

**MINUTES**  
**LANCASTER COUNTY BOARD OF COMMISSIONERS MEETING**  
**WITH REPRESENTATIVES OF LANCASTER COUNTY VILLAGES**  
**COUNTY-CITY BUILDING**  
**ROOM 113 – BILL LUXFORD STUDIO**  
**THURSDAY, APRIL 19, 2018**  
**8:30 A.M.**

County Commissioners Present: Todd Wiltgen, Chair; Jennifer Brinkman, Vice Chair; Roma Amundson, Bill Avery and Deb Schorr

Village Representatives: Pat Rule, Bennet Village Clerk; Jill Hoefler, Firth Village Clerk; Silas Clarke, Hickman City Administrator; Nadine Link, Malcolm Village Clerk; Nancy Niemann, Raymond Village Clerk; Mike Werner, Mayor, City of Waverly; Stephanie Fisher, Waverly City Administrator/Clerk

Others Present: Kerry Eagan, Chief Administrative Officer; Ann Ames, Deputy Chief Administrative Officer; Ed Zimmer, Historic Preservation Planner and Tom Cajka, County Planner, Lincoln-Lancaster County Planning Department; Pam Dingman, County Engineer; Ron Bohaty, Road Maintenance Superintendent, County Engineer's Office; Shavonna Lausterer, Director, Lincoln-Lancaster County Health Department; Dan Nolte, County Clerk; and Cori Beattie, Deputy County Clerk

Todd Wiltgen, County Board Chair called the meeting to order at 8:33 a.m. The location of the Open Meetings Act was announced.

**AGENDA ITEM**

**MEETING WITH LANCASTER COUNTY VILLAGES:**

**1. DESIGNATION OF HISTORIC PROPERTIES – Ed Zimmer, Historic Preservation Planner, Lincoln-Lancaster County Planning Department**

Ed Zimmer, Historic Preservation Planner, Lincoln-Lancaster County Planning Department, provided a presentation on historic property designations (Exhibit A).

Zimmer said there are three types of historic designation – (1) National Register of Historic Places; (2) Resolution of County Board; and (3) Lincoln Landmarks and Landmark Districts (only with City of Lincoln zoning jurisdiction). Examples and benefits of each designation were outlined.

Wiltgen said the County is looking to add language pertaining to landmark designations to its zoning regulations and could work together to extend that authority to other interested communities in the County as it might be a way to help preserve these properties.

Silas Clarke, Hickman City Administrator, asked if the assistance (from the other communities) would be in the form of setting up the process within the County's zoning codes or providing language for their zoning codes. Wiltgen said perhaps both. Zimmer said because of the Planning Department's City-County status, it can be a resource to other area communities on zoning matters.

Schorr asked if the Planning Department would also be able to assist with investigating possible tax credits for historic designations. Zimmer said yes.

## **2. COUNTY ENGINEER FACILITIES IN OR NEAR VILLAGES – Pam Dingman, Lancaster County Engineer**

Pam Dingman, County Engineer, noted that the County is trying to maintain its buildings to a higher standard than in the past. She said she has had a discussion with the County Board recently about declaring the Hickman shop as surplus property. She also had informal discussions with Waverly and Bennet about the County-owned buildings in their respective communities.

Discussion followed on the proper procedure for selling surplus County property. Clarke felt that the County could "work a deal" with the City of Hickman for them to obtain the property without having to go through a formal sale process. He noted concerns about someone else buying the building whereby it could become an even larger nuisance. Dingman said she must defer to the County's legal counsel whose opinion differs from Clarke's on how to go about selling the property. Kerry Eagan, County Chief Administrative Officer, said a county can only sell property three ways: (1) surplus statute (Neb. Rev. Stat. § 23-107.01); (2) human services statute involving protective services (Neb. Rev. Stat. § 23-104.03); or (3) condemnation for a governmental purpose.

