

**DIRECTORS' ORGANIZATIONAL MEETING**  
**Monday, January 24<sup>th</sup>, 2022**  
**555 S 10<sup>th</sup> Street**  
**Council Chambers**

**I. MINUTES**

**II. ADJUSTMENTS TO AGENDA**

**III. CITY CLERK**

**IV. MAYOR'S OFFICE**

**V. DIRECTORS CORRESPONDENCE**

**1. PLANNING DEPARTMENT:**

- a) BP220111-1 Weekly Administrative Approvals, Geri Rorabaugh
- b) BP220120-1 Weekly Administrative Approvals, Shelli Reid
- c) BP210118-1 Historic Preservation, Geri Rorabaugh
- d) BP220118-2 Weekly Administrative Approvals, Shelli Reid

**VI. BOARDS/COMMITTEE/COMMISSION REPORTS**

**VII. CONSTITUENT CORRESPONDENCE**

- 1. Ordinance amending Lincoln Municipal Code Chapter 2.18 Purchasing Division, David Chapin
- 2. RE: Opposition to 2.18.034, Joe Damico
- 3. OPPOSITION to the proposed changes to 2.18.034, Scott Fitzgerald
- 4. Letter of opposition for Agenda Item 6.e / 1-10-22 Meeting, Jean Petsch
- 5. 2.18, R. Michael Ayars
- 6. Ayars & Ayars Letter on Resolution Lincoln Municipal Code Chapter 2.18 Purchasing Division Section 2.18.034, Darl Naumann
- 7. Wyuka NIGHTMARE, weare camping
- 8. Written Testimony for Jan 10<sup>th</sup>, Jereme Montgomery
- 9. SUP17022A – Delayed to Jan 24<sup>th</sup> Meeting, Kathryn Doornbos, Roger & Janel Reimers, Bonnie Chambers, E K Anderson, Michael & Diane Anderson, Malissa Watson (Thongdy), James & Susan Powers, Allen Bors, Claire Morris-Eacker, David Hattan, Justin Dean, Dan & Michelle Smith, Shawna Hightree, Angela Etzelmiller, Amanda Langdale, Christopher Langdale, Dennis Scott, Cedric & Donella Cooper, Firi Aminov, Holly Hartman, Heidi Reimer, Linda Kennedy, Megan Fuller, George J. Wesselhoft, Mary & Mark Mitchell, Travis Grant, Ward J. Greisen, Kolby Schluter, Mike Nolte, Michael Walker, Orson & Sue Robinson, Brandon Lee, Jonathan Strong, Jennifer Irvine, Josh Neill, Mike Standley, Chris Boik, and Bud Synhorst
- 10. Appeal of the Planning Commission's Recommendation on Stevens Creek Special Permit 17022A, Orson & Sue Robinson
- 11. Apprenticeship Utilization Ordinance, Jeff MacTaggart

12. I oppose the development of apartment building in Dominion at Stevens Creek neighborhood, Daniela Mattos
13. No mandate, Elina Newman
14. Copy of email sent to council member Ward, Rick Wintermute
15. It's time to stop this, Taylor Wyatt
16. Opposition to proposed Apartment complex, Zach Duden
17. Y Street apartment project, Bob Reeves
18. RE: Opposition to 2.18.034, Joe Damico

## **VII. ADJOURNMENT**





# *Memorandum*

**Date:** ♦ January 11, 2022

**To:** ♦ City Clerk

**From:** ♦ Teresa McKinstry, Planning Dept.

**Re:** ♦ Administrative Approvals

**cc:** ♦ Geri Rorabaugh, Planning Dept.

This is a list of City administrative approvals by the Planning Director from January 4, 2022 through January 10, 2022:

**Administrative Amendment 21066** to Change of Zone 07063E, I-80 West Lincoln Business Center Planned Unit Development, approved by the Planning Director on January 10, 2022 to revise the use of Lot 9, Block 1, from commercial to multi-family and require a directional sign with address to be installed on Outlot M, on property generally located at NW. 48<sup>th</sup> Street and W. Holdrege Street.

# HISTORIC PRESERVATION COMMISSION

The City of Lincoln Historic Preservation Commission will hold a public meeting on Thursday, **January 20, 2022**, at **1:30 p.m.** in Room 113, County-City Building, 555 S. 10th Street, Lincoln, Nebraska, to consider the following agenda. For more information, contact the Planning Department at (402) 441-7491.

Masks are strongly encouraged for our public meetings in this building.

## AGENDA

1. Approval of HPC meeting record of December 16, 2021.
2. Opportunity for persons with limited time or an item not on the agenda to address the Commission.

## HEARING AND ACTION

3. Certificate of Appropriateness for work at 352 South 29<sup>th</sup> Street, in the East Lincoln/Elm Park Landmark District – *UDR22003*

## DISCUSS AND ADVISE

4. Misc. & Staff Report

*The Historic Preservation Commission's agenda may be accessed on the Internet at*  
<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Historic-Preservation-Commission>

## ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

# *Memorandum*

**Date:** January 18, 2022  
**To:** City Clerk  
**From:** Teresa McKinstry, Planning Dept.  
**Re:** Administrative Approvals  
**cc:** Geri Rorabaugh, Planning Dept.

This is a list of City administrative approvals by the Planning Director from January 11, 2022 through January 17, 2022:

**Administrative Amendment 21060** to Use Permit 19001A, Great Plains Beef, approved by the Planning Director on January 10, 2022 to expand the building envelope to accommodate a proposed greenhouse building, add a land use table and amending two notes, on property generally located at N. 84<sup>th</sup> Street and Havelock Avenue.

**Administrative Amendment 21064** to Use Permit 57E, Lincoln Crossing, approved by the Planning Director on January 10, 2022 to revise the layout for buildings W, X and Y to show early childhood care facility and uses, increase the overall square footage for the Use Permit from 866,539 to 885,639 square feet and reduce the front yard setback for Building Y from 35 feet to 20 feet, on property generally located at N. 27<sup>th</sup> Street and Folkways Boulevard.

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## JaMel E. Ways

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**From:** David Chapin <DJC@willmar-electric.com>  
**Sent:** Thursday, January 6, 2022 5:27 PM  
**To:** Richard W. Meginnis; Council Packet; Sandra J. Washington; Bennie R. Shobe; Tom J. Beckius  
**Subject:** Ordinance amending Lincoln Municipal Code Chapter 2.18 Purchasing Division  
**Attachments:** Ordinance amending Lincoln Municipal Code Chapter 2.18 Purchasing Division.doc

I am sharing my letter opposing the ordinance change you are considering that will exclude many of the small contractors in town. There is no need for the taxpayers to pay more, so particular businesses can be cut out of working for the city. **Please note our company has an approved apprenticeship program.** We don't need a leg up. We are capable of winning on a level playing field.

Thank you,


**David Chapin**  
President



WILLMAR ELECTRIC

D: (402) 202-0555  
Minnesota | Nebraska | Oklahoma  
[willmarelectric.com](http://willmarelectric.com)

Follow my blog at <https://willmarelectric.com/blog/>

Video about our  [100 Years of Electrical Service](#)



# WILLMAR ELECTRIC

DESIGN | BUILD | BEYOND

Dear Council Member,

I appreciate your dedication to the City of Lincoln. I am the President of Willmar Electric, located here in Lincoln. I am writing concerning the proposed Ordinance amending Lincoln Municipal Code Chapter 2.18 Purchasing Division, which had its first reading on December 20<sup>th</sup>, 2021. Although I have a great appreciation for the value that has been placed on apprenticeships for the construction industry through this amendment, I am writing in opposition to the Ordinance amendment as proposed for the following reasons:

- **Our company has an approved apprenticeship program and would benefit from the ordinance. But I am opposed because this ordinance unnecessarily plays favorites at the taxpayer's expense.**
- At a minimum, the following wording must be clarified.
  - Beginning on Page 2, Line18: The term "apprentice" means any person who is: (a) sponsored into an apprenticeship training program by a contractor that is authorized by a union to sponsor apprentices; (b) enrolled in a registered apprenticeship program recognized by the Nebraska Department of Labor or United States Department of Labor.
    - This must be modified to include all apprentice training.
- As a contractor, I believe we should have the right to select and train our employees. Many non-registered programs utilize effective training programs and can be administered by our team or other educational entities, which may not be registered.
- Finally, most companies in the city of Lincoln are non-union by choice. Our employees voted themselves out of the union! It is discriminatory to implement a program that would either force people to join a union or pay for a registered apprentice program.

