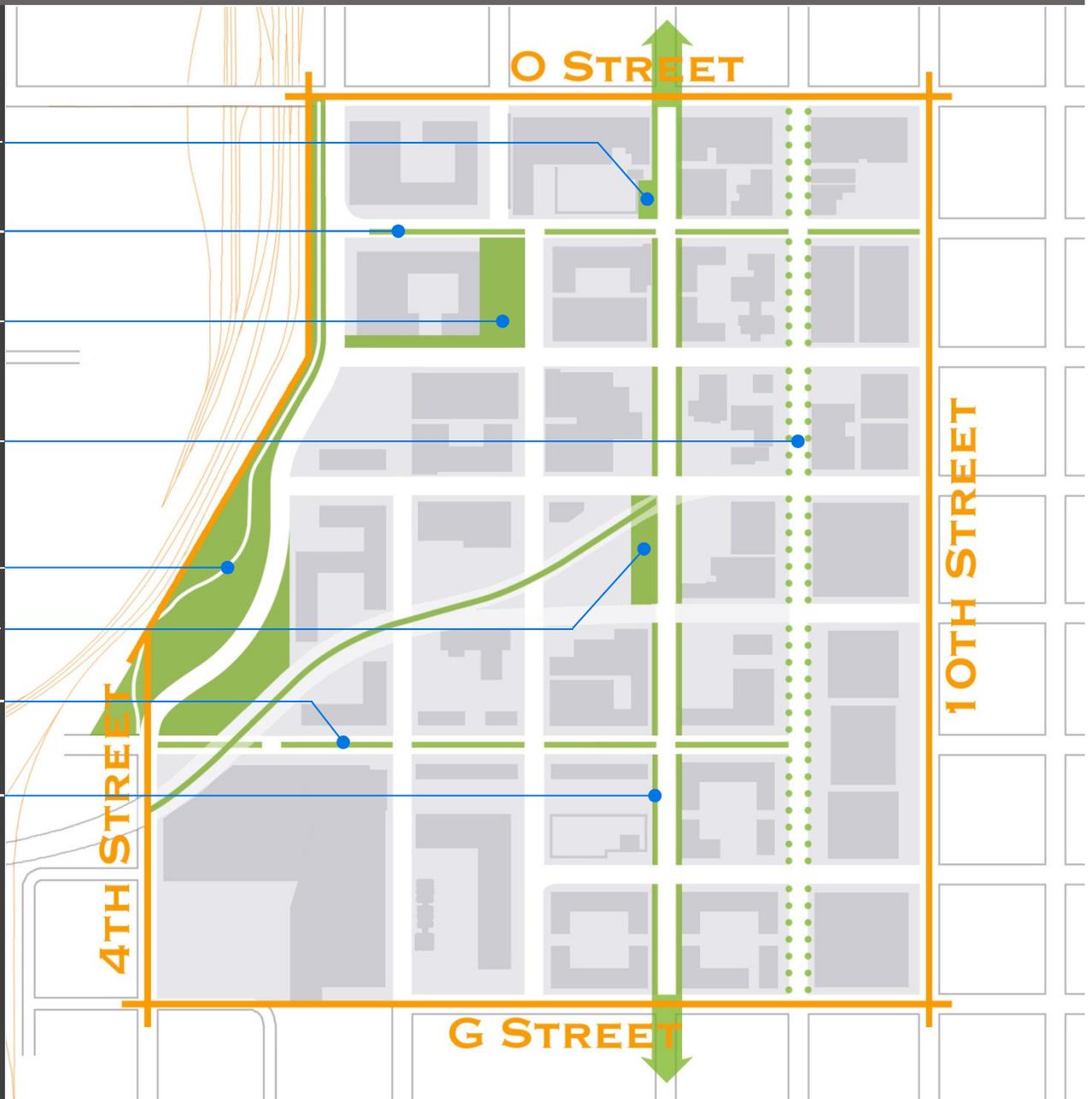
Landscaped open space screens parking

Tree-lined J Street Residential Boulevard

The parkway along 8<sup>th</sup> Street provides connectivity for pedestrians and bicyclists

## Additional Findings:

- Provide a 'ring' around the South Haymarket neighborhood with green connections
- Install street trees throughout the neighborhood wherever possible
- Provide linear open space in designated locations to soften the hardscape



# OPEN SPACE NETWORK

## Canopy Street Plaza

The corner of 7<sup>th</sup> & N Streets at the terminus of Canopy Street is a highly visible property and could be a desirable location for a public plaza. The concept includes hardscape adjacent to N Street and greenspace adjacent to M Street.

A new feature is placed in the plaza at the terminus of Canopy Street. This feature visually connects South Haymarket and Haymarket.

The plaza also provides connections to the N Street bikeway and Jamaica North Trail to the west.

*Canopy Street Terminus Today*

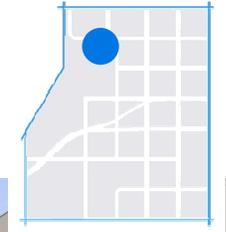


Connect the public space with the N Street Bikeway and Jamaica North Trail

Expanded greenspace adjacent to the plaza

Landmark feature in plaza at terminus of Canopy Street

Outdoor spaces connect with adjacent development



# OPEN SPACE NETWORK

## 9<sup>th</sup> Street Landscaping

This image shows the streetscape concept for 9<sup>th</sup> Street. The planting areas buffer the pedestrians from motorists and create defined spaces along the sidewalks.

The pedestrian experience and visual feel of 9<sup>th</sup> and 10<sup>th</sup> Street could be improved. Not only does this concept soften the sidewalks for pedestrians, but it also enhances the visual appeal for motorists by breaking up the massive amount of concrete.

9<sup>th</sup> Street Today

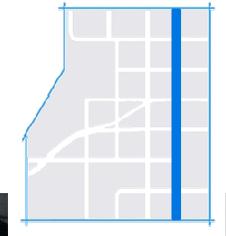


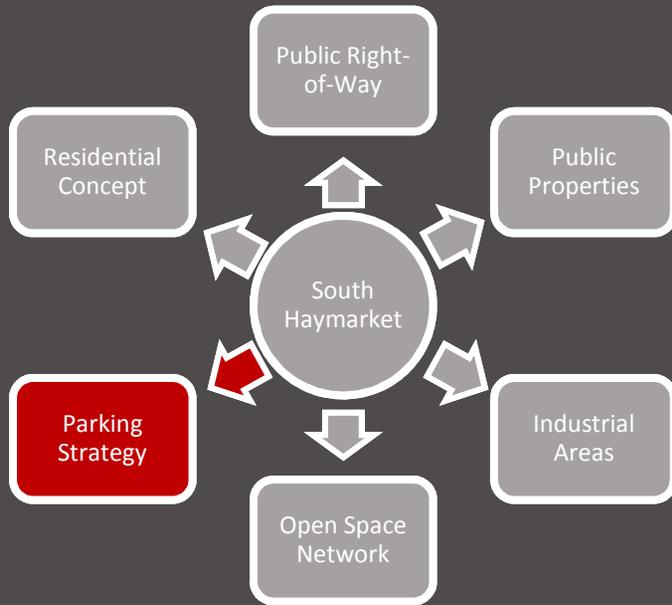
On-street, metered parking remains on 9<sup>th</sup> Street

The landscape buffer creates an enclosure for pedestrians

Pedestrian-scaled lighting should be considered throughout South Haymarket

24-foot sidewalk accommodates the proposed landscaping

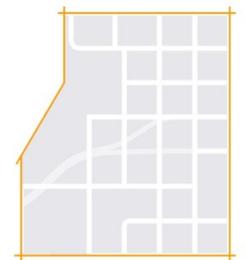




Over 4,000 existing parking spaces are available within the South Haymarket Study area. This includes on-street, off-street, public, private, metered and non-metered spaces. Approximately 870 are on-street spaces.

The South Haymarket Neighborhood Study is suggesting new residential units. Where will everyone park?

# PARKING STRATEGY



# PARKING STRATEGY

## Parking Concepts

Structured parking could be provided as much as possible when sites are redeveloped

Additional locations for public parking could be identified and programmed once a threshold of residential is established

Public parking could be provided on underutilized land beneath Rosa Parks Way

New parking structures for government office campus

### Additional Findings:

- Off-street parking may not necessarily be required with new construction or reuse
- The City may consider a fee to be used for public parking in lieu of a parking requirement
- On-street parking could be provided wherever possible

*\*Red shading identifies potential future public parking facilities.*



# PARKING STRATEGY

## Rosa Parks Way Viaduct

This concept suggests the space beneath Rosa Parks Way be reused for public parking, similar to parking beneath the Harris Overpass.

This image shows a location east of 6<sup>th</sup> Street on public land that would be appropriate for public parking.

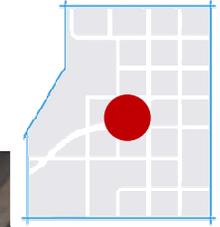
*Beneath Harris Overpass Today*



Outdoor storage should be removed

Disconnected space beneath Rosa Parks Way should become parking

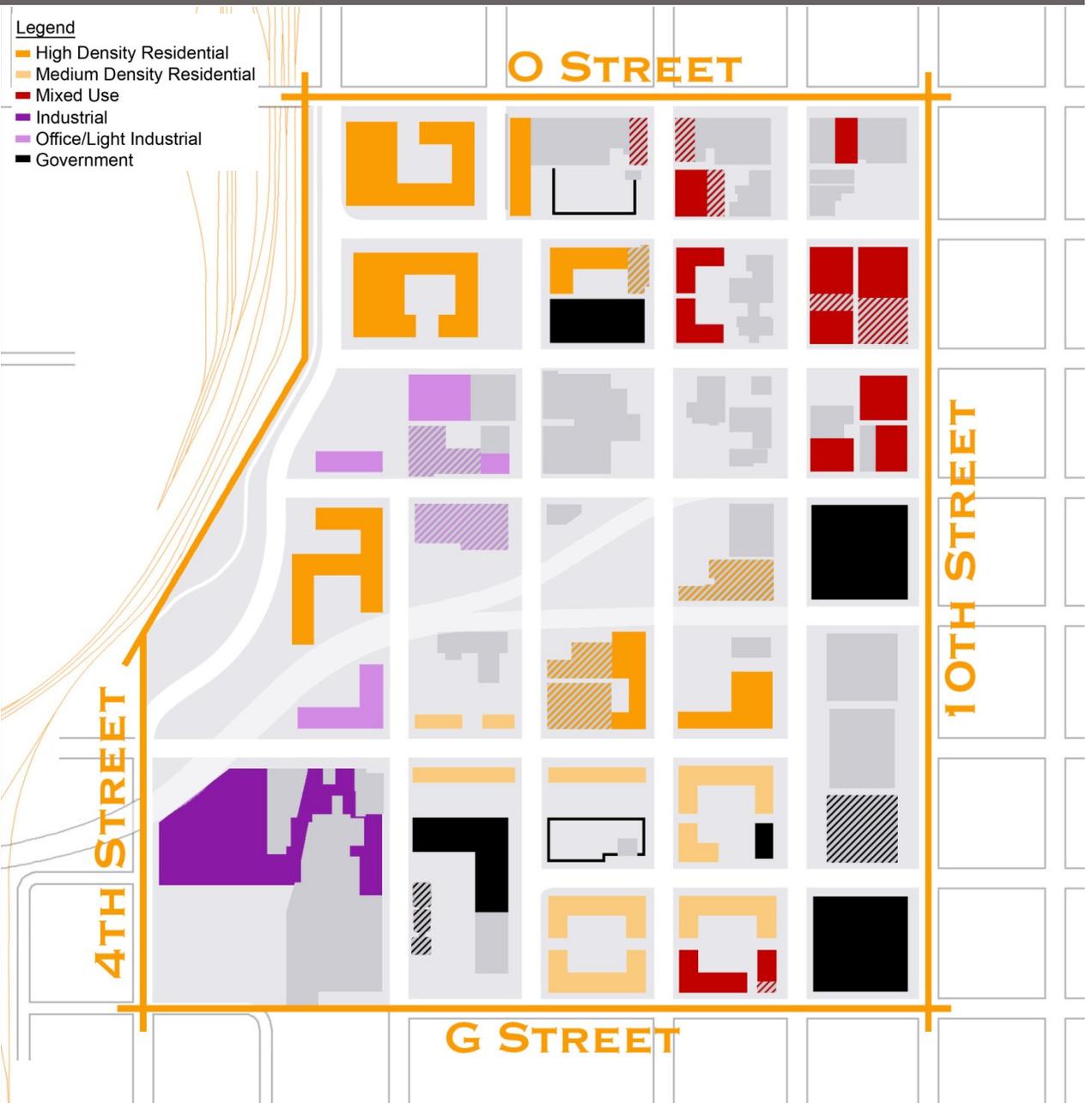
Gravel areas should be paved to meet minimum standards



