

**MINUTES**  
**LANCASTER COUNTY BOARD OF COMMISSIONERS**  
**TUESDAY, SEPTEMBER 15, 2009**  
**COMMISSIONERS HEARING ROOM, ROOM 112**  
**FIRST FLOOR, COUNTY-CITY BUILDING**  
**9:30 A.M.**

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

Others present: Kerry Eagan, Chief Administrative Officer  
Gwen Thorpe, Deputy Chief Administrative Officer and  
Interim Lancaster Manor Administrator  
Tom Fox, Deputy County Attorney  
Dan Nolte, County Clerk  
Angela Zocholl, County Clerk's Office

The location announcement of the Nebraska Open Meetings Act was given and the meeting was called to order at 9:30 a.m.

1) **MINUTES: Approval of the Minutes of the Board of Commissioners meeting held on Tuesday, September 8, 2009.**

**MOTION:** Stevens moved and Workman seconded approval of the minutes. Hudkins, Stevens, Schorr, Workman and Heier voted aye. Motion carried 5-0.

2) **CLAIMS: Approval of all claims processed through Tuesday, September 15, 2009.**

**MOTION:** Hudkins moved and Stevens seconded approval of the claims. Schorr, Hudkins, Workman, Stevens and Heier voted aye. Motion carried 5-0.

3) **SPECIAL PRESENTATION:**

A. **Presentation of the Commissioner's Award of Excellence for July 2009 to Geraldine Walker, Community Mental Health**

Travis Parker, Deputy Director of Community Mental Health, spoke of the importance of Walker's role and praised all her work, including taking on the tasks of another employee on medical leave.

Dean Settle, Executive Director of Community Mental Health, further praised Walker for her work.

Walker expressed her appreciation for the award.

The Clerk read the announcement for the record.

3) **SPECIAL PRESENTATION CONTINUED:**

Stevens presented the Commissioner's Award of Excellence to Walker.

**MOTION:** Workman moved and Hudkins seconded to award Geraldine Walker the Award of Excellence. Workman, Schorr, Stevens, Hudkins and Heier voted aye. Motion carried 5-0.

4) **PUBLIC HEARING:**

- A. **Comprehensive Plan Amendment No. 09006 (Little Salt Creek Watershed Master Plan), County Change of Zone No. 09017 (text amendment to Lancaster County Zoning Resolution), County Miscellaneous No. 09006 (text amendment to Lancaster County Land Subdivision Resolution), and a resolution to recognize the Little Salt Creek 100-year Floodprone Area and Floodway as best available information.**

The Chair opened the public hearing.

Nicole Fleck-Tooze and Ben Higgins, Lincoln Public Works & Utilities, were sworn in.

Higgins presented a slideshow on the watershed master plan. He noted the new map uses LIDAR data and is a lot more detailed. He discussed the extensive public process.

Fleck-Tooze continued the slideshow. She explained the resolutions involved: the comprehensive plan amendment would add the master plan to the list of approved sub-area plans and watershed studies and amend the future land use maps to make certain land use is consistent with updated floodprone area information; the zoning and subdivision revisions add provisions for regulating the locally adopted floodprone area and floodway to ensure consistency between City and County jurisdiction; and the resolution would formally adopt the floodprone area and floodway as best information. Fleck-Tooze distributed a color map of the floodprone areas (Exhibit A).

In response to Stevens' questions, Fleck-Tooze confirmed this would adopt the technical data for regulatory information. She stated FEMA would designate the area as a floodway and a floodplain; the floodprone definition is temporary.

Schorr asked what area would be covered next. Fleck-Tooze said the next area for the City is the Antelope Creek Watershed, focusing on water quality. She added they will probably work north and northwest in the future.

The Chair closed the public hearing.

- B. **The proposed issuance by the County of Lancaster, Nebraska of its Industrial Development Revenue Bond (Plastic Companies Enterprises, Inc., project), Series 2009, in an amount not to exceed \$1,700,000, the proceeds of which will be used for the acquisition and installation of certain equipment to be operated and used by Plastic Companies Enterprises, Inc.**

4) **PUBLIC HEARING CONTINUED:**

The Chair opened the public hearing.

Andrew Romshek, Kutak Rock, and Sheli Carpenter, Plastic Companies Enterprises, Inc., were sworn in.