Schorr asked if Bennet had a specific proposal for the reuse of the County-owned building in their village. Pat Rule, Bennet Village Clerk, said discussion to date has been very informal. She noted the Village of Bennet is interested in finding a different location for its maintenance equipment and the County shop would be a nice location. Rule added that now would be a good time to start this discussion and suggested the County Engineer attend a future Village Board meeting for that purpose.

Wiltgen said there have also been discussions with the City of Waverly regarding the paving of Oldfield Street near that County facility.

### **3. ACCESSORY DWELLING UNITS – Tom Cajka, Planner II, Lincoln-Lancaster County Planning Department**

Tom Cajka, County Planner, Lincoln-Lancaster County Planning Department, said the Planning Department has received direction from the County Board to explore the possibility of allowing accessory dwelling units in the County. He added the City of Lincoln amended its zoning code to allow for such use outside of AG (agriculture) or AGR (agriculture/residential) districts.

Cajka explained that an accessory dwelling unit is a smaller unit accessory to the main dwelling. A variety of conditions apply, including but not limited to, size, water/sewer access and property owner residency.

Cajka said a working group has been formed to review the issue and make a recommendation to the County Board. He anticipated the group will meet 4-6 times beginning on May 1<sup>st</sup>. Dingman requested that Ken Schroeder, County Surveyor, be added to the committee.

Wiltgen said the Planning Department could again be a source of technical expertise if other communities were interested in pursuing the inclusion of accessory dwelling unit text in their respective zoning codes. Clarke indicated that Hickman would be interested.

Shavonna Lausterer, Director of the Lincoln-Lancaster County Health Department, was introduced.

### **4. CLOSURE OF S. 68<sup>TH</sup> STREET AND NEED FOR ADDITIONAL PAVED ROAD – Jill Hoefler, Firth Village Clerk**

Jill Hoefler, Firth Village Clerk, discussed her concerns with S. 68<sup>th</sup> Street. She said it would be helpful to have another paved thoroughfare available to divert some of the traffic. Clarke noted this is also a huge concern for Hickman. He added that S. 54<sup>th</sup> Street should be paved by October 31. Another possible corridor would be S. 82<sup>th</sup> Street.

Dingman confirmed that two miles of S. 54<sup>th</sup> Street going into Hickman will be paved and three miles of Hickman Road will be overlaid. She also discussed past and present budget issues related to paving projects. It was noted that S. 68<sup>th</sup> Street could be closed for up to two years during construction of the beltway.

Dingman said a school safety study using the latest technology is currently underway along the S. 68<sup>th</sup> and N. 148<sup>th</sup> Street corridors. Saltillo Road will soon be added to that study and all studies are anticipated to be completed by this fall. She pointed out that N. 148<sup>th</sup> Street has three times the traffic of S. 68<sup>th</sup> Street. It also has no shoulders and double the fatalities. Dingman stated she is aware that both communities have clear and dramatic needs.

Discussion followed on future City of Lincoln growth patterns and how they and the beltway will impact local traffic.

Rule questioned if the improvements along Saltillo Road will extend to Highway 43. Dingman said the County's current safety project is from 27<sup>th</sup> Street to 68<sup>th</sup> Street.

Brinkman mentioned that the County's Infrastructure Task Force began meeting to discuss such things as engineering best practices, infrastructure needs and financing options. Dingman added that the meetings are open to the public and she encouraged those in attendance to share this information with others who may be interested.

## **5. ROUNDTABLE DISCUSSION**

Clarke said Hickman is considering building a roundabout at S. 68<sup>th</sup> Street and Hickman Road. Hickman is also receptive to working with the County on various contracts (interlocal agreements) to save money on projects. Dingman agreed that bundling such things as asphalt, corrugated metal pipe and rock may provide economies of scale.

Hoefler discussed current development projects in Firth, noting that Phase I utilized TIF (tax increment financing). She said they are also updating their strategic and comprehensive plans.

Dingman noted that the County Surveyor does plat checks for the villages. She also stressed the importance of having an accurate land database.

Avery asked the villages if they have impact fees. Most indicated that they have some type of infrastructure or development fee in place. It was also noted that a portion of Waverly's sales tax goes toward capital improvements.