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## Next Steps

- Continue public input process
- Engage City Departments
- Finalize South Haymarket Neighborhood Plan
- Develop South Haymarket Design Standards
- Adopt Plan as an amendment to the 2005 Downtown Master Plan



# SOUTH HAYMARKET NEIGHBORHOOD STUDY

## Public Input Process

Milestones	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Neighborhood Open House		●			●		
Public Boards/Commissions							
City Council		●					
County Board		●					
Planning Commission		●					
UDC/HPC			●				
Capitol Environs		●					



**QUESTIONS?**

**SOUTH HAYMARKET NEIGHBORHOOD STUDY**





# SUPER FAIR

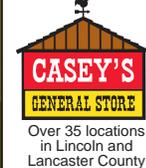
## LANCASTER COUNTY

Super Fun!

July 31–Aug. 9, 2014  
 Lancaster Event Center  
 84th & Havelock, Lincoln • 402-441-6545

For detailed information about the Super Fair, go to [www.superfair.org](http://www.superfair.org)

Single day, per person  
**Gate admission \$2**  
**Pick up gate admission tickets FREE at these locations**



**Parking \$3**

**FREE shuttle service between parking lots and main buildings!**

# SCHEDULE & MAP



**FREE entertainment!**



## Nebraska Lottery Entertainment Tent & Beer Garden

- July 31** — **Black Water Band** (rock 'n roll variety music): 8:30pm
- Aug. 1** — **Sandy Creek Band** (country music): 8:30pm
- Aug. 2** — **Wheetozones Band** (classic rock music): 8:30pm
- Aug. 3** — **"Faith & Family Day" Concerts:**  
**SpockNixon** (indie/rock music): 2:30pm  
**Church House Blues Band** (worship, gospel and rock ballads): 3:30pm  
**Arrows and Sound Band** (soundscapes music): 5pm  
**Remedy Drive** (Christian rock music): 7:30pm



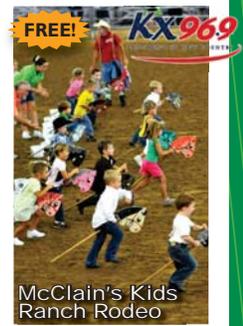
- Aug. 4** — **Galaxy of Stars Spectacular** (featuring past winners and finalists from the Galaxy of Stars Talent Search): 6:30pm
- Aug. 5** — **Spare Change Band** (pop covers): 8:30pm
- Aug. 6** — **The Crowd Goes Wild DJ/Karaoke**: 8pm
- Aug. 7** — **MWA Professional Wrestling** (family friendly): 8pm
- Aug. 8** — **CowboyUp! Band** (top 40 country music): 9pm
- Aug. 9** — **Kristina Craig Band** (inspirational country music): 9pm



## Special Attractions

★ paid admission events

- July 31-Aug. 8** — **Heart of America Shows Carnival**: M-F 5pm–Midnight; Sat./Sun. 1pm–Midnight • Parking Lot A • Special all-you-can-ride wristband sessions: daytime session 1–5pm and evening session 6–11pm. Wristbands \$20 before July 31 at the Lancaster Event Center office. Wristbands at the carnival ticket booth during the fair: \$25
- July 31** — **Figure 8 Races**: 7pm • Muhlbach Motorsports Complex • \$10 admission, ages 5 & under FREE, \$20 pit pass
- Aug. 1** — **Watermelon Feed**: 4:30pm • Nebraska Lottery Entertainment Tent & Beer Garden
- Aug. 1-2** — **National Micro-Mini Tractor Pull**: Aug. 1, 6pm & Aug. 2, 10am • Attraction Zone
- Aug. 2** — **Electronic Textiles (E-Textiles) Showcase by Nebraska 4-H**: 10am–2pm • Business Center - Nebraska Room
- Aug. 3** — **Super Fair Antique Car Show**: 12–4pm • Between Parking Lots A & J
- Faith & Family Day Games, Booths and Entertainment**: 1:30–6:30pm • Nebraska Lottery Entertainment Tent & Beer Garden
- Big Wheel Race**: 12:30pm and **Kids Pedal Tractor Pull**: 3pm • Exhibit Hall
- Hay Hauling Contest**: 7pm • Muhlbach Motorsports Complex
- Aug. 4** — **McClain's Kids Ranch Rodeo**: 5:30pm • Pavilion 4 - Amy Countryman Arena • open to all kids; no preregistration
- McClain's Mutton Bustin**: 6pm • Pavilion 4 - Amy Countryman Arena • for youth; preregistration required at [www.kzlx.com](http://www.kzlx.com) — limited number of entries
- Aug. 4-9** — **Flea Market**: 10am–9pm • Attraction Zone West Tent
- Aug. 6** — **Burn & Turn Barrel Racing**: 5pm • Pavilion 4 - Amy Countryman Arena
- Aug. 7** — **Draft Horse Pull by Missouri Draft Horse Pullers**: 7pm • Pavilion 4 - Amy Countryman Arena • \$5 admission
- Aug. 9** — **Demolition Derby**: 7pm • Muhlbach Motorsports Complex • \$10 admission, ages 5 & under FREE, \$20 pit pass





4-H Static Exhibits

## THURSDAY, JULY 31

8:00am	4-H Western Horse Show 1 — Western Showmanship/Horse and Pony Halter	Pavilion 4 - Amy Countryman Arena
9:00am	4-H Cat Show/Quiz Bowl	Exhibit Hall, North End
10am-9pm	4-H/FFA Static Exhibits	Lincoln Room
11:00am	4-H Poultry Showmanship/Show	Pavilion 1 - Walkway/West Arena
12-10pm	4-H/FFA Livestock & Horse Exhibits	Pavilions 1, 2, 3, 4
12:00pm	4-H Household Pets Show/Quiz Bowl	Exhibit Hall, North End
12:00pm	VIP/Awards Luncheon (private event sponsored by Law Offices of Erickson & Sederstrom; Kurt Micek, CPA; Hillyard)	Nebraska Lottery Entertainment Tent & Beer Garden
12:30pm	4-H Poultry Judging Contest/Breed Identification Contest	Pavilion 1 - Walkway
TBA	4-H Western Horse Show 2 — Reining/Working Pleasure/Discipline Rail: immediately following Horse and Pony Halter	Pavilion 3 - Arena
4:00pm	4-H Meat Goat Show	Pavilion 1 - West Arena
TBA	4-H/FFA Sheep Show: 10 minutes after completion of 4-H Meat Goat Show	Pavilion 1 - West Arena
6:30pm	4-H Rabbit Breed Identification Contest/Quiz	Pavilion 1 - Walkway
7:00pm	Figure 8 Races (sponsored by Muhlbach Enterprises; Lechtenberg Family; ARS Service & Repair; \$10 admission, ages 5 & under FREE, \$20 pit pass)	Muhlbach Motorsports Complex
7:00pm	4-H Style Revue	Exhibit Hall
8:30pm	Black Water Band (rock 'n roll variety music)	Nebraska Lottery Entertainment Tent & Beer Garden

## FRIDAY, AUGUST 1

8am-10pm	4-H/FFA Livestock & Horse Exhibits	Pavilions 1, 2, 3, 4
8:00am	4-H/FFA Swine Show	Pavilion 1 - West Arena
8:00am	4-H Western Horse Show 3 — Groom and Care/Bareback Equitation/ Western Pleasure/Western Horsemanship/Ranch Horse Pleasure/Ranch Horse Versatility	Pavilion 4 - Amy Countryman Arena
8:00am	4-H Roping Clinic with Mechanical Calf and Steer	Pavilion 3 - Arena
9:30am	Fair Fun Day — For Child Care Groups: must register by July 18	Exhibit Hall - Room 1
10am-9pm	4-H/FFA Static Exhibits	Lincoln Room
1:00pm	Fair Fun Day — For Child Care Groups: must register by July 18	Exhibit Hall - Room 1
3:00pm	4-H Bucket Calf Show	Pavilion 1 - East Arena
4:30pm	Free Watermelon Feed (sponsored Awards Unlimited Inc.; Colin Electric Motor Service; Egan Enterprises; Johns & Sons Refuse Service; L.P. Stewart & Sons Gravel & Sand; Orschelen Farm & Home; and State Farm Insurance Bev Higgins Agent)	Nebraska Lottery Entertainment Tent & Beer Garden
TBA	4-H Horse Games Show — Keyhole Race/Pole Bending/ Figure 8 Stake Race/Barrel Race: immediately following Ranch Horse Versatility	Pavilion 4 - Amy Countryman Arena
5:00pm	4-H Llama/Alpaca Show	Pavilion 1 - East Arena
5:00pm	4-H Table Setting Contest: on view to public approximately 7:45 - 8:15pm	Exhibit Hall
5:30-7:30pm	Chicken Dinner 4-H Council Fundraiser Featuring "Raising Cane's"	Exhibit Hall - Room 2
5:30pm	4-H Rabbit Judging Contest/Breeder's Choice Show	Pavilion 1 - Walkway
6:00pm	National Micro-Mini Tractor Pull	Attraction Zone West Tent
7:00pm	4-H Rabbit Pet Class	Pavilion 1 - Walkway
8:30pm	Sandy Creek Band (country music)	Nebraska Lottery Entertainment Tent & Beer Garden