Romshek explained a resolution was passed previously for the intent of selling the bonds. The current public hearing and resolution would approve the issuance of the bonds.

Carpenter said this was their third industrial development bond. She said they need this bond to do a 35,000 square foot expansion on their Air Park facility.

Schorr asked how many additional jobs would be created. Carpenter said there would probably be around ten jobs.

Workman asked Carpenter to explain their product line. Carpenter said they do injection molding, with the majority of it for pharmaceutical applicators.

The Chair closed the public hearing.

5) **NEW BUSINESS:**

- A. **A resolution in the matter of Comprehensive Plan Amendment No. 09006, by the Director of Planning, at the request of the Director of Public Works and Utilities Department and the Lower Platte South Natural Resources District to amend the 2030 Lincoln-Lancaster County Comprehensive Plan by adding the Little Salt Creek watershed master Plan to the list of subarea plans and to amend the Lincoln area and Lancaster County future land use maps to ensure the agricultural stream corridor, green space, and environmental land uses are consistent with the updated floodprone area and floodway as provided in Exhibit "A". (R-09-0069)**
- B. **A resolution in the matter of County Change of Zone No. 09017, a text amendment to the Lancaster County Zoning Resolution, amending Article 2, Section 2.052 and various sections of Article 11 to add a definition for "Floodprone Area" and to add provisions for regulating locally-adopted "Floodprone Areas" in the same manner as FEMA flood plains are regulated. The amendments are as provided in Attachment A. (R-09-0070)**
- C. **A resolution in the matter of County Miscellaneous No. 09006, a text amendment to the Lancaster County Subdivision Regulations, to amend Chapter 2, Section 2.16 to Section 2.27; and Chapter 6, Section 6.01 as provided in Attachment "A". (R-09-0071)**
- D. **A resolution adopting and recognizing the Little Salt Creek 100-year floodprone area and floodway as the best available information as provided in attachment "A". (R-09-0072)**

5) **NEW BUSINESS CONTINUED:**

**MOTION:** Stevens moved and Workman seconded approval of the four resolutions (Items 5A, 5B, 5C and 5D). Workman, Schorr, Hudkins, Stevens and Heier voted aye. Motion carried 5-0.

- E. **A resolution authorizing the issuance by the County of Lancaster, Nebraska of its Industrial Development Revenue Bond (Plastic Companies Enterprises, Inc., project), Series 2009, in an amount of \$1,700,000, the proceeds of which will be used for the acquisition and installation of certain equipment to be operated and used by Plastic Companies Enterprises, Inc. (R-09-0073)**

**MOTION:** Hudkins moved and Stevens seconded approval of the resolution. Schorr, Hudkins, Workman, Stevens and Heier voted aye. Motion carried 5-0.

- F. **A Special Designated License application, submitted by JTM, Inc., to provide liquor beverage service for a reception at Country Pines, 6305 W. Adams Street, Lincoln, from 8:00 p.m. to 1:00 a.m. on Saturday, October 2, 2009.**

**MOTION:** Stevens moved and Workman seconded approval of the special designated license application, incorporating the recommendation of the County Engineer. Workman, Schorr, Stevens, Hudkins and Heier voted aye. Motion carried 5-0.

- G. **A request from ALN Medical Management for a refund of 2008 personal property tax.**

Scott Gaines, Deputy County Assessor/Register of Deeds, recommended approval of the request. He said computer equipment was reported by the owner and lessee and taxes were paid by both. Gaines said the refund would reimburse the lessee.

**MOTION:** Hudkins moved and Stevens seconded approval of the request based upon the recommendation of the County Assessor's office. Schorr, Stevens, Hudkins, Workman and Heier voted aye. Motion carried 5-0.

- H. **A recommendation from the Purchasing Agent and County Sheriff's Department to award a contract for \$94,441.50 to Mike's 66 Towing & Used Cars, Inc. (B-09-0071)**

**MOTION:** Stevens moved and Workman seconded approval of the recommendation.

Bob Walla, Purchasing Agent, said numbers were based upon estimates from previous years with a flat fee per tow and storage space. He said the Sheriff's office investigated the storage facilities, and it was determined the second lowest bidder would be more appropriate than the lowest bidder for the work needed.