Rule discussed current development projects in Bennet adding that the Village expects to be designated a second-class city with the next census. She also encouraged the Village Board to update zoning codes to address the highway corridor and infrastructure.

Mike Werner, Waverly Mayor, and Stephanie Fisher, Waverly City Administrator, discussed current development projects in Waverly including the installation of new infrastructure to accommodate future development of approximately 1800 acres to the east of Waverly.

Dingman noted as communities continue to grow, it would be beneficial for them to do a housing study in conjunction with their current comprehensive plan which, in turn, would assist Lancaster County in planning for future growth. She added that grant funding for this purpose may be available through NIFA (Nebraska Investment Finance Authority).

Nancy Niemann, Raymond Village Clerk, said they do not anticipate much future growth in their community. She noted they have also been going through sewer compliance issues.

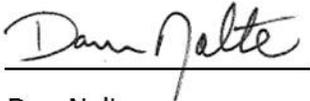
Nadine Link, Malcolm Village Clerk, discussed current development projects in Malcolm, including a corresponding water study. She mentioned keno is also now available.

Werner questioned when bridge work will be completed along N. 148<sup>th</sup> Street as Waverly will be doing street improvement projects including the last link of Amberly Road. He felt a coordinated effort with the County would be best especially with regard to road closures. Dingman said the final bridge project is scheduled to begin on July 5 and should be concluded within 30 days barring inclement weather.

Brinkman mentioned that various City of Lincoln and Lancaster County agencies have been discussing NextGen 911 and the desire to upgrade to public safety grade address data. She said someone will be contacting the other communities in the County about this issue as each is responsible for assigning addresses within their jurisdiction. It was noted that this is related to the 911 Center upgrade.

Schorr said the Lincoln-Lancaster County Emergency Management Director has found \$18,000 to assist the rural EMS (emergency medical services) entities in purchasing new radios which will be compatible with the hospitals under the new 911 system.

There being no further business, the Chair adjourned the meeting at 10:00 a.m.



Dan Nolte  
Lancaster County Clerk



# Historic property designations 101

*Ed Zimmer*  
*Historic Preservation Planner*  
*Lincoln/Lancaster County Planning Dept.*

## Three types of historic designations:

### National Register of Historic Places

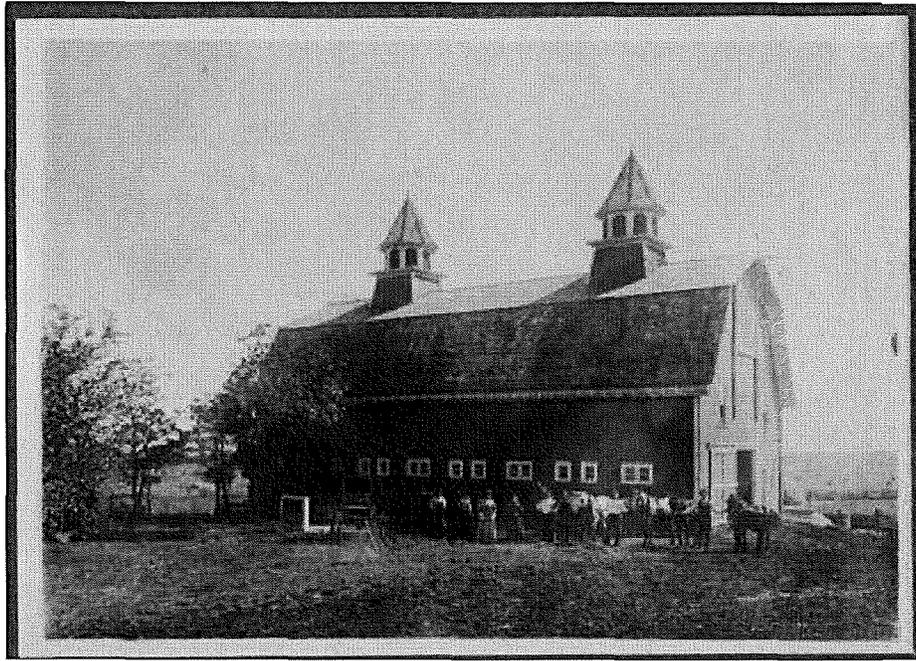
- (over 50 years old)
- Has significance (architecture, persons, events)
- Has integrity (can still “tell its story”)