4-H Horse Shows

## SATURDAY, AUGUST 2

8am-10pm	4-H/FFA Livestock & Horse Exhibits	Pavilions 1, 2, 3, 4
8:00am	4-H Horse Roping/Working Ranch Show — Working Ranch/Boxing/Roping/Goat Tying	Pavilion 3 - Arena
8:00am	4-H Miniature Horse Show — Showmanship/Halter/In-Hand Obstacle Trail/Miniature Horse Jumping/Pleasure Driving/Obstacle Driving	Pavilion 4 - Amy Countryman Arena
8:00am	4-H Rabbit Market/Breed/Fur Show	Pavilion 1 - Walkway
9:00am	4-H/FFA Beef Show	Pavilion 1 - East Arena
9:00am	4-H Dog Obedience/Showmanship/Pet Class/Costume Contest	Exhibit Hall
10am-9pm	4-H/FFA Static Exhibits	Lincoln Room
10am-2pm	Electronics Textiles (E-Textiles) Showcase by Nebraska 4-H	Business Center - Nebraska Room
10:00am	National Micro-Mini Tractor Pull	Attraction Zone - West Tent
10:00am	4-H Rabbit Showmanship Show	Pavilion 1 - Walkway
TBA	4-H Horse Special Needs Show: immediately following 4-H Miniature Horse Show	Pavilion 4 - Amy Countryman Arena
TBA	4-H Horse Trail Show: immediately following 4-H Horse Special Needs Show	Pavilion 4 - Amy Countryman Arena
1:00pm	4-H Dog Agility Show	Exhibit Hall
2:00pm	4-H Dog Creative Kennel Contest	Exhibit Hall
TBA	4-H Horse Show — Extreme Versatility Class/Horsemanship Pairs/ Freestyle Drill Teams: not to start before 4pm	Pavilion 4 - Amy Countryman Arena
6:00pm	4-H Rabbit Specialty Show — Best Matched Pair/Tricks/Costume Contest/Pee Wee — and Rabbit Races	Pavilion 1 - East Arena
6:00pm	4-H/FFA Youth Livestock Premium Auction	Pavilion 1 - West Arena
6:00pm	Monster Trucks and Pro Stadium Trucks: Pit Party (sponsored by Sapp Bros Petroleum of Lincoln); with \$15 admission	Muhlbach Motorsport Complex
7:00pm	Monster Trucks and Pro Stadium Trucks: Show (sponsored by Sapp Bros Petroleum of Lincoln); \$15 admission	Muhlbach Motorsport Complex
8:30pm	Wheeze-tones Band (classic rock music) (sponsored by JT&K Services Inc.)	Nebraska Lottery Entertainment Tent & Beer Garden



4-H/FFA Exhibits & Events July 31-Aug. 3

4-H/FFA Livestock Shows

## SUNDAY, AUGUST 3

### Faith & Family Day

8am-10pm	4-H/FFA Livestock & Horse Exhibits	Pavilions 1, 2, 3, 4
8:00am	4-H English Horse Show — Hunter/Saddleseat/Horse Halter/ English Showmanship/English Pleasure/English Equitation	Pavilion 4 - Amy Countryman Arena
8:00am	4-H/FFA Dairy Cattle Show	Pavilion 1 - East Arena
8:00am	4-H Dairy/Pygmy Goat Show/Costume Contest	Pavilion 1 - West Arena
8:00am	Open Class Rabbit Show	Exhibit Hall
10am-9pm	4-H/FFA Static Exhibits	Lincoln Room
11:30am	Open Class Dairy Cattle Show	Pavilion 1 - East Arena
12-4pm	Super Fair Antique Car Show (sponsored by Graham Tire Company of Lincoln; Big "B's" Leather; Raynor Door; Wolfe Ace Hardware)	Between Parking Lots A & J
12-2pm	4-H/FFA Livestock Judging Contest	Pavilion 1 - East Arena
12:30pm	Big Wheel Race (sponsored by Lancaster County Farm Bureau); check in at 12pm	Exhibit Hall
1:00pm	4-H Clover Kids Show & Tell	Lincoln Room
TBA	4-H Horse Hunter Hack Jumper Show: immediately following English Equitation	Pavilion 3 - Arena
1:30-6:30pm	Faith & Family Day Games, Booths and Entertainment (sponsored by Bishop Business Equipment; Custom Medical Equipment; Latsch's; Letters & Lines & Designs; Patch Pros)	Nebraska Lottery Entertainment Tent & Beer Garden
2:30pm	SpockNixon (indie/rock music)	Nebraska Lottery Entertainment Tent & Beer Garden
3:00pm	Pedal Tractor Pull (sponsored by Lancaster County Farm Bureau); check-in at 2:30pm	Exhibit Hall
3:30pm	Church House Blues (worship, gospel and rock ballads)	Nebraska Lottery Entertainment Tent & Beer Garden
5:00pm	Arrows and Sound Band (soundscapes music)	Nebraska Lottery Entertainment Tent & Beer Garden
5:00pm	4-H/FFA Elite Showmanship Contest	Pavilion 1 - West Arena
7:00pm	Hay Hauling Contest (sponsored by Hamilton Service Company; UNICO; Gana Trucking & Excavating, Inc.)	Muhlbach Motorsports Complex
7:30pm	Remedy Drive (Christian rock music)	Nebraska Lottery Entertainment Tent & Beer Garden

## LANCASTER EVENT CENTER

Lancaster Event Center, P.O. Box 29167, Lincoln, NE 68529 • 402-441-6545 • www.lancastereventcenter.com

The University of Nebraska—Lincoln Extension 4-H Youth Development program is open to all youth ages 5–18. UNL Extension in Lancaster County, 444 Cherry Creek Road, Suite A, Lincoln, 68528 • 402-441-7180 • http://lancaster.unl.edu

The National FFA Organization (formerly Future Farmers of America) is an agricultural education program based in classrooms. Local chapters: Norris, Raymond Central, Waverly, Crete • www.ffa.org



## DAILY ATTRACTIONS

**Heart of America Shows Carnival:** M-F 5pm-Midnight; Sat./Sun. 1pm-Midnight . . . *Parking Lot A*  
A variety of rides, games and food booths for all age groups! Special all-you-can-ride wristband sessions: daytime session 1-5pm and evening session 6-11pm. Wristbands \$20 before July 31 at the Lancaster Event Center office. Wristbands at the carnival ticket booth during the fair: \$25.

**Cow Town USA:** 11:30am, 2:30pm, 5:30pm, 8:30pm . . . . . *Attraction Zone*  
This live exhibit contains an old time creamery where patrons participate in preparing a cow for milking by hand. Kids get hands-on experiences with the process of making butter, ice cream and soap using historic tools and machines. Four shows per day.

**Wolves of the World Show:** 12:30pm, 3:30pm, 6:30pm . . . . . *Attraction Zone*  
The only traveling wolf pack in the world. Learn about the history of the wolves. At the conclusion of the show, audience members are invited to watch the wolves being fed. Three shows per day.

**Daryl's Racing Pigs:** 10:30am, 1:30pm, 4:30pm, 7:30pm . . . . . *Attraction Zone*  
Cheer on your favorite racing pig! Four shows per day.

**A-Z Exotic Animal Petting Zoo & Pony Rides:** 10am-10pm . . . . . *Attraction Zone*  
Get up close and personal with camels, zebras, buffalo, yak, kangaroo, monkey, zebu, fainting goat, Nigerian goats, mini horses and much, much more.

**Antique Tractors and Ag Equipment on Display Presented by Camp Creek Threshers:**  
10am-10pm . . . . . *Ag & Tractor Lane*

**Food Vendors:** 10am-10pm . . . . . *Food Court*  
Includes: FrozeN 4 U; Big Indian Catering; Dippin' Dots; King's Funnel Cakes; LoLo's; Misty's; Ol' Glory Kettle Corn; TCBY Treats; Topper Concessions; United Methodist Ministries; Valentino's

**Commercial Vendors:** 11am-8pm . . . . . *Multipurpose Arena*

**Super Fair Information and Souvenir Booth:** 11am-8pm . . . . . *Multipurpose Arena*

**Lincoln Area Railway Historical Society Display:** 11am-8pm . . . . . *Multipurpose Arena*

**Nebraska Beekeeper's Association Display:** 11am-8pm . . . . . *Lincoln Room*

**Bingo (Lincoln Dominators Baseball Club):** 11am-8pm . . . . . *Multipurpose Arena*

**Nebraska Lottery Entertainment and Beer Garden Tent:** 12pm-close . . . . . *Attraction Zone*

**Rabbits R Us 4-H Club Dunk Tank:** (not Aug. 4-6) 4-9pm . . . . . *Court Yard Between Pavilion 1 & 2*



Cow Town USA



Wolves of the World Show



Petting Zoo



Racing Pigs

## MONDAY, AUGUST 4

- 4-H Static Exhibit Release and Open Class Static Exhibit Check In —**  
*Lincoln Room* . . . . . **NOT OPEN TO THE PUBLIC**
- 8:00am **4-H Horse Hunter Show — Hunter/Equitation** . . . . . *Pavilion 4 - Amy Countryman Arena*
- 10am-9pm **Flea Market** . . . . . *Attraction Zone West Tent*
- 3:00pm **4-H Horse Dressage Show — Western Dressage/Special Needs/Walk/Trot/Novice/Green Horse Classes** . . . . . *Pavilion 3 - Arena*
- 4:00pm **Open Class Swine Show** . . . . . *Pavilion 1 - West Arena*
- 5:30pm **McClain's Kids Ranch Rodeo** (sponsored by KX96.9) • open to all kids; no preregistration . . . . . *Pavilion 4 - Amy Countryman Arena*
- 6:00pm **McClain's Mutton Bustin** (sponsored by KX96.9) • for youth; preregistration required at [www.kzxx.com](http://www.kzxx.com) — limited number of entries . . . . . *Pavilion 4 - Amy Countryman Arena*
- 6:30pm **Galaxy of the Stars Talent Spectacular** (featuring past winners and finalists from the Galaxy of Stars Talent Search) . . . . . *Nebraska Lottery Entertainment Tent & Beer Garden*

## TUESDAY, AUGUST 5

- Open Class Judging — Lincoln Room** **NOT OPEN TO THE PUBLIC UNTIL 2PM**
- 8am-10pm **Open Class Livestock and Horse Exhibits** . . . . . *Pavilions 1, 2, 3, 4*
- 8:00am **4-H Horse Dressage Show — Elementary/Junior/Senior Classes** . . . . . *Pavilion 3 - Arena*
- 10am-9pm **Flea Market** . . . . . *Attraction Zone West Tent*
- 2-9pm **Open Class Static Exhibits** . . . . . *Lincoln Room*
- 4:00pm **Open Class Sheep Show** . . . . . *Pavilion 1 - West Arena*
- 8:30pm **Spare Change Band** (pop covers music) . . . . . *Nebraska Lottery Entertainment Tent & Beer Garden*

## WEDNESDAY, AUGUST 6

- 8am-10pm **Open Class Livestock and Horse Exhibits** . . . . . *Pavilions 1, 2, 3, 4*
- 8:00am **Open Class Poultry Show** . . . . . *Pavilion 1 - Walkway*
- 8:00am **Open Class Dressage Horse Show** . . . . . *Pavilion 3 - Arena*
- 10am-9pm **Open Class Static Exhibits** . . . . . *Lincoln Room*
- 10am-9pm **Flea Market** . . . . . *Attraction Zone West Tent*
- 12:00pm **Open Class Beef Cattle Show** . . . . . *Pavilion 1 - East Arena*
- 5:00pm **Burn & Turn Barrel Racing** . . . . . *Pavilion 4 - Amy Countryman Arena*
- 8:00pm **The Crowd Goes Wild DJ/Karaoke** . . . . . *Nebraska Lottery Entertainment Tent & Beer Garden*