**ROLL CALL:** Stevens, Workman, Schorr, Hudkins and Heier voted aye. Motion carried 5-0.

5) **NEW BUSINESS CONTINUED:**

- I. **A recommendation from the Purchasing Agent and the Reverse 911 RFP Committee to award a contract for \$28,250 to First Call. (B-09-0072)**

**MOTION:** Hudkins moved and Workman seconded approval of the recommendation. Workman, Schorr, Hudkins, Stevens and Heier voted aye. Motion carried 5-0.

- J. **A grant contract with Heartland Big Brothers Big Sisters, Inc., to provide funding for alternatives to juvenile incarcerations through the Building Our Assets Together (BOAT) project in the amount of \$18,750. Term of the grant contract is July 1, 2009, through June 30, 2010. (C-09-0493)**

**MOTION:** Schorr moved and Hudkins seconded approval of the contract.

Hudkins commented on the excellence of the program.

Schorr said this contract, as well as the other grant contracts on the agenda, are a part of the juvenile diversion program; they either help kids stay out of the juvenile justice system or provide opportunities once juveniles are released.

**ROLL CALL:** Schorr, Hudkins, Stevens, Workman and Heier voted aye. Motion carried 5-0.

- K. **A grant contract with the Malone Community Center to provide funding for the Talented Tenth Scholar's Program in the amount of \$17,250. Term of the grant contract is July 1, 2009, through June 30, 2010. (C-09-0494)**

**MOTION:** Stevens moved and Schorr seconded approval of the contract. Hudkins, Stevens, Schorr, Workman and Heier voted aye. Motion carried 5-0.

- L. **A grant contract with the Asian Community and Cultural Center in the amount of \$30,000 to provide funding to assist youth currently or at risk to become involved in the juvenile justice system through Grantee's Sudanese Advocate Project. Term of the grant contract is July 1, 2009, to June 30, 2010. (C-09-0495)**

**MOTION:** Workman moved and Stevens seconded approval of the contract. Hudkins, Stevens, Schorr, Workman and Heier voted aye. Motion carried 5-0.

- M. **A grant contract with The HUB, Inc., for management of project and grant funds for the Lincoln Education and Academic Program (LEAP) project, in the amount of \$40,000. The HUB, Inc., will contribute \$19,000 in matching funds. Term of the grant contract is July 1, 2009, through June 30, 2010. (C-09-0496)**

**MOTION:** Stevens moved and Hudkins seconded approval of the contract. Schorr, Hudkins, Workman, Stevens and Heier voted aye. Motion carried 5-0.

5) **NEW BUSINESS CONTINUED:**

- N. **A grant contract with The HUB, Inc., to provide funding for the Building Up Interdependence and Leadership Development (BUILD), in the amount of \$50,000. The HUB, Inc., will contribute \$20,000 in matching funds. Term of the grant contract is July 1, 2009, through June 30, 2010. (C-09-0497)**

**MOTION:** Stevens moved and Schorr seconded approval of the contract. Workman, Schorr, Stevens, Hudkins and Heier voted aye. Motion carried 5-0.

- O. **A grant contract with The HUB, Inc., to provide funding for the Project HIRE program, a program designed for young people who are in need of employment skills, in the amount of \$35,405. The term of the grant contract is July 1, 2009, through June 30, 2010. (C-09-0498)**

**MOTION:** Workman moved and Stevens seconded approval of the contract. Schorr, Stevens, Hudkins, Workman and Heier voted aye. Motion carried 5-0.

- P. **A grant contract with The HUB, Inc., for management of the project and grant funds for the Here to Overcome (H2O) Project, in the amount of \$15,000. The HUB, Inc., will contribute \$16,000 in matching funds. Term of the grant contract is July 1, 2009, through June 30, 2010. (C-09-0499)**

**MOTION:** Stevens moved and Hudkins seconded approval of the contract. Stevens, Workman, Schorr, Hudkins and Heier voted aye. Motion carried 5-0.

- Q. **A grant contract with El Centro de Las Americas to provide funding in the amount of \$37,080 to assist youth currently or at risk to become involved in the juvenile justice system through the grantee's Latino Intervention Program. Term of the grant contract is July 1, 2009, through June 30, 2010. (C-09-0500)**

**MOTION:** Schorr moved and Stevens seconded approval of the contract. Workman, Schorr, Hudkins, Stevens and Heier voted aye. Motion carried 5-0.