I am happy to discuss this in greater detail and can be reached at (402) 202-0555 at your convenience.

Sincerely,

David Chapin  
President  
(402) 202-0555



## JaMel E. Ways

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**From:** Joe Damico <jdamico@generalexexcavating.com>  
**Sent:** Friday, January 7, 2022 9:11 AM  
**To:** James M. Bowers  
**Cc:** Council Packet  
**Subject:** RE: Opposition to 2.18.034

Councilman Bowers and other members of the Lincoln City Council,

On December 27, 2021, I submitted an initial email on Proposed Ordinance 21-172 / Proposed Lincoln Municipal Code Section 2.18.034. The purpose of this letter is to elaborate on some of the comments within that email and to respond to questions posed to me by Councilman Bowers relating to the additional costs this proposed ordinance would pose to General Excavating as a business owner and how this would add costs to taxpayers.

*The General Excavating Approach.* General Excavating is an underground utility construction contractor that provides services relating to site utilities, trenchless construction, environmental remediation, excavation shoring, and other hourly service work. We have been based in Lincoln for 40 years, and we are not a union contractor. As a business, we believe in working directly with our individual employees to address the terms and conditions of their employment at General Excavating, including in determining the best methods of training those individuals to perform their work. We believe that this approach ensures strong performers are not only economically rewarded for their efforts, but also that our employees are properly trained to perform the diverse work that General Excavating does. By individualizing the approach we take to training, we are able to ensure each worker has the best opportunity to succeed in their role at our company and also take the training at a speed appropriate to each worker. In turn, General Excavating is able to produce high quality work for its clients.

The past projects that we have successfully performed for the City of Lincoln and our other clients demonstrate that this approach has yielded positive results. Yet, Proposed Ordinance 21-172 seeks to disrupt a business model that has served General Excavating well for four decades.

*The proposed ordinance also places the company at an unfair disadvantage in competing with unionized utility contractors.* As will be detailed below, the vast number of apprenticeship programs in Nebraska that are recognized by the U.S. Department of Labor are unions or training centers affiliated with unions. Notably, we are unaware of any unionized utility contractors in the City of Lincoln. As such, we are personally at a loss as to why the Lincoln City Council would set up a system that would place Lincoln-based utility contractors such as General Excavating at a disadvantage to businesses that are not located here for city-based work.

- While this proposed ordinance does not directly state that it is giving a preference to union-based contractors or encouraging non-union contractors to hire union labor, that is effectively what the ordinance is doing given the disproportionate number of U.S. Department of Labor recognized apprenticeship programs that are union-based or affiliated with unions.

For example, the website [www.apprenticeship.gov](http://www.apprenticeship.gov) is an official website of the U.S. Government and allows individuals to seek out apprenticeship programs that are approved by the U.S. Department of Labor. If one searches for all existing apprenticeship programs within the State of Nebraska, regardless of occupation or line of trade, 28 programs are identified. Of those 28 programs:



- Four are based in high schools or community colleges outside of Lincoln (Academies of Grand Island High School, Omaha Public Schools Career Center, Central Community College in Hastings, and Northeast Community College in Norfolk)
- One is a for-profit entity that sells apprenticeship training modules (Aimhigh Education Technologies LLC (based in South Carolina))
- One is an entity that trains software developers (Techtonic Group (based in Colorado))
- One is a private, non-construction business located in Lincoln (Duncan Aviation)
- One is a construction trade group (ABC Cornhusker Chapter)
- Nineteen are affiliated with unions or are union-based training centers
  - Lincoln Electrical JATC
  - Omaha Residential Electrical Workers JATC
  - Lincoln Sheet Metal Workers JAC
  - Local 1306 Interior Systems
  - Greater Nebraska Electrical JATC
  - Local 427 Carpenters
  - Omaha Sheet Metal JAC
  - Nebraska Millwrights Local 1463
  - Steamfitters & Plumbers Local 464
  - Omaha Electrical JEATC
  - Omaha Plumbers
  - IUOE Local 571 Training Trust
  - Omaha Carpenters Local #444
  - Lincoln Electrical Workers JAC
  - Laborers 1140
  - Nebraska Elevator Constructors
  - Sheet Metal Workers, Sioux City JATC Lu 3
  - Nebr. Plasterers, Cement Masons
  - Omaha Iron Workers
  - Omaha Electrical Telecommunications JATC

Through the use of preferences, Proposed Ordinance 21-172 unnecessarily inflates the costs of projects and therefore, wastes taxpayer dollars. If a lower priced, responsible bidder is willing to perform quality work, why would the City of Lincoln not select that contractor regardless of union status or participation in a formal apprenticeship program?

To the extent that the alleged purpose of this ordinance is to encourage the development of new construction workers, I can assure you that General Excavating and, quite frankly, contractors throughout the area are focused on that issue given the current labor shortage. For example, some steps our company voluntarily takes in that area now include:

- Recruiting Southeast Community College students who are enrolled in programs relating to the construction trades
- Recruiting heavy equipment operators who are enrolled at Central Community College
- Participating in events like construction exhibitions or job fairs at local high schools, including the LPS Construction Career Academy to inform those students about construction career opportunities
- Conducting monthly, company-wide training meetings and performing other forms of on the job training to teach skills needed by General Excavating in its regular work
- Hiring 5-6 summer interns last year from Pittsburg State University in Pittsburg, Kansas who were enrolled in a 4-year degree program relating to construction



Proposed Ordinance 21-172 gives no recognition whatsoever to these workforce development and training efforts, many of which are actually focused on the Lincoln area or its immediate surrounding areas. As a member of ABC Cornhusker Chapter, General Excavating does have the option of participating in the apprenticeship program offered by that group at a cost of approximately \$6,200 per worker over four years. While General Excavating appreciates ABC's efforts to make this training available, it does not believe that the generalized training provides the same level of value to its company as its individualized on the job training does which is focused on the skills General Excavating requires of its employees.

Beyond that, the cost of this training is substantial and would necessarily drive up our company's costs of operation. In turn, that would escalate costs to our customers, including the City of Lincoln. At such a high level of expense, General Excavating would rather have the option of providing its workers a training reimbursement program so that they could obtain a certificate from a local community college or work towards in an associate's or bachelor's degree in a construction related trade. From our perspective, participation in such a certificate or degree program would likely provide more benefits to the worker in terms of future career options. Further, the worker and General Excavating could work to select courses that are tailored to the career path they wish to pursue at the company. Yet, Proposed Ordinance 21-172 would disincentivize such an option and instead, provides one incentive: participation in an apprenticeship program that is, most likely, union based or affiliated.

In reviewing this proposed ordinance, we have also noted the following concerns:

- Why was the minimum contract value set at \$250,000? Given the amount of additional administrative overhead associated with this ordinance (e.g., tracking apprentice hours, reporting requirements, etc.), it seems like such efforts would be better directed to larger, more longer-term projects. We note that a similar ordinance in Omaha (Ordinance 42440) has a minimum contract value of double this amount. (Omaha Muni. Code § 10-150.)
- For all of the reasons stated above, why is the only method of qualifying for the incentive to be enrolled in a registered apprenticeship program? Good training and education can come in many different formats, including through the University of Nebraska-Lincoln (e.g., construction management or construction engineering), our local community colleges such as Southeast Community College in Lincoln or Milford, or even our local high schools such as the LPS Construction Career Academy that is affiliated with Southeast Community College. Why would the Lincoln City Council not support these local schools who provide excellent construction-based training? Again, we note that Omaha Ordinance 42440 allows the definition of "apprentice" to include an individual who is "enrolled in, or has graduated from, a construction technology training program administered by the Metropolitan Community College or similar institution." At a minimum, it seems like the proposed definition of an apprentice ought to be expanded to include students enrolled in these programs.
- Why is there a requirement that bidders submit proof of worker's compensation insurance at the time of submitting the bid? While not onerous and certainly a requirement with which General Excavating can comply, we note that this is already a requirement of the Contractor Registration Database that is maintained by the State of Nebraska's Department of Labor. *See, e.g.,* Nebraska Department of Labor, Contractor Registration, <https://dol.nebraska.gov/conreg/Search>. Candidly, the addition of this requirement within the proposed ordinance indicates there is not a full understanding of the many administrative requirements contractors already face and that more discussion of this ordinance is needed before it is voted upon. A simple search of the database shows the following for General Excavating, which shows on the last line whether a proper worker's compensation certificate is on file:

## Contractor Details

Contractor/Subcontractor Name	GENERAL EXCAVATING
Corporation Name	GENERAL EXCAVATING
Business Entity	S-Corporation
Address	6701 CORNHUSKER HWY LINCOLN, NE 68507-3113
City	LINCOLN
State	NE
Zip	68507-3113
Telephone	(402) 467-1627
Registration Number	22626-21
Registration Expiration	12/1/2022
Sales Tax Option	3
Number of Employees	80
Worker's Compensation Status	Certificate on File

- Similarly, since 2010, contractors have been required by law to comply with the Nebraska Employee Classification Act. *Neb. Rev. Stat. § 48-2903*. Why is this a requirement of the proposed ordinance?
- Nebraska and federal law already governs the payment of employee wages and requires that a detailed record of payments and withholdings be maintained and provided. *Neb. Rev. Stat. § 48-1230*; IRS Form W-2. Why is this a requirement of the proposed ordinance? What purpose is served?
- Beyond being able to tell the City of our concerns in the event that the City believes our company has somehow violated this ordinance, what rights do we have to object to such allegations? It seems that the process set forth by the City in this regard is entirely one-sided and fails to give contractors a meaningful methodology of objecting to an adverse finding.

For all of the foregoing reasons, we do not believe that Proposed Ordinance 21-172 should be passed in its current form. Candidly, we do not believe it should be passed at all. However, at a minimum, more time should be taken for discussions with members of the contracting community to revise the ordinance in substantial part so that it does not unduly harm local business or unnecessarily increase the costs of construction projects to the City of Lincoln.

On my final note, Councilman Bowers asked for an explanation on my opposition to the proposed ordinance which I have outlined above. To my knowledge, not one contractor or business that I know was ever asked about this proposed new policy.

I will now ask why you think this is a good idea to incorporate this into the City of Lincoln??



Sincerely,

Joe

**Joe D'Amico**  
Vice President



YOUR "UNDERGROUND" PARTNER

402.467.1627 phone | 402.467.2084 fax  
[GENERALEXCAVATING.COM](http://GENERALEXCAVATING.COM)

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**From:** James M. Bowers <[JBowers@lincoln.ne.gov](mailto:JBowers@lincoln.ne.gov)>  
**Sent:** Wednesday, December 29, 2021 1:56 PM  
**To:** Joe Damico <[jdamico@generalexexcavating.com](mailto:jdamico@generalexexcavating.com)>  
**Subject:** Re: Opposition to 2.18.034

Hi Joe,

Thanks for writing in. I really appreciate you taking the time to share your perspective as a business owner.

I'm still processing information that is coming in. I would appreciate some clarification. If this passes, could you please explain how this would add to your cost to you as a business owner and separately how this would add costs to tax payers?

I really appreciate your time in sharing your expertise.

James Michael Bowers  
Council Member District 1  
555 South 10<sup>th</sup> St.  
Lincoln, NE 68508  
402-441-7515  
[jbowers@lincoln.ne.gov](mailto:jbowers@lincoln.ne.gov)

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**From:** Joe Damico <[jdamico@generalexexcavating.com](mailto:jdamico@generalexexcavating.com)>  
**Sent:** Monday, December 27, 2021 6:00:52 PM (UTC+00:00) Monrovia, Reykjavik  
**To:** Council Packet <[CouncilPacket@lincoln.ne.gov](mailto:CouncilPacket@lincoln.ne.gov)>  
**Subject:** Opposition to 2.18.034

Good morning, Merry Christmas and Happy New Year to all council members!!



I am writing to oppose the proposed change to the Purchasing Division adding section 2.18.034 to the Lincoln Municipal Code.

We as a company, completely oppose this addition as it is simply not good for Lincoln. With the tight labor market and concerns for construction costs, this additions seems contrary to anything that makes sense. This new section will add tremendous costs to already skyrocketing labor and material costs, not to mention inflated costs on engineering and inspection costs.

This is nothing more than trying to get a line in our code demanding that companies employ union labor for a portion of the job. There are no union utility contractors in Lincoln!! Do we want our city tax dollars to go to out of city or state contractors?? We, as a company, have been doing technical training as well as safety training for over 30 years, but do not have registered apprentice training program. A registered apprentice training program is another term for union and we strongly oppose them.

Please do not pass this as it will only add costs that ultimately tax payers pay!! You, as stewards of OUR money, not your money, have a responsibility to get the most bang for our buck and demanding union labor be used is not being the best you can be!!!!

Thank you for your time and voting this down!!!!

Joe D'Amico

**Joe D'Amico**  
Vice President



YOUR "UNDERGROUND" PARTNER

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## JaMel E. Ways

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**From:** Scott Fitzgerald <sfitzgerald@generalexexcavating.com>  
**Sent:** Friday, January 7, 2022 10:43 AM  
**To:** James M. Bowers; Council Packet  
**Cc:** Scott Fitzgerald; Joe Damico  
**Subject:** OPPOSITION to the proposed changes to 2.18.034  
**Attachments:** DOC010722-01072022103321.pdf

January 7, 2022

Lincoln City Council Members

Re: Opposition to the proposed changes to 2.18.034

Dear Council Members,

I agree with and support the OPPOSITION statements of LIBA, ABC, AGC Building, AGC Heavy Highway and NUCA.

WHY?

WHY is Councilman Bowers proposing changes to the ordinance that negatively impact construction contractors as well as other businesses? Bowers proposed these changes without openly discussing the proposal with businesses first. There are several large construction companies in his district that were not ask for input on these changes.

WHY is Councilman Bowers proposing changes that negatively impact 93% of Nebraska construction contractor's employees? These changes would be a disadvantage to these businesses, eliminate new project opportunities and add more limitations to an already tight job market. (See attached file)

WHY is Councilman Bowers proposing paying a 5% premium for City of Lincoln goods and services? This proposed change will cost Lincoln taxpayers millions of dollars. The planned 2022 LTU projects are approximately \$40M alone, which could cost taxpayers an extra \$2M (5%). (See attached file)

WHY is Councilman Bowers proposing changes that impact our Free Enterprise System for free and open competition among businesses? Government should not dictate how we run our businesses or how we train our people.

WHY is Councilman Bowers proposing these changes that directly conflict with his campaign website that states, "reduce regulations on businesses serving working families"? Small businesses are already burdened with costly government regulations that directly impact profitability and wage increases. <https://bowersfornebraska.com/about-james/>

WHY?