## THURSDAY, AUGUST 7

- 8am-10pm **Open Class Livestock and Horse Exhibits** . . . . . *Pavilions 1, 2, 3, 4*
- 8:00am **Open Class Dressage Horse Show** . . . . . *Pavilion 3 - Arena*
- 10am-9pm **Open Class Static Exhibits** . . . . . *Lincoln Room*
- 10am-9pm **Flea Market** . . . . . *Attraction Zone West Tent*
- 6:30pm **Open Class Miniature Horse Show** . . . . . *Pavilion 2 - Arena*
- 7:00pm **Draft Horse Pull by Missouri Draft Horse Pullers** (sponsored by Midwest Cooperative); \$5 admission . . . . . *Pavilion 4 - Amy Countryman Arena*
- 8:00pm **MWA Professional Wrestling** (family friendly) . . . . . *Nebraska Lottery Entertainment Tent & Beer Garden*

## FRIDAY, AUGUST 8

- 8am-10pm **Open Class Livestock and Horse Exhibits** . . . . . *Pavilions 1, 2, 3, 4*
- 8:00am **Open Class Quarter Horse Show** . . . . . *Pavilion 3 - Arena*
- 8:30am **Open Class Miniature Horse Show** . . . . . *Pavilion 2 - Arena*
- 9:00am **Open Class Pigeon Show** . . . . . *Pavilion 1 - Walkway*
- 10am-9pm **Open Class Static Exhibits** . . . . . *Lincoln Room*
- 10am-9pm **Flea Market** . . . . . *Attraction Zone West Tent*
- 9:00pm **CowboyUp! Band** (top 40 country music) . . . . . *Nebraska Lottery Entertainment Tent & Beer Garden*

## SATURDAY, AUGUST 9

- 8am-10pm **Open Class Livestock and Horse Exhibits** . . . . . *Pavilions 1, 2, 3, 4*
- 8:00am **Open Class Quarter Horse Show** . . . . . *Pavilion 3 - Arena*
- 8:00am **Open Class Dairy Goat Show** . . . . . *Pavilion 1 - West Arena*
- 8:00am **Open Class Llama Show** . . . . . *Pavilion 1 - East Arena*
- 8:00am **Open Class Arabian Horse Show** . . . . . *Pavilion 4 - Amy Countryman Arena*
- 8:00am **Open Class Beer Goat Show** . . . . . *Pavilion 1 - West Arena*
- 10am-9pm **Open Class Static Exhibits** . . . . . *Lincoln Room*
- 10am-9pm **Flea Market** . . . . . *Attraction Zone West Tent*
- 12:00pm **Open Class Dog Agility Show** . . . . . *Exhibit Hall*
- 12:00pm **Open Class Dog Obedience Show** . . . . . *Exhibit Hall*
- 7:00pm **Demolition Derby** (sponsored by Muhlbach Enterprises; Advance Auto Parts; Lechtenberg Family; ARS Service & Repair); \$10 admission, ages 5 & under FREE, \$20 pit pass . . . . . *Muhlbach Motorsports Complex*
- 9:00pm **Kristina Craig Band** (inspirational country music) (sponsored by Hampton Enterprises, Inc.; KX96.9) . . . . . *Nebraska Lottery Entertainment Tent & Beer Garden*

## SUNDAY, AUGUST 10

- 8:00am **Open Class Pinto Horse Show** . . . . . *Pavilion 3 - Arena*
- 8:00am **Open Class Arabian Horse Show** . . . . . *Pavilion 4 - Amy Countryman Arena*



Open Class Static Exhibits

### Fairground Rules

- No smoking inside the buildings.
- No outside liquor. Liquor sold and consumed in designated areas only.
- No bicycles, scooters, ATVs or personal golf carts allowed on the grounds.
- No dogs allowed in any buildings except as required for special needs or for dog shows.
- Lancaster County Sheriff will be patrolling fairgrounds.
- Parking will be allowed in designated parking areas only. **NO PARKING IN THE FIRE LANES.**



### 2014 SUPER FAIR SPONSORS

Advance Auto Parts  
ASR Service & Repair  
Awards Unlimited, Inc.  
Big "B's" Leather  
Bishop Business Equipment  
Bob's Mobile Flashing Signs  
Buresh Golf and Equipment  
Calico House  
Campbell's Nurseries and Garden Centers, Inc.  
Casey's General Stores  
Colin Electric Motor Service  
Cook Family Foods

Country Inns & Suites  
Custom Medical Equipment  
Dairy Queen  
Eagle Services  
Egan Enterprises  
Embroiders Guild of America  
Law Offices of Erickson & Sederstrom  
Farmers Cooperative  
G & I Insurance Marketing Services - Tommy Taylor  
Gana Trucking & Excavating, Inc.  
Graham Tire Company of Lincoln  
Hamilton Service Company  
Hampton Enterprises, Inc  
Hancock Fabric Shops

Hillyard  
Iowa-Nebraska Equipment Dealers Association  
Johns and Sons Refuse Service  
JT&K Services Inc.  
Kawasaki Motors Manufacturing KX96.9  
L.P. Stewart & Sons Gravel & Sand  
Lancaster County Farm Bureau  
Latsch's  
Lechtenberg Family  
Letters & Lines & Designs  
Kurt Micek, CPA  
Midwest Cooperative  
Midwest Medical Transport Co.  
Midwest Tent & Events

Misty's Restaurant and Lounge  
Muhlbach Enterprises  
Muhlbach Family  
Nebraska Lottery  
Orschelen Farm & Home  
Patch Pros  
Pizza Ranch  
Raynor Door  
Roca Berry Farms  
Rotellos Bakery  
Runza Restaurant  
Russ's Market  
Sam's Club  
Sapp Brothers Petroleum of Lincoln  
Schwisow Construction Inc.  
Sew Creative

Sherwin Williams  
State Farm Insurance - Bev Higgins Agent  
Staybridge Suites - Lincoln Northeast  
Super Saver  
Trade Well Pallet  
UNICO  
Valentino's  
Waverly FFA  
Walmart  
Wolfe Ace Hardware  
Wolfe Brothers



4-H & FFA thank their sponsors!

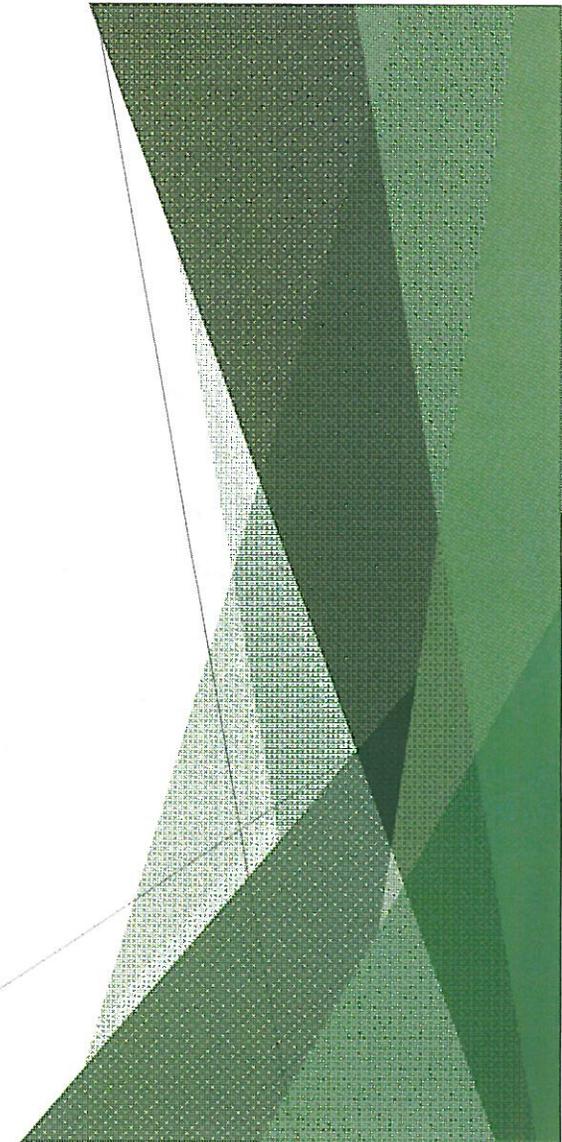
The Lancaster County Agricultural Society, Inc. (Fair Board) thanks all our community partners!

# Lancaster County Agricultural Society & Lancaster Event Center

Update for County Board

Amy Dickerson, Managing Director  
Kendra Ronnau, Board Director  
Alan Wood, Legal Counsel

July 24, 2014



# Updates

## ▶ County Fair

▶ July 31 - August 9<sup>th</sup>

▶ See you at

- ▶ VIP Award Luncheon Thursday July 31<sup>st</sup> 12 noon in Entertainment Tent
- ▶ Watermelon Feed Friday Aug 1<sup>st</sup> 4:30 pm in Entertainment Tent

## ▶ Lancaster Event Center

- ▶ Finalizing fair prep--trying to improve exhibitor & visitor experience
- ▶ Bond re-financing (Phase 2.5)

*Watch for this ad on the top of the Lincoln Journal Star paper and web site on July 31<sup>st</sup>:*



**10 DAYS OF FUN**  
STARTS TODAY THROUGH AUG. 9TH

**LANCASTER COUNTY SUPER FAIR**

**ALL YOUR FAVORITES AND LOTS NEW!**  
Dozens of free events, shows & exhibits for all ages  
LANCASTER EVENT CENTER-84TH & HAVELOCK AVE. | [SUPERFAIR.ORG](http://SUPERFAIR.ORG)

## Phase 2.5— relaunching Lancaster Event Center & completing deferred maintenance/upgrades

### Goals:

- Maintain \$24 million taxpayer investment to date (\$650K depreciation/year)
- Improve revenues to fund ongoing maintenance/upgrades
- Improve event / visitor experience

Bond re-financing & other grants could finance Phase 2.5 deferred maintenance & upgrades

- ▶ Equipment
  - ▶ Facility cleanliness, faster changeover between events, gaining events (e.g. 4 tractors for national barrel shows)
- ▶ Catch up on deferred maintenance/upgrades
  - ▶ Lighting—Amy's, P2, outside
  - ▶ Controls
  - ▶ Security—doors, cameras, fencing
  - ▶ Parking lots
  - ▶ Concrete
  - ▶ Signage
- ▶ Meet current event / fair needs
  - ▶ Farm & Power: concessions capacity
  - ▶ Alpaca/all: carpet
  - ▶ Fair: outside concessions
- ▶ Key elements cut from Phase I/Phase II
  - ▶ Concessions basic equipment
  - ▶ Parking lot lighting
- ▶ Increase revenue
  - ▶ Campground water
  - ▶ Wireless inside and out
  - ▶ Concessions redesign cafes
  - ▶ Ticket-selling/taking
  - ▶ Cash registers & mobile cash-taking
- ▶ Key elements can't wait for in Phase III
  - ▶ Storage inside tables/chairs and outside maint. yard
  - ▶ Campground showers/restrooms