Retzlaf House, Stevens Creek Stock Farm, ca. 1867  
Farmstead on National Register of Historic Places



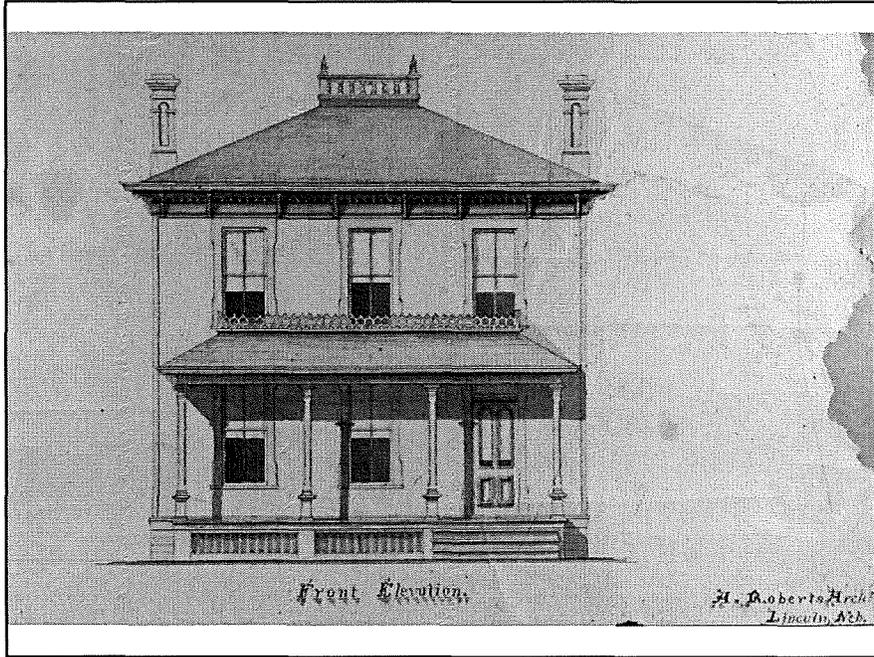
Stevens Creek Stock Farm

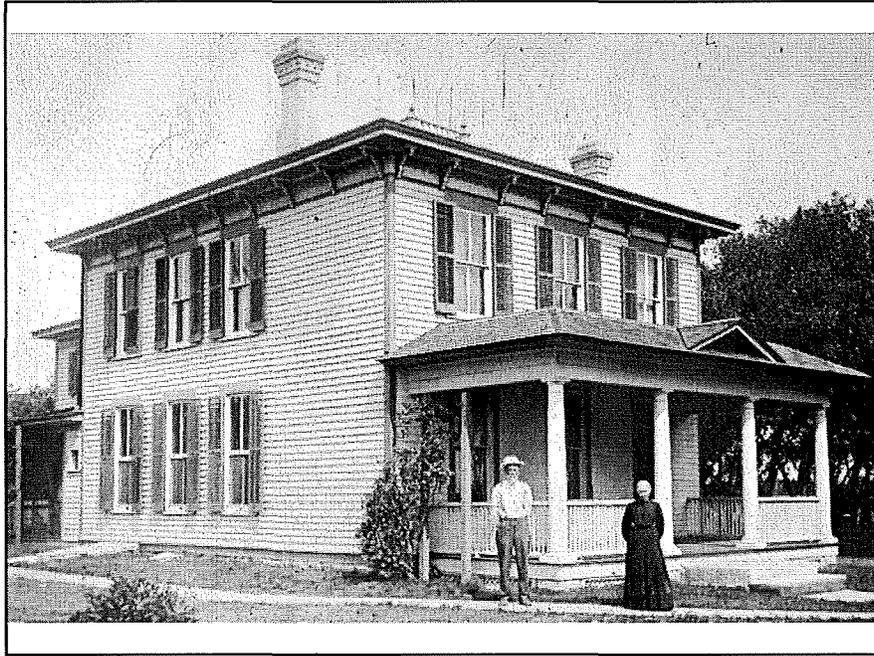


Petersen Barn



Pete Petersen House & Barn, rural Waverly,  
National Register of Historic Places