Respectfully,

**Scott Fitzgerald**  
President



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Rank	State	Union Membership Rate	Total Union Members	Membership Change (2010-2019)	2019 Median Income	Change (2010-2019)
1	Hawaii	23.1%	139,000	+1.2 ppt	\$47,480	2.4%
2	New York	22.3%	1,072,000	-2.6 ppt	\$44,990	4.1%
3	Washington	19.8%	649,000	0.0 ppt	\$46,100	4.5%
4	Alaska	18.5%	55,000	-5.0 ppt	\$48,020	6.6%
5	Rhode Island	17.4%	83,000	0.9 ppt	\$47,040	4.1%
6	Connecticut	16.0%	269,000	-0.9 ppt	\$46,920	4.1%
7	Minnesota	15.0%	395,000	-1.1 ppt	\$47,620	2.9%
8	New Jersey	14.9%	587,000	-3.4 ppt	\$43,600	4.1%
9	California	14.7%	2,409,000	-3.7 ppt	\$42,430	4.2%
10	Michigan	14.5%	625,000	-4.3 ppt	\$37,620	4.1%
11	Nevada	13.9%	191,000	-2.8 ppt	\$35,550	4.6%
12	Oregon	13.9%	247,000	-2.7 ppt	\$39,580	4.2%
13	Illinois	13.8%	765,000	-2.8 ppt	\$39,350	4.3%
14	Massachusetts	13.7%	454,000	-2.0 ppt	\$48,680	3.3%
15	Maine	12.5%	74,000	0.6 ppt	\$37,120	3.4%
16	Ohio	12.4%	639,000	-1.6 ppt	\$37,360	4.6%
17	Pennsylvania	12.4%	701,000	-2.8 ppt	\$38,450	4.3%
18	Montana	11.8%	50,000	0.4 ppt	\$35,080	3.7%
19	Maryland	11.6%	307,000	-1.6 ppt	\$44,690	3.9%
20	Colorado	11.6%	281,000	3.0 ppt	\$42,310	3.3%
21	Vermont	10.5%	31,000	0.1 ppt	\$39,720	2.7%
22	Delaware	10.3%	45,000	-3.1 ppt	\$39,100	3.8%
23	New Hampshire	10.2%	68,000	-0.4 ppt	\$39,870	2.5%
24	West Virginia	10.0%	68,000	-3.8 ppt	\$32,640	5.3%
25	District of Columbia	9.9%	35,000	-2.3 ppt	\$71,690	5.6%
26	Missouri	9.4%	251,000	-1.8 ppt	\$36,040	3.2%
27	Alabama	9.2%	185,000	-0.6 ppt	\$33,740	3.9%
28	Kentucky	8.9%	161,000	0.3 ppt	\$34,850	4.3%
29	Indiana	8.8%	269,000	-3.6 ppt	\$35,730	3.4%
30	Wisconsin	8.1%	219,000	-6.9 ppt	\$37,920	3.6%
31	Iowa	7.7%	113,000	-2.9 ppt	\$37,100	2.5%
32	Kansas	7.0%	90,000	0.0 ppt	\$35,950	3.4%
33	New Mexico	6.8%	56,000	-0.4 ppt	\$34,120	4.9%
34	Nebraska	6.4%	59,000	-1.7 ppt	\$37,130	2.8%
35	Wyoming	6.5%	15,000	-1.2 ppt	\$40,240	4.1%
36	Oklahoma	5.7%	90,000	-0.9 ppt	\$34,550	3.4%
37	South Dakota	5.6%	22,000	0.6 ppt	\$33,450	3.0%
38	Florida	5.6%	484,000	-0.8 ppt	\$34,560	3.6%
39	Tennessee	5.5%	155,000	0.0 ppt	\$34,830	3.5%
40	Arizona	5.3%	156,000	-3.5 ppt	\$37,020	4.8%
41	North Dakota	5.2%	18,000	-0.9 ppt	\$41,340	2.6%
42	Mississippi	5.1%	58,000	-0.2 ppt	\$30,580	4.8%
43	Louisiana	5.0%	89,000	0.4 ppt	\$33,320	4.9%
44	Arkansas	4.8%	56,000	-1.1 ppt	\$31,850	3.7%
45	Idaho	4.7%	34,000	-2.4 ppt	\$34,260	2.8%
46	Georgia	4.6%	231,000	0.8 ppt	\$35,950	3.5%
47	Virginia	4.3%	168,000	0.2 ppt	\$40,820	3.0%
48	Texas	4.3%	512,000	-0.2 ppt	\$37,105	3.9%
49	Utah	4.1%	56,000	-1.7 ppt	\$36,790	3.7%
50	North Carolina	2.7%	116,000	-0.8 ppt	\$35,750	3.5%
51	South Carolina	2.7%	55,000	-1.2 ppt	\$33,750	3.4%

Source: Construction Coverage analysis of U.S. Bureau of Labor Statistics Current Population Survey

→ 93.4% non-union





## Coronavirus (COVID-19) Updates

Get information about City of Lincoln Services and Operations  
(<https://app.lincoln.ne.gov/city/covid19/>).

## COVID-19 Vaccine Registration and Scheduling

Sign up and schedule your appointment  
(<https://app.lincoln.ne.gov.aspx/city/covidvac/default.aspx?passcode=4044e935631945448f7110a939f65fc8>).



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(<https://www.lincoln.ne.gov/City>) / Departments  
(<https://www.lincoln.ne.gov/City/Departments>) / Transportation and Utilities  
(<https://www.lincoln.ne.gov/City/Departments/LTU>) / LTU Projects  
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects>) / **Planned LTU Projects**

## Planned LTU Projects

← Back to LTU Projects Home  
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects>)



## Planned Projects



## Construction Projects

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/Construction>)



## Completed Projects

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/Complete>)

2022 2023 (?sortYear=2023) 2024 (?sortYear=2024)

2025 (?sortYear=2025) 2026 (?sortYear=2026)

**Anticipated construction start:**

**2022**

**1st Street south of W Denton**



Project Timeline



Construction is planned for 2022.

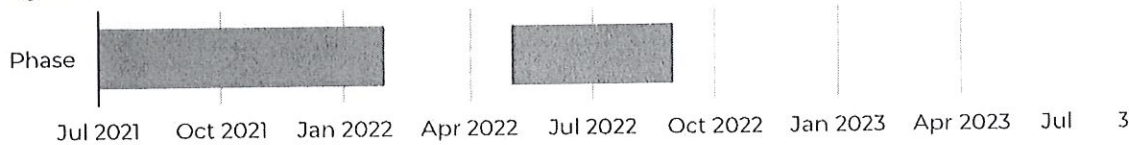
**14th from Adams to Superior  
Street Improvements**

**LINCOLN**  
ON THE MOVE



This project will improve 14th Street from Adams to Superior streets through a mill and overlay of the existing surface and selected base repairs where required.

### Project Timeline



### Total Project Estimate

**\$1,045,000**

**Funding Sources:** Lincoln on the Move • Highway Allocation Funds

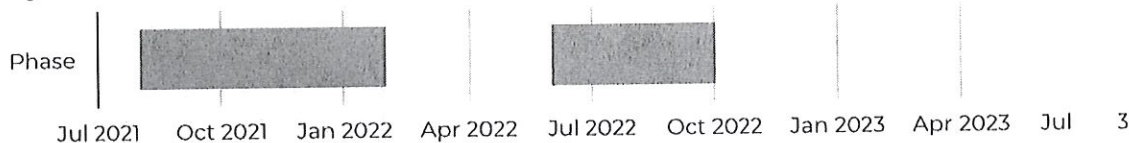
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/14th-from-Adams-to-Superior>)

## 23rd and Potter Neighborhood Street Improvements



This project will improve residential streets in the 23rd and Potter Neighborhood: 23rd from Vine to Potter • Potter from 21st to 26th.

### Project Timeline



### Total Project Estimate

**\$580,000**

**Funding Sources:** Lincoln on the Move • Street Improvement Vehicle Tax – Residential

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/23rd-and-Potter-Neighborhood>)

## 27th Street from “O” Street to I-80 Adaptive Signal Control Technologies Project



The proposed North 27th Street, “O” Street to I-80 project would involve upgrading existing traffic signals and communication infrastructure along and adjacent to North 27th Street in the City of Lincoln, Nebraska in Lancaster County.

### Project Timeline



Construction is planned for 2022.

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/Design/27th-Street-Adaptive-Signal-Project>)



## 70th from Carger to Lilee Street Improvements



### Project Timeline

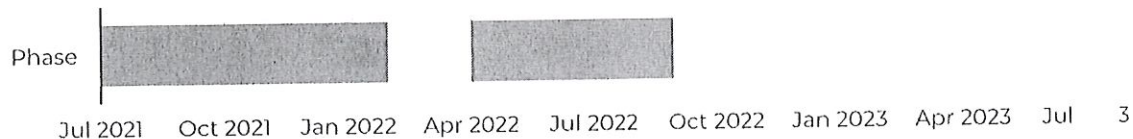
Construction is planned for 2022.

## 70th from Carger to Lilee Water Main Distribution



This water distribution main will be installed in conjunction with a paving project in the area.

### Project Timeline



### Total Project Estimate

**\$750,000**

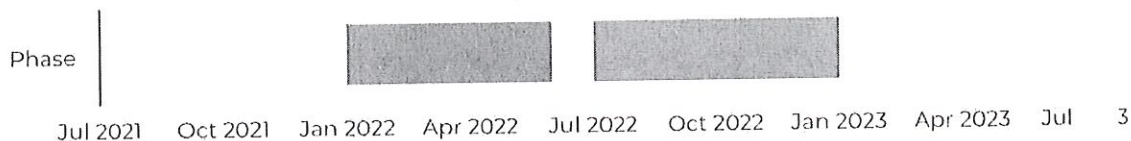
Funding Source: Lincoln Water System

## 70th Street from Salt Creek to Arbor Road Sanitary Sewer Extension



This project extends the sanitary sewer from the northeast trunk line at Salt Creek and North 70th Street, along the west side of North 70th Street up to Arbor Road.

### Project Timeline



### Total Project Estimate

**\$500,000**

Funding Source: Sanitary Sewer Fees

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LWWS/70th-from-Salt-Creek-to-Arbor>)

## 84th from Oakdale to Elizabeth Street Improvements



This project will improve 84th Street from Oakdale Avenue to Elizabeth Drive through a mill and overlay of the existing surface and selected base repairs where required.