# Bond re-financing update

1. Save county taxpayers ~\$600K with lower interest rate locked in

- ▶ Can also potentially pay off \$300K Phase 2 construction loan we are paying 6.5% interest

2. Source of funds for Phase 2.5 deferred maintenance and upgrades

How it works:

Asking for maximum of \$9.9 million in bond funds which includes

- ▶ Re-funding existing \$7 million
- ▶ + add up to approx. \$2.77 million with no levy increase (pending final bond calculations)
  - ▶ Additional funds to be used for Phase 2.5 deferred maintenance and upgrades
    - ▶ “productive spending at current low interest rates” to maintain \$24 million invested by taxpayers with NO increase to the taxpayers
    - ▶ Extending maturity date of bonds by 5 years

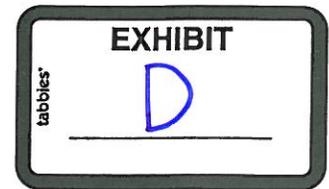
# Bond re-financing timeline

as of July 24, 2014

July 16	Draft documents delivered by Gilmore & Bell
July 17	Update Ag Society Board, draft list of improvements
July 23	Meet to review documents
July 24	Present potential project list to the County Board Staff Mtg
August 1	Ship documents to Standard & Poor's
August 20	Receive rating from S&P
August 21	Ag Society regular board meeting to approve resolution
August 21	Present to County Board at staff meeting—bond financing details
August 26	Request approval of resolution by County Board at public hearing
August 26 pm	JPA meeting to approve resolution
August 27	Bond Sale and subscribe for SLGs (Dec 12 maturity)
Sept 30	Settle bond issue and deliver proceeds to Union Bank as Escrow Agent (funds available to Ag Society)
early Nov.	Wells Fargo delivers out notice of early redemption of Series 2007 Bonds
Dec 12	Union Bank wires funds to Wells Fargo
Dec 15	Wells Fargo redeems Series 2007 Bonds

Phase 2.5 Proposed Project List						
as of July 17, 2014						
Sources of funding: bond re-financing, CVB grants (lodging tax), other grants e.g. Nebraska Arboretum, recycling etc.						
blue = Amy's estimate, others actual estimates from vendors						
Description	Estimate \$000	Fair	Event	Increase	Lower	Security
		Need	Complaint	revenue	cost	Liability
<b>Fix facility issues</b>						
Fix Pavilion 3 drainage issue	\$100.0					
Create maintenance yard outside	\$20.0					
Install security cameras throughout facility, swiper entry on key doors	\$50.0					
Add door from arena to old kitchen in P3 to make a show office so can book animal and people events at same time in P3 & Ex Hall	\$9.6					
Add fire exit doors to S wall of MPA building so can use south exit corridor behind Lincoln room for storage and/or concessions area	\$54.0					
Repair roof leaks in P1 (cupolas), P3 and MPA and office boardroom	\$9.5					
<b>Increase revenue</b>						
Install new wireless system inside & outside (min. \$500K revenue/year)	\$150.0					
Redecorate concessions stand entrances & eating areas, electronic signage & upgrade equipment as needed to support updated menu to increase sales	\$400.0					
Cash register system for use inside and outside concessions stands using new wireless system	\$25.0					
Construct campground building with restrooms, show check-in office & vending area	\$530.0					
Construct interior shaving office in P2	\$16.0					
Temporary office expansion that will remove upon Phase 3	\$1.0					
<b>Address event complaints + cut labor costs</b>						
Install concrete in all buildings except interior arena--increase trade show use, save time after animal show cleanup	\$14.0					
Carpet for arena spaces	\$67.0					
<b>Lighting</b>						
Lincoln Room (improve brightness with efficient solution...better than unsafe, 1/2 of Walmart parking lot lighting level today)	\$90.0					
P2 (improve brightness and efficiency)	\$15.0					
Parking lot lighting--brightness and efficiency	\$98.4					
P1 (use Lincoln old lights here, fix dark spots, raise lights)	\$18.0					
Lincoln Room (LED efficiency, better zone control)	\$45.0					
<b>Signage</b>						
Update street sign with color billboard	\$150.0					
Install electronic wayfinding signage updateable by event	\$125.0					
Inside building and parking lot/fair signage	\$20.0					
<b>Fairgrounds Improvements</b>						
Install outside concessions / picnic shelter for fairgrounds, year-round runs	\$50.0					
<b>Phase 2 &amp; 3 Costs</b>						
Pay off Phase 2 construction cost overrun loan (6.5%)	\$275.0					
<b>Phase 3 planning unpaid invoices</b>						
Legal	\$35.0					
REGA wetland study	\$5.0					
REGA engineering	\$19.5					
Hampton Construction	\$1.2					
<b>TOTAL</b>	<b>\$2,769.1</b>					

- Process to finalize projects & productively maximize benefit from bond proceeds
1. Input from customers (events, 4-H, etc.) & Ag Society Board
  2. Update Master Plan, including Phase 3 build-out, so any Phase 2.5 spend is done with long-term plan in mind
  3. Prioritize list of projects based on most critical needs, revenue potential
  4. Look for other sources of funding: e.g. grants or sponsor partners that could be sources of funds e.g. landscaping, recycling, outdoor recreation, lodging tax, equipment etc.
  5. Get multiple bids on remaining projects
  6. Use County/City/UNL/State contract and/or nonprofit pricing



**LANCASTER COUNTY BOARD OF COMMISSIONERS**

*Deb Schorr Larry Hudkins Roma Amundson Brent Smoyer Jane Raybould*

Jim O'Hare  
Horizon Bank  
10841 N. 140 St., PO Box 447  
Waverly, NE 68462

8/5/2014

Parcel ID: 24-21-105-001-000  
Situs Address: 10440 N 140 ST, WAVERLY, NE  
Legal: WAYFAIR ADDITION, Lot 1  
Protest Number: 13-00430

Dear Property Owner/Appellant:

**RE: TERC PENDING/FINAL ACTION**

On August 5, 2014, the Lancaster County Board of Commissioners, acting in its capacity as the Board of Equalization, made a final determination of value with regard to your Property Valuation Protest. The Board based its final decision on data from the Assessor, data presented to you, and the recommendation of contracted professional appraisers, acting as independent referees, who assisted the Board in the analysis of valuation protests.

After reviewing all information, the Board of Equalization set final value at:

---

Assessor's Proposed Value:	\$636,000
Board of Equalization's Final Value:	\$598,500
Difference:	-\$37,500

---

This concludes the review of your 2014 valuation by the Board of Equalization. The report required by Neb. Rev. Statute §77-1502, which includes the Board's decision and all documentation relating to this appeal application, is available for review at the Lancaster County Clerk's Office during normal business hours (Monday- Friday; 7:30 a.m. to 4:30 p.m.).

Information from your Property Valuation Protest file may be used by you in an appeal process to the Tax Equalization and Review Commission (TERC). If you wish to appeal the decision of the Board of Equalization, you may file an appeal with TERC on or before September 10, 2014. A copy of this letter and a \$25 filing fee must accompany the appeal form. For those property owners that have a case pending at TERC from the previous year(s), a TERC decision in your favor will not carry forward to 2014. To preserve your position for 2014, you may want to file another appeal with them this year.

Appeal forms are available at the locations below:

**Lancaster County Clerk**

County-City Building  
555 S. 10<sup>th</sup> Street, Room 108  
Lincoln, NE 68508  
Phone: (402)441 -8725; Fax: (402)441- 8728  
[lancaster.ne.gov](http://lancaster.ne.gov)

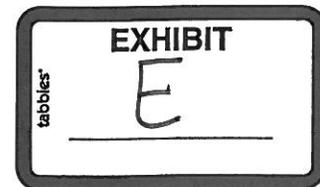
**Tax Equalization and Review Commission**

State Office Building, Mall Level, Southeast Corner  
P.O. Box 95108; 301 Centennial Mall South  
Lincoln, NE 68509-5108  
Phone: (402)471-2842; Fax: (402)471- 7720  
[terc.ne.gov](http://terc.ne.gov)

Dan Nolte, County Clerk

Larry Hudkins, County Board Chair

CC: Protest Packet  
County Assessor/Register of Deeds



**Contact:** Sara S. Hartzell  
[shartzell@lincoln.ne.gov](mailto:shartzell@lincoln.ne.gov)  
402-441-6371

David R. Cary  
[dcary@lincoln.ne.gov](mailto:dcary@lincoln.ne.gov)  
402-441-6364

**Date:** July 24, 2014

## **CITIZENS' INSTITUTE ON RURAL DESIGN™ ANNOUNCES 2014 AWARDS**

*Lancaster County Towns one of 4 communities selected nationwide*

Lincoln, NE -- The Citizens' Institute on Rural Design™ (CIRD) announced today that the small towns of Lancaster County were selected to host a rural design technical workshop later this year or early next year.

CIRD workshops bring together local leaders, non-profits, community organizations, and citizens and a team of specialists in design, planning, community and economic development, and creative placemaking to address design challenges identified by the host communities.

CIRD offers annual competitive funding to as many as four small towns or rural communities with populations under 50,000 to host a two-and-a-half day community design workshop. CIRD awardees receive \$7,000 to support the workshop, in-kind design expertise and technical assistance valued at \$35,000, and additional training through webinars, conference calls, and web-based resources.

The proposal submitted by the Lincoln and Lancaster County Planning Department, Lancaster County Commissioners, and UNL Extension in Lancaster County, was one of four selected by an advisory panel from a pool of 48 applicants this year. Each of the selected organizations applied with multiple local partners. "We were extremely impressed by the volume and high quality of the applications we received. The selected communities demonstrate rich potential for leveraging partnerships to take action on a wide range of rural design issues," said Cynthia Nikitin, CIRD Program Director and Senior Vice President of Project for Public Spaces, Inc. "Rural design is a valuable tool for citizens to use to build on existing assets and improve their community's quality of life and long-term viability."

The workshop proposed will address the challenges and opportunities afforded to the small towns in Lancaster County, a County which is dominated by the City of Lincoln. Topics of community identity, unique attributes and opportunities, the challenges of keeping a small town vibrant in the shadow of a major city, resources and tools for bringing vision to reality, as

well as others, will be discussed in this three day workshop. The final day will include an open house and presentations to the residents of these communities.

“This is another wonderful example of the towns and villages, in cooperation with Lancaster County, coming together to beautify and enhance our county and improve the quality of life for all of our citizens.” Chair of the Lancaster County Board of Commissioners, Larry Hudkins, said.