Charlton Farmhouse, Highway 77 south of Crete Corner, ca 1872  
Prairie Hill Montessori School,  
National Register of Historic Places



Herter Farm, S. 148<sup>th</sup> Street  
National Register of Historic Places

## Three types of historic designations:

National Register of Historic Places

By resolution of County Board

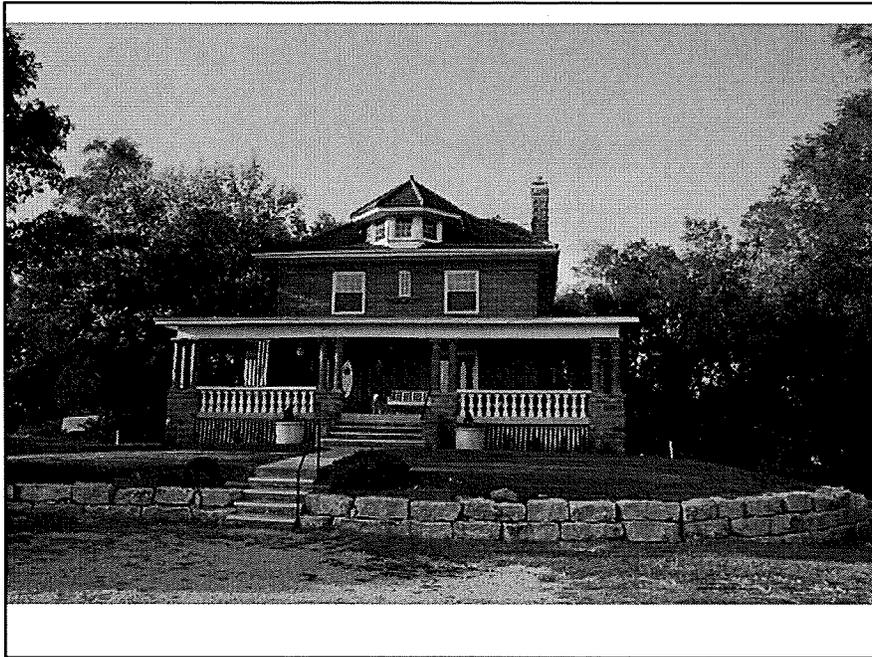
- (usually for purposes of Special Permitted use)



Krull House, SW of Lincoln  
Historic designation by County resolution



Prairie Creek Bed & Breakfast, S. 148<sup>th</sup> St.  
Formerly VA Hospital Sup't's House, built as Leavitt Farmhouse, SE corner 70<sup>th</sup> & O  
Streets, ca. 1912  
Designated as historic by County Board for special permit to operate B&B Inn



Prairie Creek Bed & Breakfast, S. 148<sup>th</sup> St.  
Formerly VA Hospital Sup't's House, built as Leavitt Farmhouse, SE corner 70<sup>th</sup> & O  
Streets, ca. 1912  
Designated as historic by County Board for special permit to operate B&B Inn