**Project Timeline**

Phase



Jul 2021 Oct 2021 Jan 2022 Apr 2022 Jul 2022 Oct 2022 Jan 2023 Apr 2023 Jul 3

**Total Project Estimate****\$3,975,000**

Funding Sources: Lincoln on the Move • Highway Allocation Funds

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/84th-from-Oakdale-to-Elizabeth>)

## 84th and College Park

### Traffic Signal Replacement



This project would replace traffic signal poles and related infrastructure at the intersection of 84th Street and College Park Drive. Curb ramps would be reconstructed to meet current standards.

**Project Timeline**

Construction is tentatively planned for 2022.

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/Design/84th-and-College-Park>)

**98th from Van Dorn to "A"****Project Timeline**

Construction is planned for 2022.

## 104th Street and Holdrege Street Intersection


### Intersection Improvements



This project will improve the Holdrege Street and North 104th Street Intersection with construction of a new roundabout to help serve growth in the community by improving the safety and capacity of the transportation system.

**Project Timeline**

Phase



Jul 2021 Oct 2021 Jan 2022 Apr 2022 Jul 2022 Oct 2022 Jan 2023 Apr 2023 Jul 3

**Total Project Estimate****\$800,000**

Funding Sources: Lincoln on the Move • Developer Loan/Directed Impact Fees

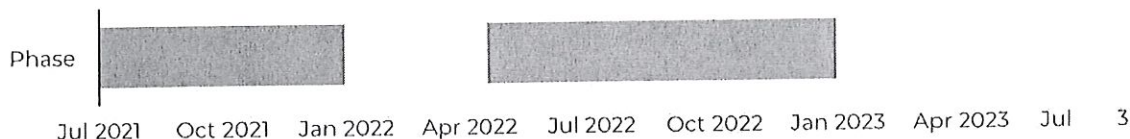
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Growth/104th-and-Holdrege>)

## West “A” Phase III Sanitary Sewer from SW 24th to SW 38th



This project will increase the size of the existing sanitary lines from Southwest 24th Street to Timber Ridge Road and install new sanitary sewer from Timber Ridge Road to approximately Southwest 38th Street.

### Project Timeline



### Total Project Estimate

**\$2,500,000**

Funding Source: Sanitary Sewer Fees

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LWWS/West-A-Phase-III-Sanitary-Sewer>)

## West “A” from West City Limits to SW 23rd Improvement Project



This project is part of a multi-phased effort to improve the West “A” Street corridor from the West City Limits to the intersection of SW 5th Street.

### Project Timeline

The Project B schedule is under review.

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/Projects/West-A-Street-Improvement-Project/Redirects/Project-B>)

## Alley Between 9th and 10th, “L” and “M” Sanitary Sewer Replacement



This project will replace the sanitary sewer located in the alley between 9th and 10th streets and “L” and “M” streets.

### Project Timeline





**Total Project Estimate****\$350,000**

Funding Source: Sanitary Sewer Fees

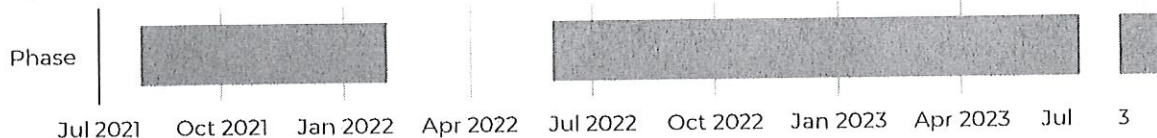
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LWWS/Alley-9th-10th-L-M>)

**Arbor from Alvo to 40th****Project Timeline**

Construction is planned for 2022.

**Belmont Neighborhood  
Street Improvements**
**LINCOLN**  
ON THE MOVE

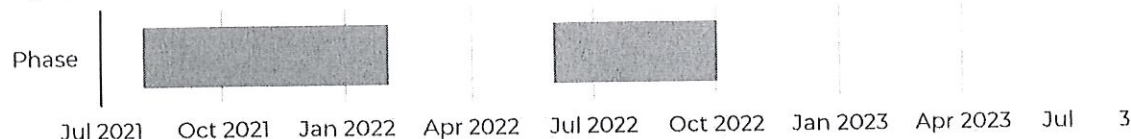

This project will improve residential streets in the Belmont Neighborhood: Furnas from 9th to 14th • 9th from Nance Avenue to Adams • 10th from Adams to Judson • Nelson from 9th to 14th • Judson from 12th to 14th • 12th from Knox to Judson • Lewis from Knox to Elba • Manatt from 11th to 14th.

**Project Timeline****Total Project Estimate****\$1,265,000**

Funding Sources: Lincoln on the Move • Street Improvement Vehicle Tax – Residential  
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Belmont-Neighborhood>)

**Clinton Neighborhood  
Street Improvements**
**LINCOLN**  
ON THE MOVE


This project will improve residential streets in the Clinton Neighborhood: Hitchcock from 28th to 33rd • Potter from 27th to 33rd • 31st from Holdrege to Leighton • 29th from Holdrege to Potter • Clinton from 27th to Alley • Fair from 27th to 33rd.

**Project Timeline**

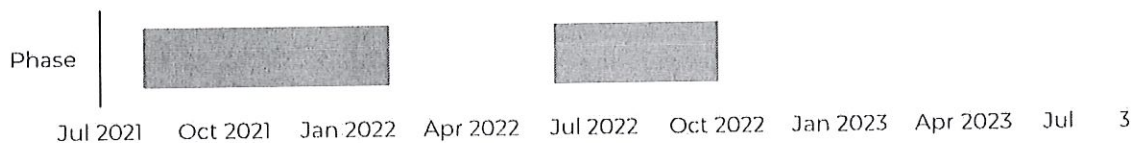
**Total Project Estimate****\$1,250,000**

**Funding Sources:** Lincoln on the Move • Street Improvement Vehicle Tax – Residential  
<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Clinton-Neighborhood>

## College View Neighborhood Street Improvements



This project will improve residential streets in the College View Neighborhood: Sherman from 52nd to 56th • 52nd from Sherman to Van Dorn • Pawnee from west of 52nd to 53rd.

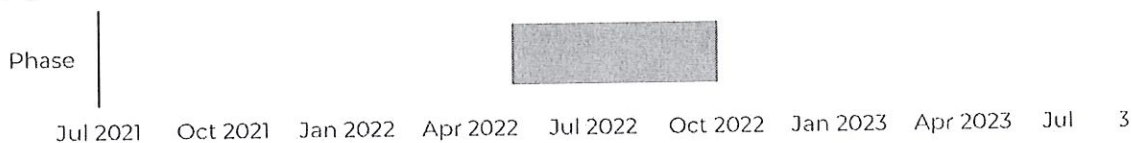
**Project Timeline****Total Project Estimate****\$445,000**

**Funding Sources:** Lincoln on the Move • Street Improvement Vehicle Tax – Residential  
<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/College-View-Neighborhood>

## Country Club Neighborhood Street Improvements



This project will improve residential streets in the Country Club Neighborhood: Bradfield Drive from Sheridan Blvd to South Street • Winthrop Road from Van Dorn to South Street • Colonial Drive/Plymouth Avenue from Winthrop to Colonial.

**Project Timeline****Total Project Estimate****\$825,000**

**Funding Sources:** Lincoln on the Move • Street Improvement Vehicle Tax – Residential  
<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Country-Club-Neighborhood>

**W Denton from S Folsom to 1st**



### Project Timeline

Construction is planned for 2022.

## "G" from 7th to 20th



### Project Timeline

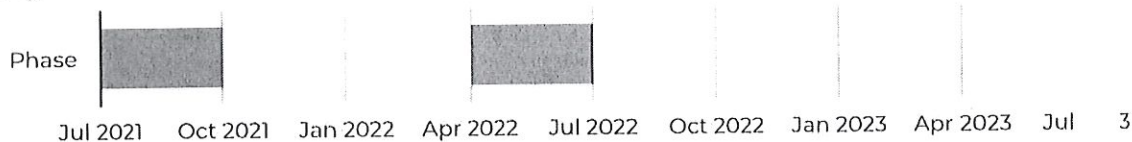
Construction is planned for 2022.

## W Holdrege from NW 48th to Chitwood



This water distribution main will be installed in conjunction with a paving project in the area.