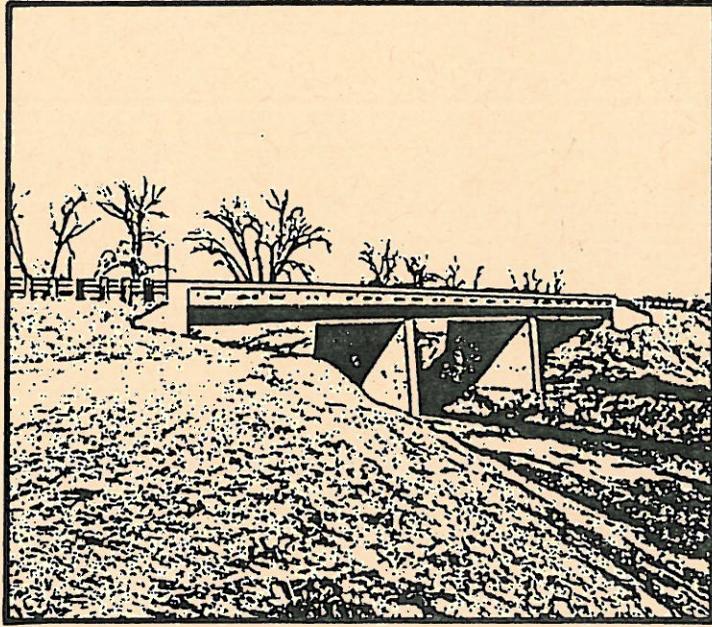
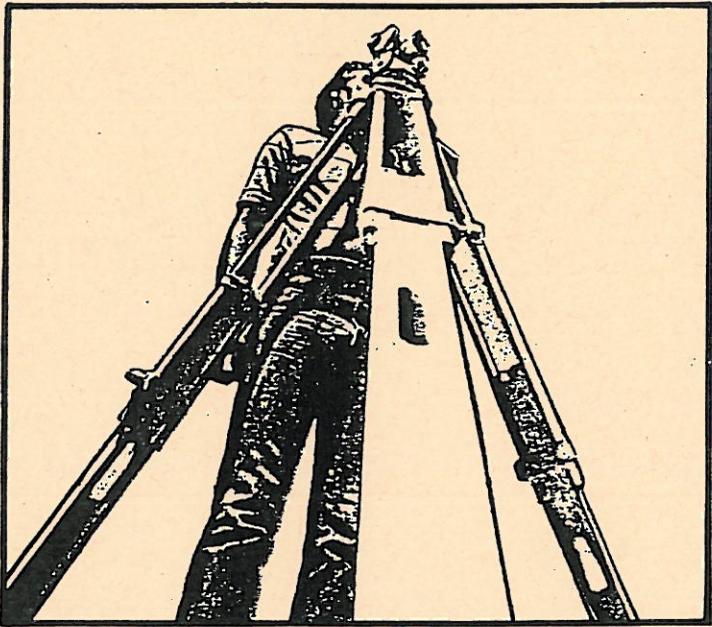
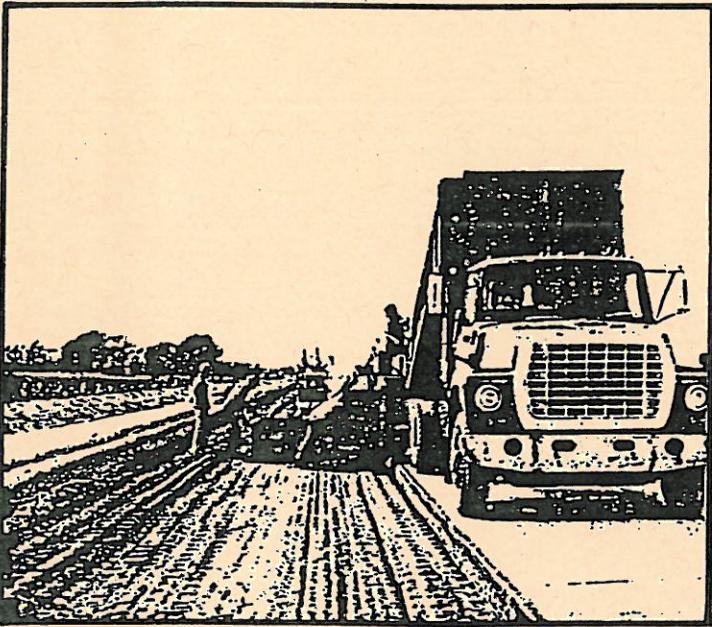
For a complete list of selected communities and past workshop locations, please visit the Citizens' Institute on Rural Design website at [www.rural-design.org](http://www.rural-design.org).

###

The Citizens' Institute on Rural Design™ (CIRD) is a National Endowment for the Arts leadership initiative in partnership with the U.S. Department of Agriculture and Project for Public Spaces, Inc., along with the Orton Family Foundation and the CommunityMatters® Partnership. Established in 1991, CIRD has convened more than 60 rural design workshops in all regions of the country, empowering residents to leverage local assets in order to build better places to live, work, and play. **For more information visit [www.rural-design.org](http://www.rural-design.org).**

For further information, contact the Lincoln and Lancaster County Planning Department, Sara Hartzell, 402-441-6371 or [shartzell@lincoln.ne.gov](mailto:shartzell@lincoln.ne.gov), or David Cary, 402-441-6364 or [dcary@lincoln.ne.gov](mailto:dcary@lincoln.ne.gov).

# LANCASTER COUNTY ROAD AND BRIDGE CONSTRUCTION PROGRAM FISCAL YEAR 2014



LANCASTER COUNTY ENGINEERING DEPARTMENT

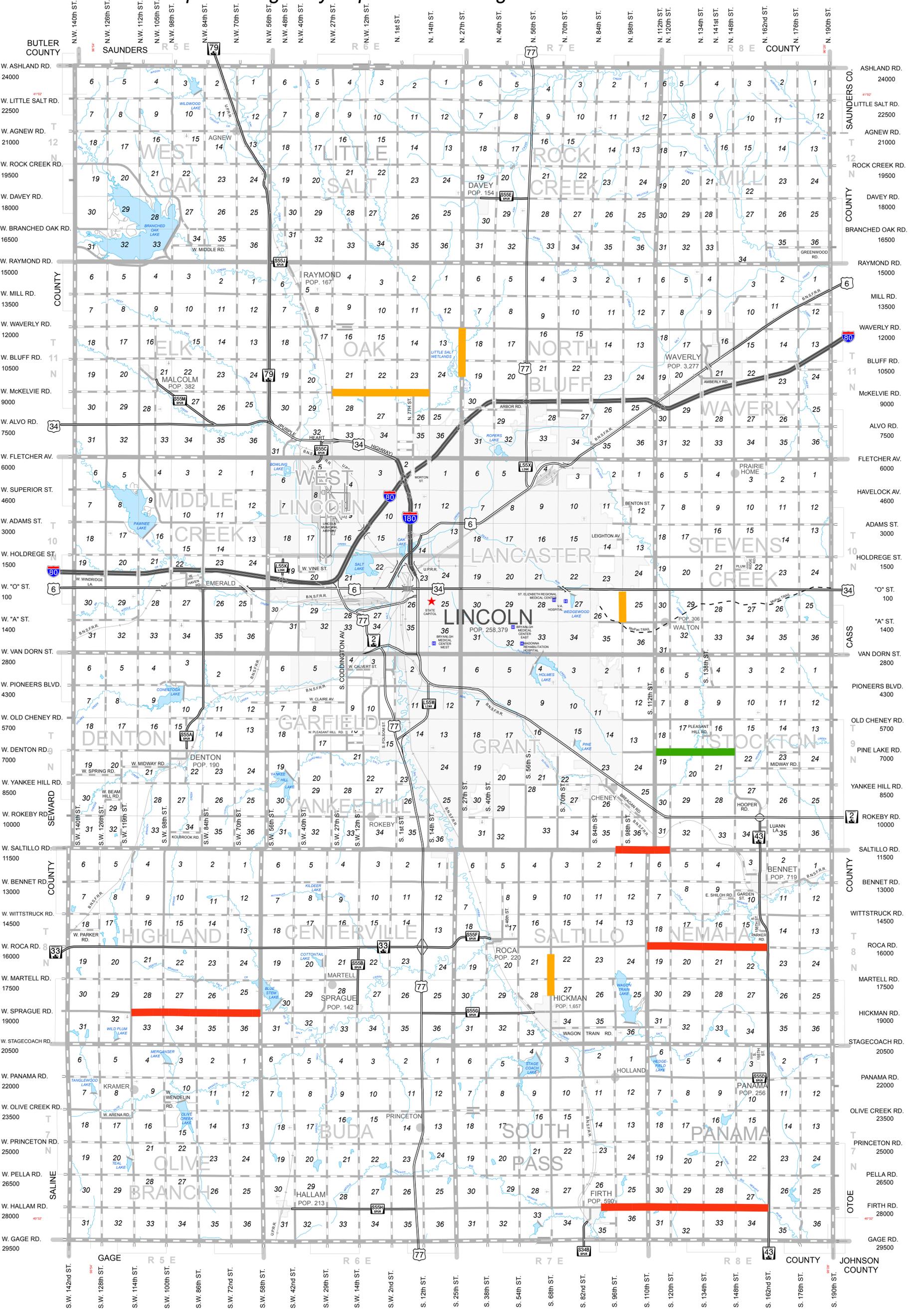
## FISCAL YEARS 2014 AND 2015 - 2019

Normally projects that are programmed for work in Fiscal Year 2014 are also included in Fiscal Years 2015 - 2019 being advanced one step.

Projects that are included in Fiscal Year 2014 program on a "stand-by" basis are repeated in the Fiscal Years 2015 - 2019 program listings at the next advanced step. They are included on the Fiscal Years 2015 - 2019 map of programmed work at the advanced step.

The County Board has indicated that unless projects are included in the Comprehensive Plan's "Future Paved County Street and Road Network" that they will not be approved for pavement unless the Comprehensive Plan is amended accordingly. Therefore, in such instances, projects are not advanced in the 2015 - 2019 listings.

## Proposed Highway Improvement Program - Fiscal Year 2014



**SOURCE:**

Lancaster County Records, Lancaster County Engineering Department  
 1992 Lancaster County Map, Lancaster County Engineering Department  
 1997 Lancaster County Map, Lancaster County Engineering Department  
 2001 Lancaster County Map, Lancaster County Engineering Department  
 City Limits for Lincoln, City of Lincoln-Lancaster County Planning Department  
 Census Bureau TIGER/Line Data, U.S. Department of Commerce  
 Digital Aerial Orthophotography, Nebraska Department of Natural Resources  
 U.S.G.S. Topographic Quadrangles, U.S. Department of the Interior

- INTERSTATE HIGHWAY
- U.S. HIGHWAY
- STATE HIGHWAY
- PAVED ROAD
- GRAVEL ROAD
- DIRT ROAD
- DAM WITH ROAD ON TOP
- ROAD MAINTAINED BY ADJOINING COUNTY
- RAILROAD
- MOPAC TRAIL
- CEMETERY

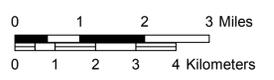
- COUNTY BOUNDARY
- TOWNSHIP LINE
- SECTION LINE
- UNINCORPORATED VILLAGE
- INCORPORATED VILLAGE OR CITY
- SUBDIVISION
- MAJOR PARKS
- RIVER OR CREEK
- LAKE OR POND
- RESERVOIR WITH DAM
- WETLANDS

**LANCASTER COUNTY ENGINEERING DEPARTMENT**

444 Cherrycreek Road Bldg. C  
 Lincoln, Nebraska 68528  
 Tel: 402-441-7681 Fax: 402-441-8692

**PROPOSED IMPROVEMENTS**

- PAVING
- GRADING
- ENGINEERING
- RIGHT OF WAY
- BRIDGES



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LANCASTER COUNTY  
ROAD AND BRIDGE CONSTRUCTION PROGRAM  
FISCAL YEAR 2014