## Three types of historic designations:

National Register of Historic Places

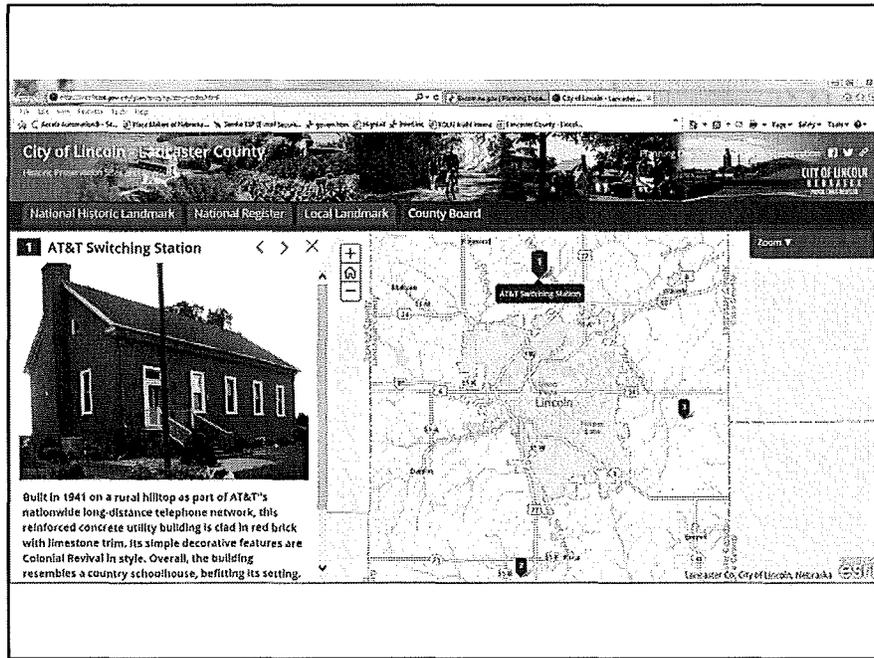
By resolution of County Board

Lincoln Landmarks and Landmark Districts

- Only within Lincoln zoning jurisdiction



St. Elizabeth Hospital Nurses Residence/Trabert Hall  
11<sup>th</sup> & South Streets  
Lincoln Landmark/Special Permit for adaptive reuses (offices &/or residences)



<http://lincoln.ne.gov/city/plan/long/hp/story/index.html>

## Benefits:

### National Register of Historic Places

- State & Federal tax incentives

- Protection/consultation regarding FEDERAL actions

### Resolution of County Board

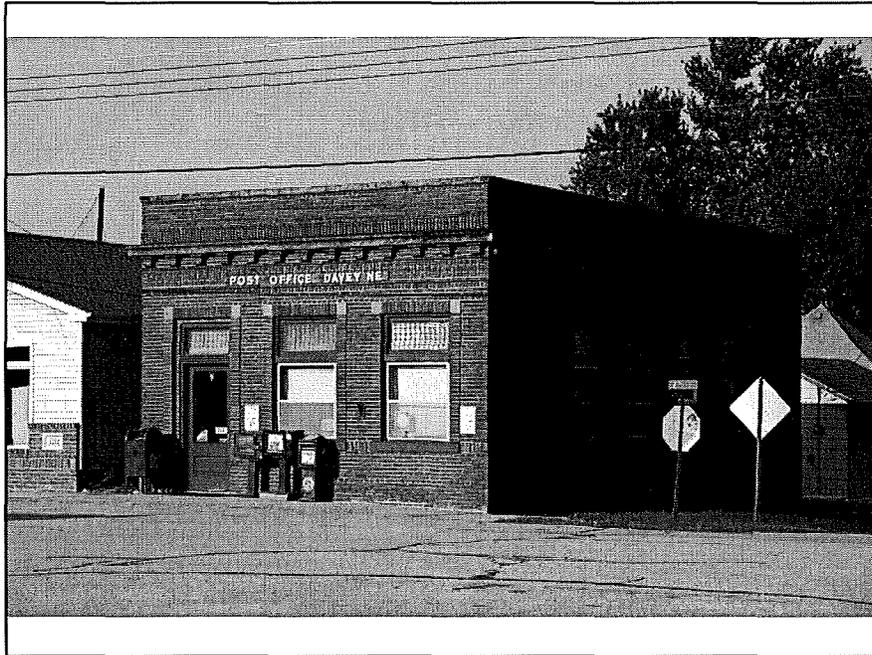
- Opportunity to request Special Permitted Uses