### Project Timeline



### Total Project Estimate

**\$400,000**

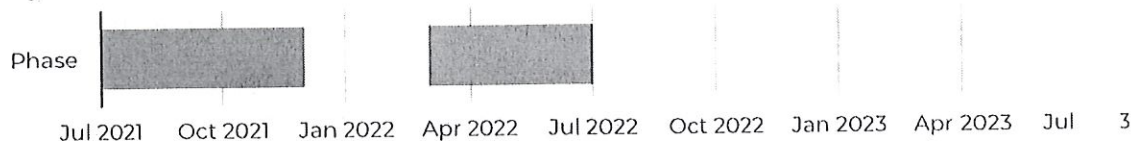
Funding Source: Lincoln Water System

## Holdrege from 98th to Cessna Water Main Distribution



This water distribution main will be installed in conjunction with a paving project in the area.

### Project Timeline



### Total Project Estimate

**\$650,000**

Funding Source: Lincoln Water System

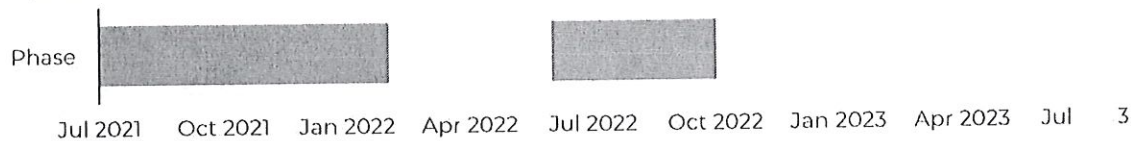
## Kahoa Elementary Neighborhood Street Improvements





This project will improve residential streets in the Kahoa Elementary Neighborhood: Leighton from 70th to Dorothy · Leighton from 76th to 78th · Garland from 70th to 78th · Dorothy from Garland to Adams · 76th from Garland to Baldwin · Willard from Dorothy to 78th.

### Project Timeline



### Total Project Estimate

**\$1,140,600**

Funding Sources: Lincoln on the Move • Street Improvement Vehicle Tax – Residential  
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Kahoa-Elementary-Neighborhood>)

## Lincoln High Neighborhood Street Improvements

**LINCOLN**  
ON THE MOVE



This project will improve residential streets in the Lincoln High School Neighborhood: 19th from "A" to "F" · 20th Street, "A" to "D" · 24th Street, "A" to Randolph · 25th Street, "A" to "E".

### Project Timeline



### Total Project Estimate

**\$850,000**

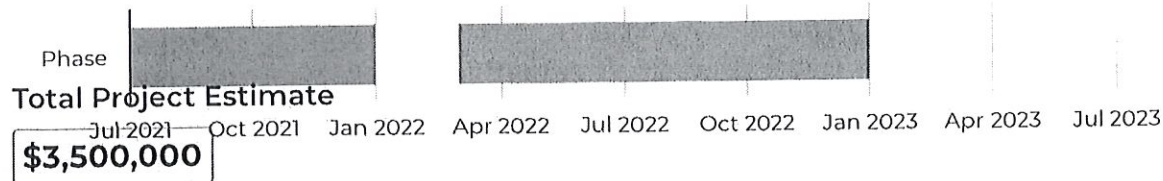
Funding Sources: Lincoln on the Move • Street Improvement Vehicle Tax – Residential  
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Lincoln-High-Neighborhood>)

## Oak Creek Trunk Line Extension



This project will extend the Oak Creek trunk line from West Adams Street to West Mathis Street.

### Project Timeline



Funding Source: Sanitary Sewer Fees

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LWWS/Oak-Creek-Trunk-Line-Extension>)

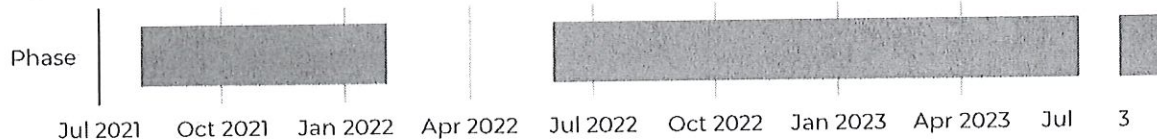
## Near South Neighborhood Street Improvements

**LINCOLN**  
ON THE MOVE



This project will improve residential streets in the Near South Neighborhood: 14th from South Street to "A" • Mulberry from 14th to 15th.

### Project Timeline



### Total Project Estimate

**\$415,000**

Funding Sources: Lincoln on the Move • Street Improvement Vehicle Tax – Residential

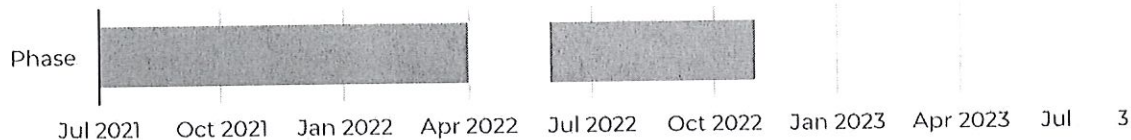
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Near-South-Neighborhood>)

## Northridge Manholes Access Access and Improvements



This project will improve a series of manholes located in the wetland area north of Northstar High School, from North 27th Street to North 33rd Street.

### Project Timeline



### Total Project Estimate

**\$500,000**

Funding Source: Sanitary Sewer Fees

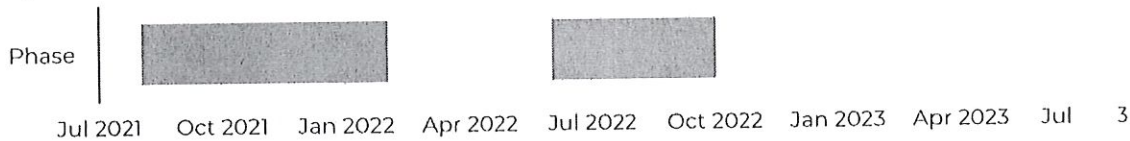
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LWWS/Northridge-Manholes-Access>)

## Park Manor Neighborhood Street Improvements



This project will improve residential streets in the Park Manor Neighborhood: Rexford Drive from Twin Ridge Road to easternmost end • Rogers Circle at Twin Ridge Road • Meeker Circle at Twin Ridge Road • Twin Ridge Road from Sumner Street to "A" Street • 58th Street from South Street to "A" Street • Sumner from 56th to 70th • Monterey Drive from Bermuda Drive to Pacific Drive.

### Project Timeline



### Total Project Estimate

**\$1,385,000**

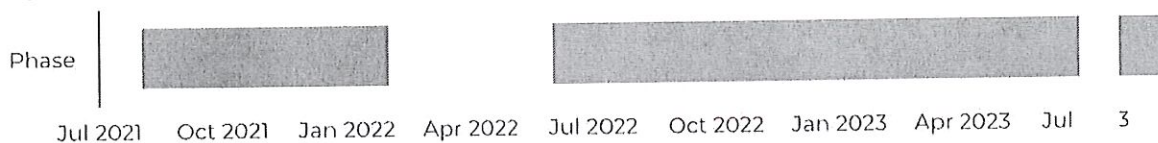
**Funding Sources:** Lincoln on the Move • Street Improvement Vehicle Tax – Residential  
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Park-Manor-Neighborhood>)

## Piedmont Neighborhood Street Improvements



This project will improve residential streets in the Piedmont Neighborhood: 52nd from Sumner to "A" • 50th from "A" to "C" • Fall Creek Road from "A" to Randolph • Valley Road from Fall Creek Road to 56th • 52nd from Randolph to "O".

### Project Timeline



### Total Project Estimate


**\$244,400**

**Funding Sources:** Lincoln on the Move • Street Improvement Vehicle Tax – Residential  
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Piedmont-Neighborhood>)

## "Q" from 14th to Antelope Valley Parkway



### Project Timeline

 Construction is planned for 2022.

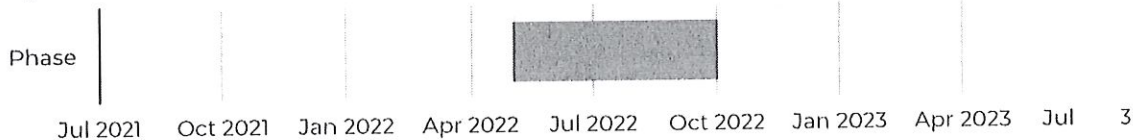


## Randolph from 40th to 56th Street Improvements



This project will improve Randolph Street from 40th Street to 56th Street through a mill and overlay of the existing surface and selected base repairs where required.