C = County  
L = City of Lincoln

**ROADS**

—Transfer into One Year Plan—

**STANDBY PROJECTS**

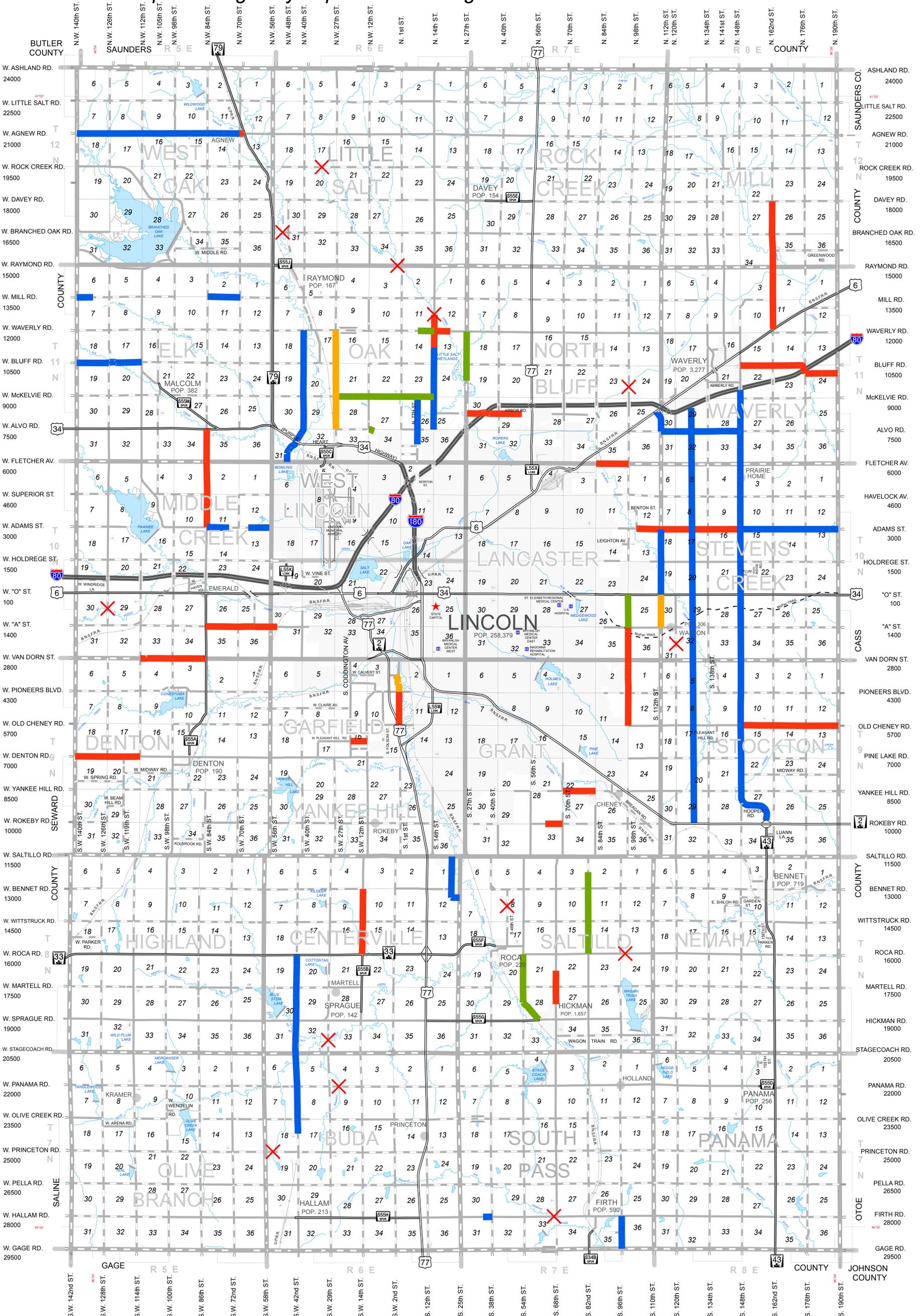
ROAD OR STREET	PROJECT NO.	CLASSIFICATION	EXISTING SURFACE	A.D.T. LATEST COUNT	TOWNSHIP	LOCATION FROM SECTIONS	LENGTH	TYPE OF IMPROVEMENT	DESIGN STANDARD	ESTIMATED COST
S. 1 <sup>st</sup> Street	C55-O-412(1)	Local	Gravel	215	Yankee Hill	W-2	0.5 Mile	ROW	ROA-1	12,000
N. 112 <sup>th</sup> St.	C55-J-401(1)	Other Arterial	Gravel	246-263	Stevens Creek	W-18,19	2.0 Miles	Engineering	RUTS	60,000
N. 141 <sup>st</sup> St.	C55-#11	Local	Dirt	10	Mill	In 16	1.0 Mile	Rock Surfacing	RL-3	8,000
S. 162 <sup>nd</sup> St.	C55-#109	Local	Dirt	5	Nemaha	W-14	0.25 Mile	Rock Surfacing	RL-3	2,000
W. Agnew Road	C55-D-401(2)	Other Arterial	Gravel	322	West Oak	S-12	0.1 Mile	Pavement	ROA-1	50,000
W. Alvo Road	C55-F-406(3)	Local	N/A	0	Oak	In 34	0.2 Mile	Grading, Rock Surfacing	RUTS	20,000
Ashland Rd	C55-#14	Local	Dirt	4	Mill	N-3	0.65 Mile	Rock Surfacing	RL-3	5,200
Bennet Road	C55-#116	Local	Dirt	9	Saltillo	S-2	0.4 Mile	Rock Surfacing	RL-3	3,200
East Beltway	DPU (156)	Expressway	N/A	N/A	Stockton Stevens Creek Waverly	In 29,20,17,8,5 In 32,29,20,17,8,5 In 32, 29	13.0 Miles	Engineering, ROW	DR-2	600,000 (L) 600,000 (C)
Firth Road	C55-XY-402(5)	Other Arterial	Pavement	363-907	South Pass Panama	S-25,26 S-27,28,29,30	5.2 Miles	2 <sup>nd</sup> Stage Pavement	N/A	910,000
W. Little Salt Road	C55-#37	Local	Dirt	13	Little Salt	S-2	1.0 Mile	Rock Surfacing	RL-3	8,000
Pine Lake Road	C55-Q-409(1)	Local	Gravel	110-260	Stockton	S-16,17,18	2.5 Miles	Grading & Structures	ROA-1	485,000
Wittstruck Road	C55-#108	Local	Dirt	18	Nemaha	S-10,11	1.2 Miles	Rock Surfacing	RL-3	9,600







## Proposed Highway Improvement Program - Fiscal Years 2015 - 2019



**SOURCE:**

Lancaster County Records, Lancaster County Engineering Department  
 1992 Lancaster County Map, Lancaster County Engineering Department  
 1997 Lancaster County Map, Lancaster County Engineering Department  
 2001 Lancaster County Map, Lancaster County Engineering Department  
 City Limits for Lincoln, City of Lincoln-Lancaster County Planning Department  
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**PROPOSED IMPROVEMENTS**

- PAVING
- GRADING
- ENGINEERING
- RIGHT OF WAY
- BRIDGES

**LANCASTER COUNTY ENGINEERING DEPARTMENT**

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LANCASTER COUNTY  
ROAD AND BRIDGE CONSTRUCTION PROGRAM  
FISCAL YEAR 2015 - 2019

**ROADS**

ROAD OR STREET	PROJECT NO.	CLASSIFICATION	EXISTING SURFACE	A.D.T. LATEST COUNT	TOWNSHIP	LOCATION FROM SECTIONS	LENGTH	TYPE OF IMPROVEMENT	DESIGN STANDARD	ESTIMATED COST
S. 1 <sup>st</sup> Street	C55-O-408(4)	Local	Gravel	211	Yankee Hill	W-11	1.0 Mile	Pavement	ROA-1	400,000
N. 7 <sup>th</sup> Street	C55-F-418(1)	Local	Dirt & Gravel	14-103	Oak	In 26 & 35	1.5 Miles	Engineering	RL-1	20,000
SW 14 <sup>th</sup> Street	RS- 532(14)	Other Arterial	Gravel	306-330	Centerville	W-15,10	2.0 Miles	Pavement	ROA-1	800,000
N. 14 <sup>th</sup> Street	C55-F-417(2)	Other Arterial	Pavement	2,920-3,082	Oak	W-13,24,25	2.5 Mile	Engineering	ROA-1	45,000
N. 14 <sup>th</sup> Street & Waverly Road	C55-F-417(3)	Other Arterial	Pavement Gravel	232-3,022	Oak	S-11,12 W-12,13	1.0 Mile	Pavement, Grading & Structures	ROA-1	600,000
S. 25 <sup>th</sup> Street	C55-T-404(1)	Local	Gravel	122-243	Centerville	In 1,12	1.5 Miles	Engineering	ROA-1	20,000
N. 27 <sup>th</sup> Street	C55-G-407(2)	Local	Gravel	195-257	North Bluff	W-18,19	1.5 Miles	Grading & Structures	ROA-1	175,000
NW 27 <sup>th</sup> Street	C55-F-415(3)	Collector	Gravel	177-236	Oak	W-16,21,28	3.0 Miles	ROW	ROA-1	80,000
NW 40 <sup>th</sup> Street	C55-F-419(1)	Local	Gravel	31-66	Oak	W-32,29,20,17	3.5 Miles	Engineering	ROA-1	40,000
SW 42 <sup>nd</sup> Street	C55-TW-401(1)	Other Arterial	Gravel	138-192	Centerville Buda	W-20,29,32 W-5,8,17	5.5 Miles	Engineering	ROA-1	55,000
NW 48 <sup>th</sup> Street	C55-F-414(2)	Other Arterial	Pavement	3,577	Oak	In 31	0.8 Mile	Engineering (4 lanes)	Urban Section	20,000
S. 54 <sup>th</sup> Street	C55-S-405(3)	Local	Gravel	174-223	Saltillo	W-21,28	2.0 Miles	Grading & Structures	ROA-1	250,000
S. 68 <sup>th</sup> Street	STPE-3265(7)	Other Arterial	Pavement	4,982-5,251	Saltillo	W-22,27	1.3 Miles	Grading & Structures, Pavement	ROA-1	1,500,000
S. 82 <sup>nd</sup> Street	C55-S-404(4)	Local	Gravel	124-238	Saltillo	W-2,11,14	2.5 Miles	Grading & Structures	ROA-1	300,000