### Lincoln Landmarks and Landmark Districts

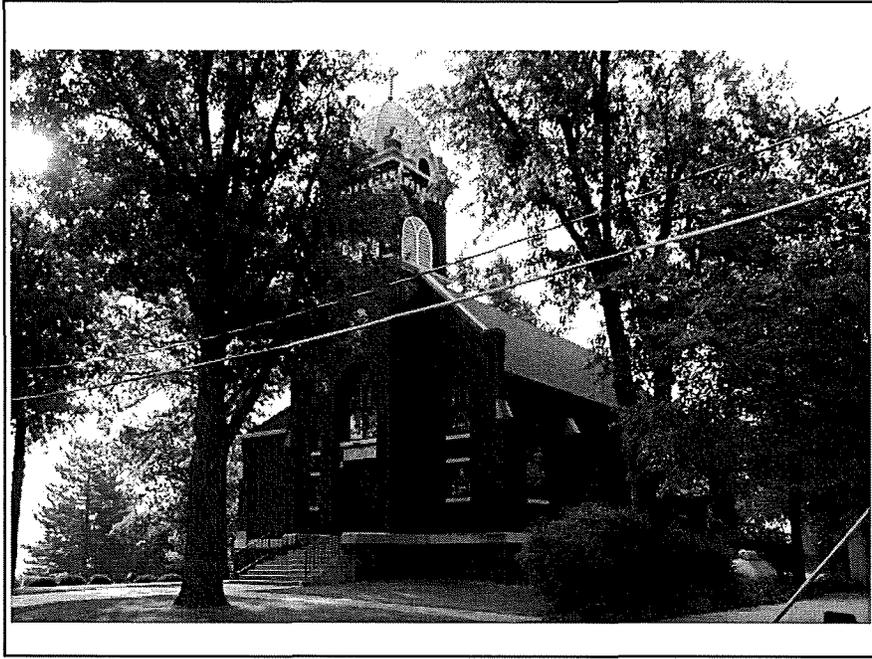
- State & Federal tax incentives

- Opportunity to request Special Permitted Uses

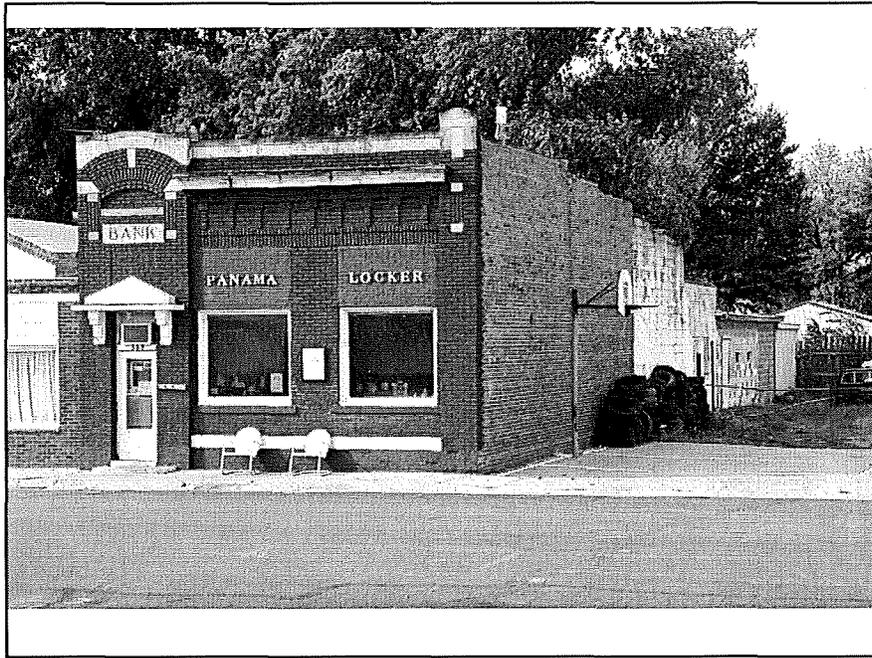
- Protection/consultation to preserve community heritage and celebrate neighborhood pride