### Project Timeline



### Total Project Estimate

**\$800,000**

Funding Sources: Lincoln on the Move • Highway Allocation Funds

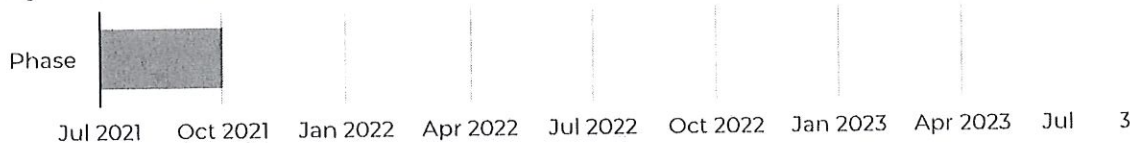
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Randolph-from-40th-to-56th>)

## Rokeby from 40th to Snapdragon Paving Project



This project will pave Rokeby Road from 40th Street to Snapdragon Road to help serve growth in the community by improving the safety and capacity of the transportation system.

### Project Timeline



At the earliest, construction could begin in spring of 2022

### Total Project Estimate

**\$1,000,000**

Funding Sources: Lincoln on the Move • Developer Loan/Directed Impact Fees

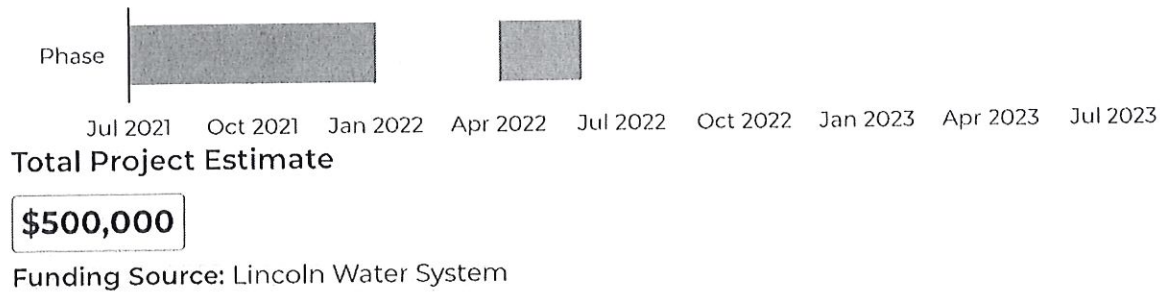
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Growth/Rokeby-from-40th-to-Snapdragon>)

## Rokeby from 40th to Snapdragon Water Main Distribution



This water distribution main will be installed in conjunction with a paving project in the area.

### Project Timeline

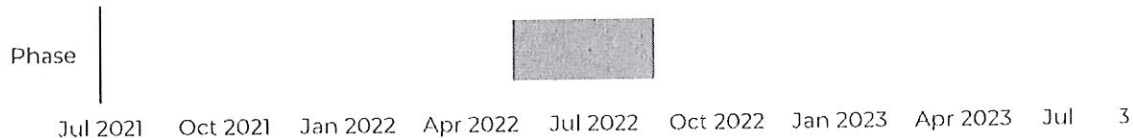


## Salt Creek Neighborhood Street Improvements



This street improvement project will resurface the following roadway sections in the Salt Creek Neighborhood: "B" from 1st to 8th streets, 8th from "C" to "J" streets, 8th from "N" to "O" streets, "E" from 8th to 9th streets, "F" from 8th to 9th streets.

### Project Timeline



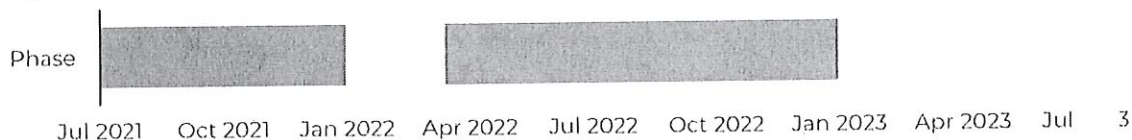
(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/Projects/Salt-Creek-Neighborhood>)

## Southwest Trunk Line Extension



This project will extend the southwest sanitary sewer trunk line along Highway 77 from Old Cheney Road to the lift station at Denton Road.

### Project Timeline



### Total Project Estimate

**\$1,700,000**

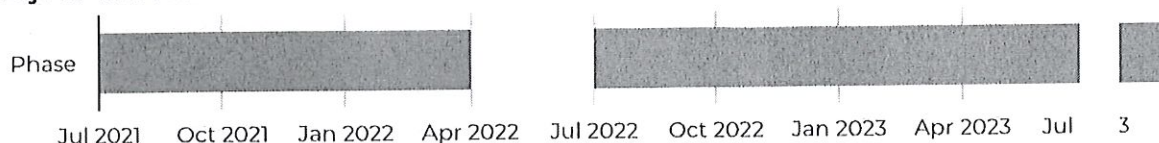
Funding Source: Sanitary Sewer Fees

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LWWS/Southwest-Trunk-Line-Extension>)

## Salt Valley Trunk Line Pipe Upgrades 48" Corrugated Metal Pipe Rehabilitation



This project will rehabilitate the old salt valley trunk line installed in the early 1960s, through an assortment of new rehabilitation technologies.

**Project Timeline****Total Project Estimate****\$4,000,000**

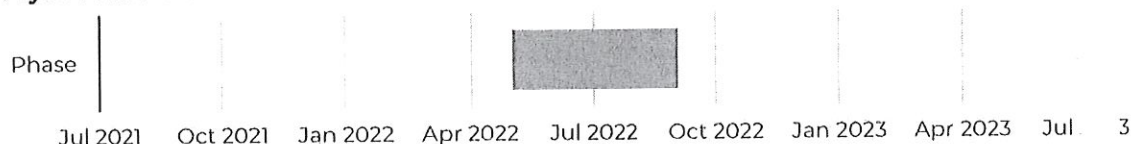
Funding Source: Sanitary Sewer Fees

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LWWS/Salt-Valley-Trunk-Line-Rehab>)

## Union College Neighborhood Street Improvements



This project will improve residential streets in the Union College Neighborhood: South 52nd Street from Pioneers Boulevard to Calvert Street • South 51st Street from Pioneers Boulevard to Prescott • Prescott Avenue from South 48th to South 56th streets • Meredith Street.

**Project Timeline****Total Project Estimate****\$1,050,000**

Funding Sources: Lincoln on the Move • Street Improvement Vehicle Tax – Residential

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Union-College-Neighborhood>)

**Van Dorn from 91st to 103rd****Project Timeline**

Construction is planned for 2022.

## Wedgewood Neighborhood Street Improvements



This street improvement project will resurface the following street sections in the Wedgewood Neighborhood: Wedgewood Drive from 70th to "O" streets Lakewood Drive from Englewood to Wedgewood drives • Aspen Lane • Cypress Lane • Glenwood Circle

**Project Timeline**



Phase

Jul 2021 Oct 2021 Jan 2022 Apr 2022 Jul 2022 Oct 2022 Jan 2023 Apr 2023 Jul 3

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/Projects/Wedgewood/Street>)

## Wedgewood Sanitary Sewer Realignment



This project consists of a realignment of the existing sanitary line just north of Wedgewood Lake near 84th and "O" streets.

### Project Timeline

Phase

Jul 2021 Oct 2021 Jan 2022 Apr 2022 Jul 2022 Oct 2022 Jan 2023 Apr 2023 Jul 3

### Total Project Estimate

**\$700,000**

Funding Source: Sanitary Sewer Fees

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LWWS/Wedgewood>)

## Westgate and Saunders Street Improvements

**LINCOLN**  
ON THE MOVE



This project will improve the following streets: W Saunders from N Main to N 1st • Westgate Boulevard from Sun Valley Boulevard to W Industrial Lake Drive.