LANCASTER COUNTY  
ROAD AND BRIDGE CONSTRUCTION PROGRAM  
FISCAL YEAR 2015 - 2019

**ROADS**

ROAD OR STREET	PROJECT NO.	CLASSIFICATION	EXISTING SURFACE	A.D.T. LATEST COUNT	TOWNSHIP	LOCATION FROM SECTIONS	LENGTH	TYPE OF IMPROVEMENT	DESIGN STANDARD	ESTIMATED COST
NW 84 <sup>th</sup> Street	C55-EM- 401(1)	Collector	Gravel	225-296	Elk Middle Creek	W-35 W-11 & 2	3.0 Miles	Pavement	ROA-1	1,200,000
S. 96 <sup>th</sup> Street	C55-X-403(2)	Local	Gravel	315-367	South Pass	W-36	1.0 Mile	Engineering	ROA-1	15,000
S. 98 <sup>th</sup> Street	C55-KP-412(1)	Local	Gravel	211	Grant	W-1	0.7 Mile	Paving	RUTS	300,000
S. 98 <sup>th</sup> Street	C55-K-412(2)	Local	N.A.	0	Lancaster	W-25	1.0 Mile	Grading & Structures	RUTS	200,000
S. 98 <sup>th</sup> Street	C55-KP-412(3)	Local	Gravel	174	Lancaster	W-36	1.1 Miles	Pavement	RUTS	440,000
S. 98 <sup>th</sup> Street	C55-KP-412(2)	Local	Gravel	308	Grant	W-12	1.0 Mile	Pavement	RUTS	400,000
N. 112 <sup>th</sup> Street	C55-GH-402(1)	Other Arterial	Gravel	140	North Bluff Waverly	In 25 W-30	0.7 Mile	Engineering	ROA-1	10,000
N. 112 <sup>th</sup> Street	C55-J-401(1)	Other Arterial	Gravel	246-263	Stevens Creek	W-18,19	2.0 Miles	Engineering	ROA-1	15,000
S. 112 <sup>th</sup> Street	C55-J-401(1)	Other Arterial	Gravel	243	Stevens Creek	W-30	1.0 Mile	ROW	ROA-1	20,000
N. 148 <sup>th</sup> St. & S. 148 <sup>th</sup> St.	C55-HJK-408(1)	Other Arterial	Pavement	2,596-4,329	Stockton Stevens Creek Waverly	W-3,10,15,22,27 W-3,10,15,22,27,34 W-15,22,27,34	14.5 Miles	Engineering & Traffic Study	N/A	20,000
N. 162 <sup>nd</sup> Street	C55-A-401(5)	Local	Gravel	203-260	Waverly Mill	W-2 W-26,35	2.3 Miles	Pavement	ROA-1	920,000
N. 162 <sup>nd</sup> Street	C55-H-410(1)	Local	Gravel	228-238	Waverly	W-2,11	1.7 Miles	Pavement	ROA-1	680,000
West "A" Street	C55-ML- 405(1)	Collector	Gravel	320-598	West Lincoln Middle Creek	S-30 S-26,25	2.2 Miles	Pavement	ROA-1	880,000

LANCASTER COUNTY  
ROAD AND BRIDGE CONSTRUCTION PROGRAM  
FISCAL YEAR 2015 - 2019

ROADS

ROAD OR STREET	PROJECT NO.	CLASSIFICATION	EXISTING SURFACE	A.D.T. LATEST COUNT	TOWNSHIP	LOCATION FROM SECTIONS	LENGTH	TYPE OF IMPROVEMENT	DESIGN STANDARD	ESTIMATED COST
E. Adams Street	C55-KJ-403(1)	Other Arterial	Gravel	195-450	Lancaster Stevens Creek	S-12 S-7,8,9	3.3 Miles	Pavement	ROA-1	1,320,000
E. Adams Street	C55-J-411(1)	Local	Gravel	247-388	Stevens Creek	S-10,11,12	3.0 Miles	Engineering	ROA-1	30,000
W. Adams Street	C55-M-415(2)	Local	Gravel	223-326	Middle Creek	S-11,12	1.6 Miles	Engineering	ROA-1	20,000
W. Agnew Road	C55-D-401(1)	Other Arterial	Gravel	37-211	West Oak	S-7,8,9,10,11	5.1 Miles	Engineering	ROA-1	75,000
Alvo Road	C55-H-411(1)	Local	Gravel	119-132	Waverly	S-28,29,30	2.5 Miles	Engineering	ROA-1	25,000
Arbor Road	C55-G-408(1)	Local	Gravel	356-368	North Bluff	In-29, 30	1.75 Miles	Pavement	ROA-1	700,000
Bluff Road	C55-H-402(1)	Other Arterial	Gravel	174-256	Waverly	S-15,14 In 23,24	3.2 Miles	Pavement	ROA-1	1,280,000
W. Bluff Road	C55-E-406(2)	Local	Gravel	118-200	Elk	S-17,18	2.0 Miles	Engineering	ROA-1	20,000
W. Denton Road	C55-N-404(1)	Collector	Gravel	235-447	Denton	S-17,18	2.0 Miles	Pavement	ROA-1	800,000
Firth Road	C55-X-402(5)	Other Arterial	Pavement	829	South Pass	S-30	0.2 Mile	Engineering	ROA-1	10,000
Fletcher Avenue	C55-H-403(2)	Other Arterial	Gravel	268	North Bluff	S-35	1.0 Mile	Pavement	ROA-1	400,000
McKelvie Road	C55-F-405(1)	Local	Gravel	96-124	Oak	S-21,22,23	3.0 Miles	Grading & Structures	ROA-1	600,000
W. Mill Road	C55-E-401(1)	Other Arterial	Gravel	115	Elk	S-6	0.5 Mile	Engineering	ROA-2	10,000
W. Mill Road	C55-E-408(1)	Local	Dirt	8	Elk	S-2	1.0 Mile	Engineering	RL-3	10,000



LANCASTER COUNTY  
ROAD AND BRIDGE CONSTRUCTION PROGRAM  
FISCAL YEARS 2015 - 2019

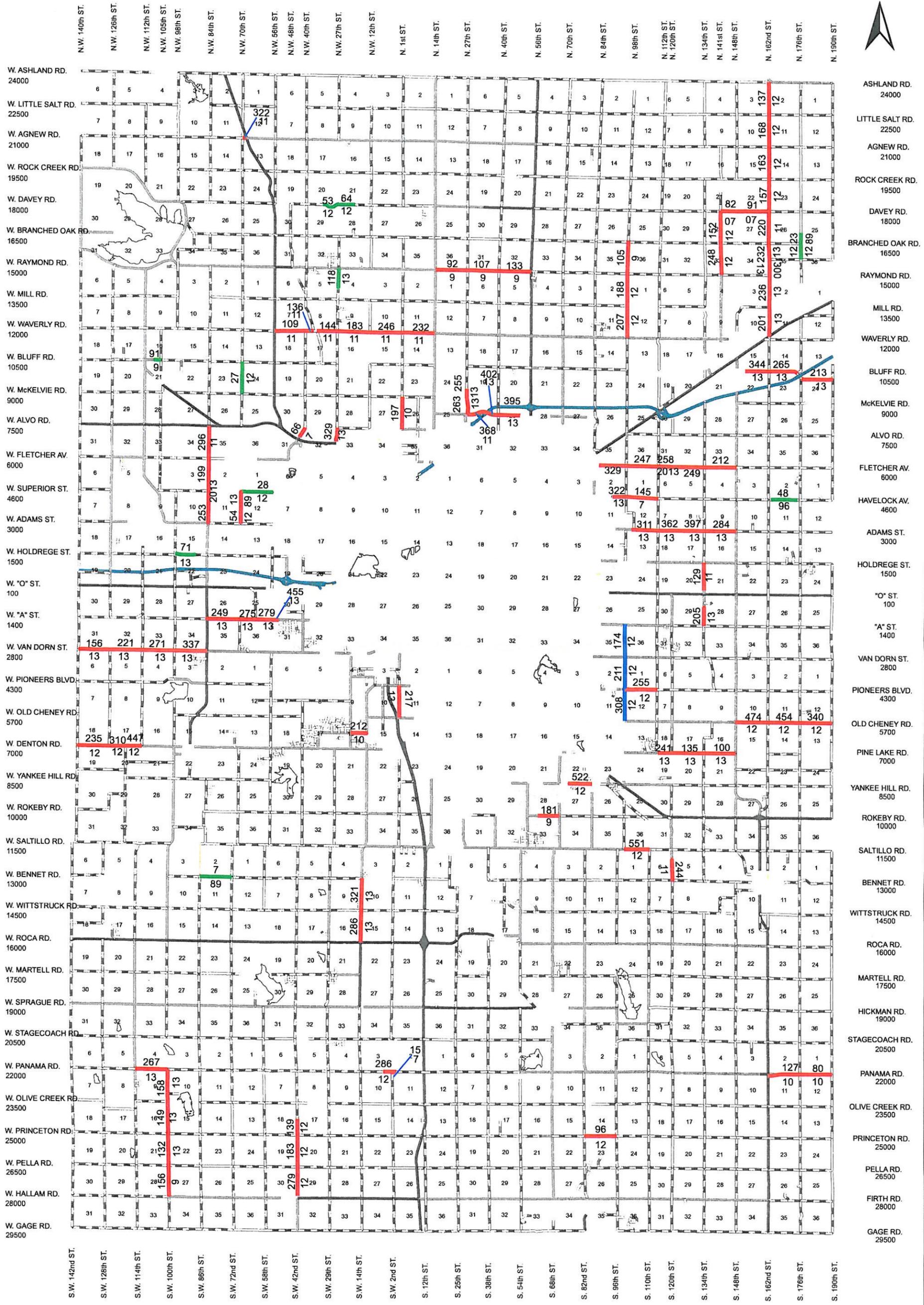
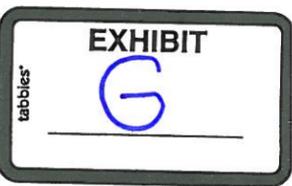
**BRIDGES**

ROAD OR STREET	PROJECT NO.	CLASSIFICATION	EXISTING SURFACE	A.D.T. LATEST COUNT	TOWNSHIP	LOCATION FROM SECTIONS	COUNTY BRIDGE NO.	ROADWAY WIDTH	TYPE OF IMPROVEMENT	H-LOADING	ESTIMATED COST
W. Rock Creek Road	C55-C-220	Local	Gravel	26	Little Salt	S-17	C-220	28'	160' P.C.G.	HL-93	660,000
W. Branched Oak Road	C55-C-224	Local	Gravel	65	Little Salt	S-30	C-224	28'	140' C.C.S.	HL-93	556,100
N. 98 <sup>th</sup> St.	C55-G-222	Collector	Gravel	161	North Bluff	W-24	G-222	32'	320' D.S.G.	HL-93	1,714,500
S. 120 <sup>th</sup> St.	C55-J-138	Local	Gravel	242	Stevens Creek	W-32	J-138	28'	75' C.C.S.	HL-93	366,700
SW 126 <sup>th</sup> Street	C55-M-178	Local	Gravel	38	Middle Creek	W-29	M-178	28'	110' C.C.S.	HL-93	422,600
S. 46 <sup>th</sup> St.	C55-S-59	Local	Gravel	162	Saltillo	In-8	S-59	36'	C.B.C.	HL-93	175,200
Roca Road	C55-S-179	Other Arterial	Asphalt	816	Saltillo	S-13	S-179	40'	80' C.C.S.	HL-93	631,800
SW 29 <sup>th</sup> Street	C55-T-177	Local	Gravel	117	Centerville	W-33	T-177	28'	140' P.C.G.	HL-93	528,500
W. Panama Rd.	C55-W-116	Local	Gravel	327	Buda	S-4	W-116	28'	80' C.C.S.	HL-93	384,120

ALL BRIDGES ARE DESIGNED WITH REGARD TO ENVIRONMENTAL COMPATIBILITY

# LANCASTER COUNTY

## GRADED ROADS



### Legend

- GRADED
- GRADED-NARROW
- RUTS GRADED