- R. **An amendment to a contract between Lancaster County and Anacomp, Inc., for the purchase of microfilming supplies on as needed basis found at County Contract No. C-07-0355. The amendment renews the contract for an additional term beginning August 15, 2009, and ending August 14, 2010, and reflects price increases as listed in Attachment "A" and changes in part numbers as listed in Attachment "B". (C-09-0501)**

**MOTION:** Hudkins moved and Stevens seconded approval of the amendment. Schorr, Hudkins, Stevens, Workman and Heier voted aye. Motion carried 5-0.

5) **NEW BUSINESS CONTINUED:**

- S. **An amendment to an agreement with Justice Works, LLC, to develop, provide and present a customized version of the prosecutorData case management software system for the County Attorney's office found at County Contract No. C-09-0168. The amendment extends the project completion date to October 1, 2009, and increases the amount which the County will reimburse Justice Works for travel expenses to Lincoln, from \$3,500 to \$5,500. (C-09-0502)**

**MOTION:** Stevens moved and Hudkins seconded to table the item for one week. Hudkins, Stevens, Schorr, Workman and Heier voted aye. Motion carried 5-0.

Stevens questioned extending the time from the July 1 deadline previously discussed and the extra contribution on the County's part. He asked to discuss the item further at a staff meeting.

Tom Fox, Deputy County Attorney, said Justice Works visited before July, but it was decided another trip was needed to do more on the system. He said the \$3500 limit on travel expenses was reached with previous travel; the increase should be covered with drug funds.

- T. **A legal services fee agreement between Lancaster County and Johnson, Flodman, Guenzel & Widger. (C-09-0503)**

**MOTION:** Stevens moved and Workman seconded approval of the agreement.

Hudkins stated although he does not support the potential sale of Lancaster Manor, he believes these legal services would be needed.

**ROLL CALL:** Hudkins, Stevens, Schorr, Workman and Heier voted aye. Motion carried 5-0.

- U. **A credit application for the Lancaster County Board of Commissioners for direct billing by Heartland Hotels.**

**MOTION:** Schorr moved and Stevens seconded approval of the application. Schorr, Hudkins, Workman, Stevens and Heier voted aye. Motion carried 5-0.

- 6) **CONSENT ITEMS:** *These are items of business that are routine which are expected to be adopted without dissent. Any individual item may be removed for special discussion and consideration by a Commissioner or by any member of the public without prior notice. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners. These items are approval of:*

- A. **Receive and place on file the following:**
- 1. Records and Information Management monthly report for August, 2009**
  - 2. Weed Control Authority monthly report for August, 2009**

6) **CONSENT ITEMS CONTINUED:**

B. **Setting of public hearings for Tuesday, September 29, 2009, at 9:30 a.m. in the County Commissioners Hearing Room, Room 112, on the first floor of the County-City Building regarding the following:**

1. **Automatic renewal of Class C liquor licenses issued in Lancaster County and outside the corporate limits of any city, pursuant to Resolution No. R-00-0148, adopted December 12, 2000, for which the County Clerk has received no protests**
2. **Setting of the final tax request at a different amount than the prior year tax request for Lancaster County and the Rural Library for Lancaster County**
3. **County Special Permit No. 07024A, requested by Gregory and Heidi Rettele, for authority to locate and occupy a mobile home while building a permanent residence on property generally located at SW 14<sup>th</sup> Street and West Olive Creek Road**

**MOTION:** Stevens moved and Schorr seconded approval of the consent items.

In reference to the Weed Control report, Hudkins discussed thistle that has been seen in the area and displayed a document showing the tall thistle (Exhibit B). He clarified it is not noxious and does not need to be destroyed.

**ROLL CALL:** Workman, Schorr, Stevens, Hudkins, and Heier voted aye. Motion carried 5-0.

7) **PENDING:**

- A. **A resolution in the matter of County Change of Zone No. 08050, requested by Michael and Judith Rosecrans, to change the zoning on 8.84 acres, more or less, from AG Agricultural to B Business on property generally located one-half mile south of the corner of Hickman Road and Homestead Expressway/Highway 77 in Lancaster County, Nebraska. (R-08-0093) (Item placed on pending on November 4, 2008.)**

8) **EMERGENCY ITEMS AND OTHER BUSINESS:**

Kim Kaspar, President of American Federation of State, County and Municipal Employees (AFSCME), appealed to the Board to not sell Lancaster Manor. She mentioned a poll done by KILN radio, which showed the majority of voters in favor of maintaining County ownership of the Manor. Kaspar also asked for a written and verbal apology from the Board for the disrespect she felt she received on the day she presented information on Hunter Management.