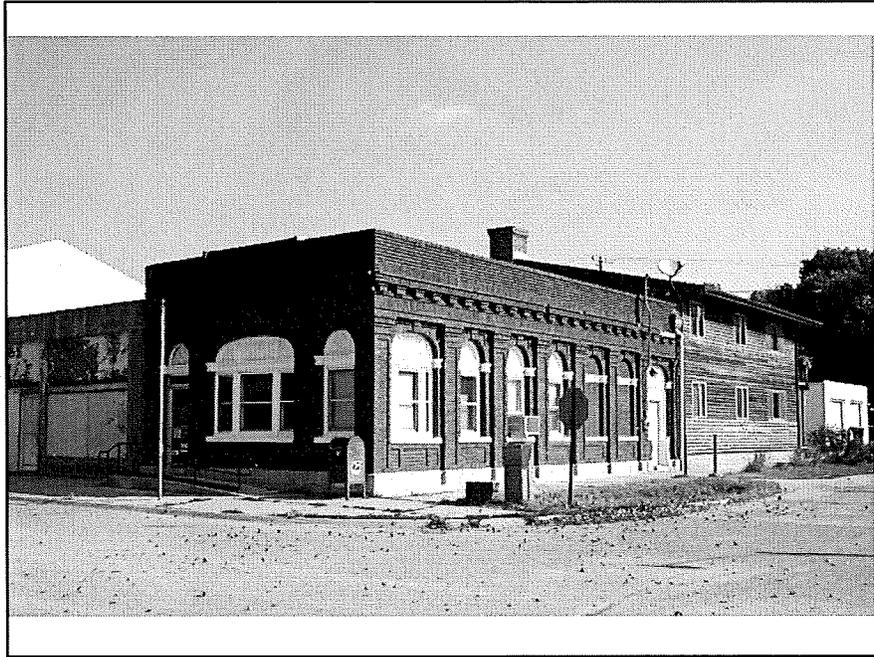
Davey Post Office (not designated)



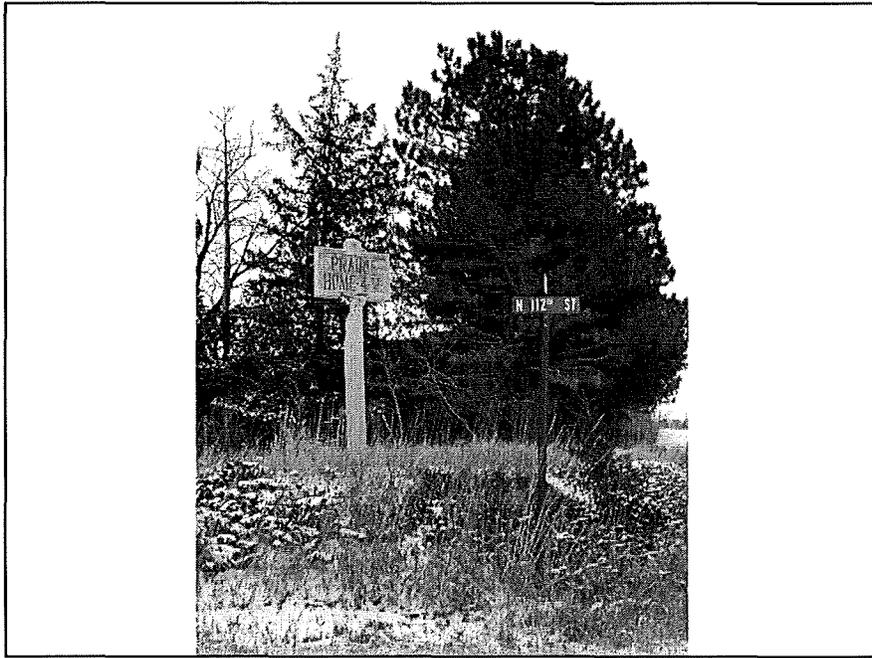
St. Mary's Church, Davey (not designated)



Panama Bank (not designated)



Raymond Bank Building (not designated)



Prairie Home mileage marker (not designated)  
N 112<sup>th</sup> & Adams  
Not designated