Melvin Moore spoke and encouraged the board to be more respectful to citizens addressing them, even when the board disagrees with the information being presented.

8) **EMERGENCY ITEMS AND OTHER BUSINESS CONTINUED:**

Coby Mach and Andre Mick appeared on behalf of Lincoln Independent Business Association (LIBA) in support of the structured sale of Lancaster Manor. Mach discussed the belief of LIBA that government should not unduly interfere with the private sector's ability to provide goods and services or provide the goods and services when the private sector can do so more efficiently. Mach further discussed various issues with the Manor and presented a document on the structured sale of Lancaster Manor (Exhibit C). Mach addressed the KILN poll mentioned by Kaspar; he said the first few hours generally reflect the feelings of the community, but often the poll becomes skewed over time and does not offer much validity.

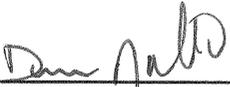
Hudkins acknowledged some of the points made by Mach. He questioned if it was of concern to LIBA to recommend the sale to Hunter Management without competitive bidding. Mach clarified they did not recommend selling to any specific entity; they are simply recommending the sale.

9) **ANNOUNCEMENTS:**

- A. **The Lancaster County Board of Commissioners will hold a Staff Meeting on Thursday, September 17, 2009, beginning at 8:30 a.m., in Room 113 on the first floor of the County City Building.**
- B. **A public hearing will be held Tuesday, September 22, 2009, at 9:30 a.m., in the County Commissioners Hearing Room, Room 112, on the first floor of the County-City Building regarding the issuance of a Class C liquor license for Ron's Pub and a Corporate Manager Liquor License to Penterman Management Group, Inc., located at 13940 O Street, Lincoln, Lancaster County, Nebraska.**
- C. **A public hearing will be held Tuesday, September 29, 2009, at 9:30 a.m., in the County Commissioners Hearing Room, Room 112, on the first floor of the County-City Building regarding County Change of Zone No. 09018 to amend the Lancaster County Zoning Resolution to change provisions to allow expanded home occupation.**
- D. **The Lancaster County Board of Commissioners meeting is broadcast live at 9:30 a.m., on Tuesdays and rebroadcast at 1:30 p.m., and 6:30 p.m., as well as on Saturday afternoon on 5 City-TV, Cable Channel 5. In addition, this meeting may be viewed on Nebraska On Demand Time Warner Channel 101 and is available on the Internet 24 hours a day at [www.lancaster.ne.gov](http://www.lancaster.ne.gov). Click on 5 City-TV Video On Demand.**

10) **ADJOURNMENT**

**MOTION:** Stevens moved and Schorr seconded to adjourn the Board of Commissioners meeting at 10:35 a.m. Schorr, Stevens, Hudkins, Workman and Heier voted aye. Motion carried 5-0.

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



**MINUTES**  
**LANCASTER COUNTY BOARD OF EQUALIZATION**  
**TUESDAY, SEPTEMBER 15, 2009**  
**COMMISSIONERS HEARING ROOM, ROOM 112**  
**FIRST FLOOR, COUNTY-CITY BUILDING**  
**IMMEDIATELY FOLLOWING THE REGULAR BOARD OF COMMISSIONERS MEETING**

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

Others present: Scott Gaines, Deputy County Assessor/Register of Deeds  
Kerry Eagan, Chief Administrative Officer  
Gwen Thorpe, Deputy Chief Administrative Officer and  
Interim Lancaster Manor Administrator  
Tom Fox, Deputy County Attorney  
Dan Nolte, County Clerk  
Angela Zocholl, County Clerk's Office

The location announcement of the Nebraska Open Meetings Act was given and the meeting was called to order at 10:35 a.m.

- 1) **MINUTES: Approval of the Minutes of the Board of Equalization meeting held on Tuesday, September 8, 2009.**

**MOTION:** Stevens moved and Schorr seconded approval of the minutes. Hudkins, Stevens, Schorr, Workman and Heier voted aye. Motion carried 5-0.

- 2) **MOTOR VEHICLE TAX EXEMPTION APPLICATIONS:**

**Catholic Bishop of Lincoln  
Lakeview Care Center**

**Lincoln Lancaster Child Guidance Center  
Lincoln Lutheran School Association**

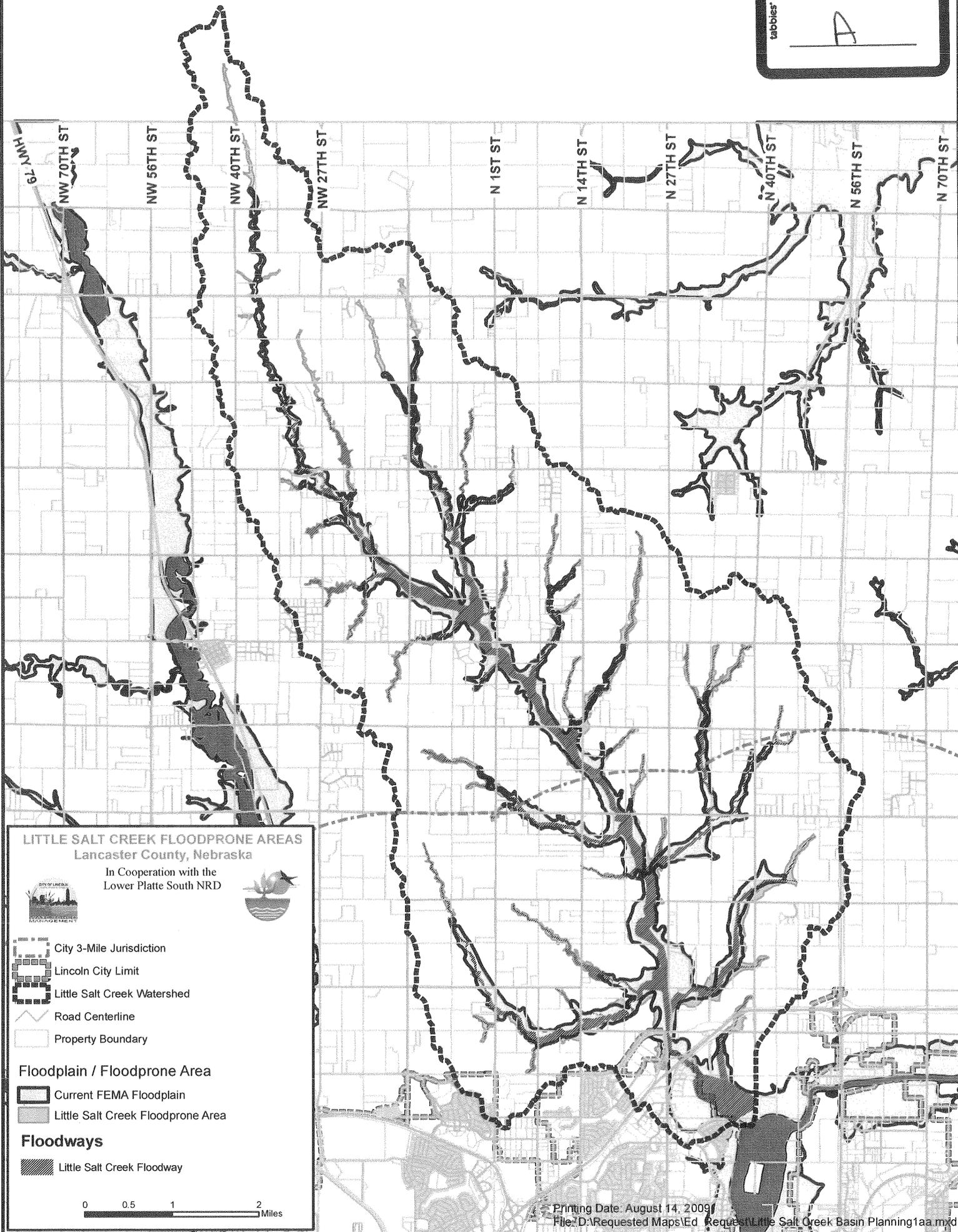
**MOTION:** Stevens moved and Hudkins seconded approval of the motor vehicle tax exemptions. Schorr, Hudkins, Workman, Stevens and Heier voted aye. Motion carried 5-0.

- 3) **ADJOURNMENT**

**MOTION:** Schorr moved and Stevens seconded to adjourn the Board of Equalization meeting at 10:37 a.m. Workman, Schorr, Stevens, Hudkins and Heier voted aye. Motion carried 5-0.

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





**LITTLE SALT CREEK FLOODPRONE AREAS**  
Lancaster County, Nebraska

In Cooperation with the  
Lower Platte South NRD



-  City 3-Mile Jurisdiction
-  Lincoln City Limit
-  Little Salt Creek Watershed
-  Road Centerline
-  Property Boundary

**Floodplain / Floodprone Area**

-  Current FEMA Floodplain
-  Little Salt Creek Floodprone Area

**Floodways**

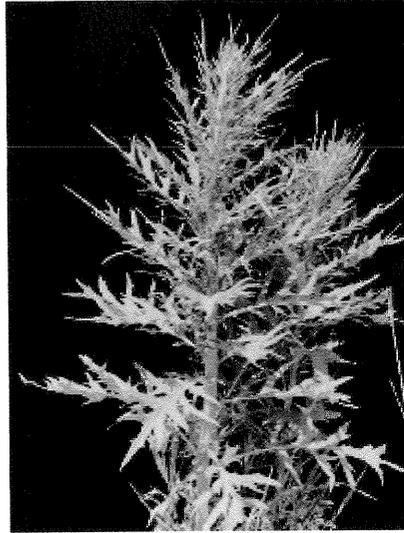
-  Little Salt Creek Floodway



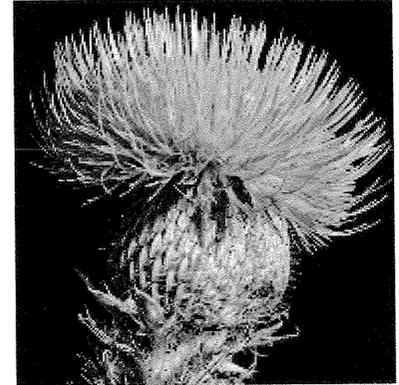
# Thistles of Nebraska

## Tall Thistle (*Cirsium altissimum*)

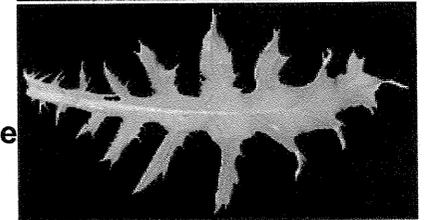
Click on pictures for a larger, more detailed view.



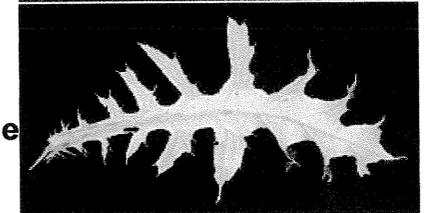
Flower



Leaf  
upper side



Leaf  
underside



### Description:

**Family:** Asteraceae (Sunflower family)

**Origin:** Native

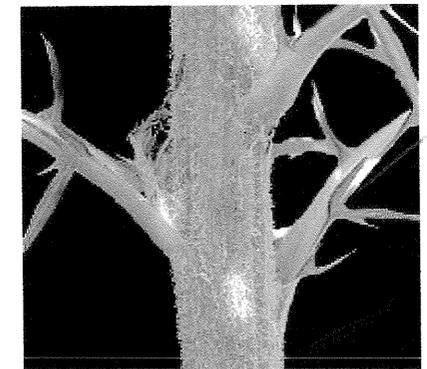
**Life Span:** Biennial

**Reproduction:** by seeds mature in September or early October.

### Leaves:

- dark green on upper surface, velvety white underneath
- broad in the middle, tapering at base and tip
- mature leaves are deeply lobed with spines at edges

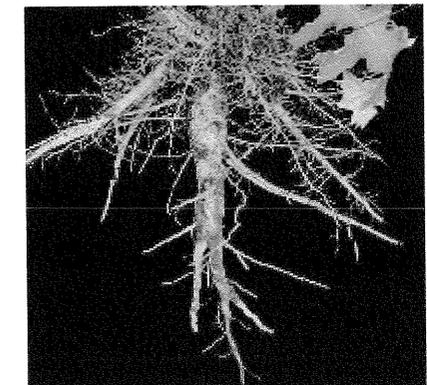
Stem



### Stems:

- green, hairy or woolly
- branching at top of plant
- plants may be up to 8 feet tall

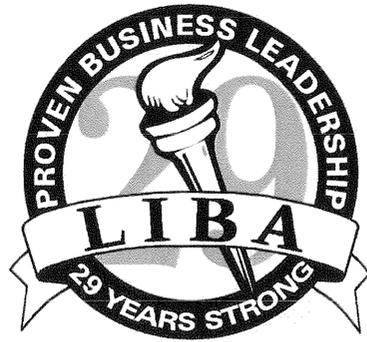
Root



### Flowers:

- light to dark purple
- round buds

To: Lancaster County Commissioners  
From: LIBA Board of Directors  
Date: 15 September 2009  
Re: Structured sale of the Lancaster Manor



The Lincoln Independent Business Association (LIBA) Board of Directors supports the structured sale of the Lancaster Manor as outlined in the Lancaster Manor Fact Sheet, which ensures current residents continue to receive excellent care and have the right to remain there under their current financial arrangement.<sup>1</sup>

Furthermore, one of LIBA's core principles is the belief that government should not unduly interfere with the private sector's ability to provide goods and services, or provide those goods and services when the private sector could do so more efficiently. LIBA believes this is the case with the Lancaster Manor. A document released by the Lancaster County Commissioners states that:

- Balancing the Manor's 2009-10 Budget will require a transfer of \$1.4 million of taxpayer funds with no accommodations for future improvements;
- Having used its Medicaid reimbursement depreciation allowance to cover operations for a number of years and thus delaying repairs and improvements, the cost of deferred repairs and improvements is estimated at \$2.8 million;
- Lancaster County taxpayers have subsidized the Lancaster Manor with \$600,000 of indirect costs each year by providing services through the County Attorney, County Clerk, Personnel and Purchasing Departments, Risk Management, Budget and Fiscal Office, and other County agencies; and
- In 2008-09, Lancaster Manor ended the year with a loss of \$753,362. This figure represents operations and does not include improvements or bonds;
- Throughout 2008, Lancaster Manor had 360 employees,<sup>2</sup> during which time, 92 workers' compensation claims were filed and over \$260,000 in payments were made. Manor employees average one workers' comp claim every four days. As of 9 September 2009, another 54 workers' compensation claims have been filed and almost \$90,000 has been made in payments thus far. Finally, the Lancaster Manor is potentially liable for an additional \$142,770 in 29 pending workers' compensation claims. With some of these employees on "Temporary Total Disability" or

---

<sup>1</sup>See *Lancaster Manor Fact Sheet*, Lancaster County Board of Commissioners, 3 September 2009. The Fact Sheet was compiled based on information provided by the RFQ Committee, the County Budget Officer, and the Lancaster Manor Acting Administrator.

<sup>2</sup> See *Lancaster Manor Mid-Year Budget Review*, Feb. 11, 2009, p.2.

“Permanent Partial Disability” the future liabilities to the taxpayers of Lincoln could be staggering.<sup>3</sup>

In addition, it seems highly unlikely that without a significant infusion of taxpayer funds for capital improvements the Lancaster Manor will be unable to compete with private facilities.<sup>4</sup>

Based on the information provided by the RFQ Committee, a majority of the County Board believes an appropriate course of action would be to pursue a structured sale of the Lancaster Manor.<sup>5</sup>

This structured sale would ensure that the:

- existing residents will have the right to stay under their current financial arrangement;
- primary mission of the serving Medicaid residents will remain in place; and
- current high-quality staff will continue to provide excellent care to all residents.<sup>6</sup>

With these caveats in place, LIBA believes the structured sale of the Lancaster Manor is appropriate.

---

<sup>3</sup> These figures were obtained through a Freedom of Information Act request made to the Lancaster County Risk Manager.

<sup>4</sup> See *Lancaster Manor Fact Sheet*, Lancaster County Board of Commissioners, 3 September 2009.

<sup>5</sup> The 7-member independent committee, which evaluated the Request for Qualifications (RFQ) proposals, consisted of community members with varied backgrounds and experience. In addition, the County Budget Fiscal Officer, and the Lancaster Manor Acting Administrator provided to information to the County Board.

<sup>6</sup> See *Lancaster Manor Fact Sheet*, Lancaster County Board of Commissioners, 3 September 2009.