### Project Timeline

Phase

Jul 2021 Oct 2021 Jan 2022 Apr 2022 Jul 2022 Oct 2022 Jan 2023 Apr 2023 Jul 3

### Total Project Estimate

**\$600,000**


Funding Sources: Lincoln on the Move • Street Improvement Vehicle Tax – Residential

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Westgate-and-Saunders>)

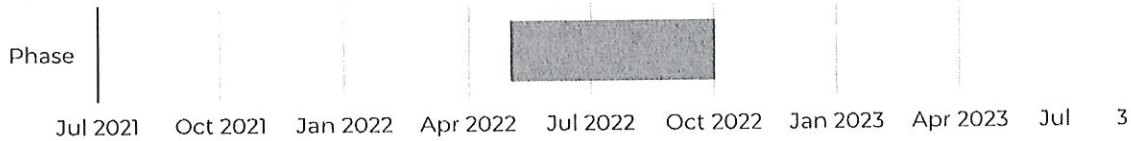
## Witherbee Neighborhood Street Improvements

**LINCOLN**  
ON THE MOVE



This project will improve residential streets in the Witherbee Neighborhood: Frost Drive  from Randolph to "J" • 37th from Lenox to "O" • 38th from "J" to "L" • 42nd from Randolph to "N" • 45th from Randolph to "O" • 47th from "J" to "O" • "M" from 47th to 48th.

### Project Timeline



### Total Project Estimate

**\$1,030,000**

Funding Sources: Lincoln on the Move • Street Improvement Vehicle Tax – Residential

(<https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/LOTM/Projects/Existing-Streets/Witherbee-Neighborhood>)

\$40 M =  
\$2 M (5%)  
Extra cost  
to taxpayers



# JAMES MICHAEL BOWERS



LEGISLATURE



(<https://bowersfornebraska.com>)



## ABOUT JAMES

I'm a lifelong resident of North Lincoln, and a graduate of Northeast High School. I'm a social worker at Dawes Middle School, a small business owner in Havelock, and your City Councilman for Northeast Lincoln.

On the City Council, I've worked hard to lead us through difficult times as a city. I introduced and passed a ban on price gouging in the pandemic, supported the families of first responders who are killed in the line of duty, and have been a strong voice for equality. I was proud to introduce and pass a ban on so-called conversion therapy, and reduce regulations on businesses serving working families. During a budget crunch, I focused on keeping our libraries open and accessible to all.

Working families are why I got involved in politics. As the son of a single mom, I know what it's like to struggle to make ends meet. At 14, I got my first job at Burger King in Havelock, and learned the value of hard work. I've put those values into action serving my community.

**AS CURRENT PRESIDENT FOR THE LINCOLN LANCASTER COUNTY BOARD OF HEALTH I  
WORK WITH CITY AND COUNTY PARTNERS TO GUIDE US OUT OF THE PANDEMIC AND**

**ADVOCATE FOR A HEALTHIER LINCOLN**





**JaMel E. Ways**

---

**From:** jeanpetsch9@gmail.com  
**Sent:** Friday, January 7, 2022 12:50 PM  
**To:** Council Packet  
**Subject:** Letter of opposition for Agenda Item 6.e / 1-10-22 Meeting  
**Attachments:** LKN Ordinance Letter of Opp 1-6-22 final.pdf

Attached is letter for council packet for agenda item 6.e/ Proposed Ordinance 21-172 to Ordinance 2.18.034

*Jean Petsch, Director of Advocacy & Industry Affairs*

**Associated General Contractors-Nebraska Building Chapter**

**402-641-3855**

**NOTE: NEW EMAIL ADDRESS** [jeanpetsch9@gmail.com](mailto:jeanpetsch9@gmail.com)



TO: James Michael Bowers-Lincoln City Council Chairperson and Lincoln City Council Members

FROM: Jean Petsch, Director of Advocacy & Industry Affairs  
Associated General Contractors-NE Building Chapter

DATE: January 6, 2022

RE: Proposed Ordinance 21-172

City Council Members:

On behalf of our membership, I want to extend our appreciation for listening to our concerns.

The AGC Building Chapter is a leading association for the commercial construction industry. The Building Chapter represents 130 of Nebraska's top firms that build vertically in state, regional and national markets.

The AGC Building Chapter **opposes** this Ordinance as introduced for the following reasons:

- Every employer should have the right to decide how to train and develop employees. Many industries set training standards and credentials to ensure skill level and integrity with required types of training. However, there are many methods to execute the training and many providers to deliver the training. The current draft of the ordinance unnecessarily restricts the programs that are acceptable and favor some programs over others.
- The construction industry in Nebraska already invests heavily in all types of training of for their workforce. This ordinance would require a vast majority of firms in the region to invest in additional (unnecessary) training programs just to do projects for the City of Lincoln. A potential impact is that some firms will avoid submitting bids to the City because of the competitive disadvantage caused by the time and necessary approvals needed for a specified program. Further, finding employees is already difficult; doing so will only become more difficult if only certain classes of employees are needed to satisfy certain requirements of the ordinance.
- There are already remedies in place for misclassified workers and noncompliant workers' compensation payers.
- This Ordinance adds administrative burden and cost to the general contractor that has no real end goal or purpose.
- The City wants to encourage and support emerging businesses and small to medium-size businesses, yet requirements like this are very discriminatory to said businesses. It may eliminate this group of construction firms from pursuing City projects.
- There are very harsh penalties for a contractor that does not comply with contract provisions, yet no due process is included. There needs to at least be a safe harbor provision and some discretion for City officials build into the Ordinance.
- This Ordinance will likely eliminate many local Lincoln construction firms from pursuing work with City due to not meeting the new narrow scope training requirement.
- Administering the Ordinance will have a municipal fiscal impact on the City. It will require verification processes that would seem to create disparities amongst contractors with differing programs and scopes.



The Building Chapter's philosophy is to support fair laws and regulations, but not those that create unnecessary administrative burden on all size firms, are discriminatory to small businesses and have no clear purpose for the good of business or citizens. However, we believe the intent of this ordinance is to encourage workforce development and we do support all types of training efforts and initiatives. So, how do we come together on this?

Here are some possible suggestions we offer for consideration.

- Slow down the passage of this Ordinance. Instead of blind-siding the industry with this proposal and rushing its passage, make us part of the discussion.
- Increase the threshold for projects covered by the Ordinance. If this is raised substantially you lessen the administrative cost for the City and lessen the discriminatory nature for small and emerging businesses.
- Expand the definition of acceptable training to include Southeast Community College training and similar institutions, along with established in-house company training programs.
- Take out the items already covered by other ordinances and laws, and address items that are not included in those ordinances. The current language and the disparities therein must be addressed.
- Include a due process clause and make the process a fair process.

The AGC Building Chapter oppose this Ordinance as introduced and respectfully ask that you do not advance it as introduced.

Thank you for your consideration and your service. As always, we are open to a conversation.



Jean Petsch, Director of Advocacy and Industry Affairs  
402-641-3855

## JaMel E. Ways

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**From:** ricoh4505@ayarsayars.com  
**Sent:** Friday, January 7, 2022 2:23 PM  
**To:** Council Packet  
**Subject:** Message from "RNP5838795A4FD0"  
**Attachments:** 20220107142244990.pdf

This E-mail was sent from "RNP5838795A4FD0" (IM C4500).

Scan Date: 01.07.2022 14:22:44 (-0600)  
Queries to: ricoh4505@ayarsayars.com



Lincoln

Omaha

Resolution to the Lincoln Municipal Code Chapter 2.18 Purchasing Division, new section 2.18.034

Dear Lincoln City Council Members:

For Ayars & Ayars, Inc., service to our community isn't just a thing we do. It's at the core of who we are, both as a company and as individuals. Our organization has been blessed in so many ways, which is why we consider it a genuine privilege to serve our community since 1985.

During our three decades of existence, we have been deeply committed to serving the community we call home. Whether an emergency need or a collective community effort you can count on Ayars & Ayars, Inc. We employ over 160 people in the community with an annual payroll of over \$10 million dollars.

Our work over the three decades have benefited children, senior citizens, people with disabilities, even animals and the environment. Our projects are often in the creation or expansion of new businesses, places of worship, schools, or non-profit organizations. In doing these projects we have learned a lot.

As you consider the resolution to the Lincoln Municipal Code Chapter 2.18 Purchasing Division, new section 2.18.034 we urge caution in the implications of adding restrictions in contracts over \$250,000. Ayars & Ayars, Inc. shares in that important mission of education and training of employees. We hire for attitude. Whether it is employees hired in specific skill trades, which require substantial training, or paid internships, we have proof of employees who attribute their skill sets directly to Ayars & Ayars, Inc. training.

We believe that contractors should have the right to decide how to select, train and develop employees. During our three decades of existence, we have been deeply committed to our community and our employees. Ayars & Ayars, Inc. has always met payroll, without layoffs even during the pandemic.

The fiscal impact to our community and local employers might be substantial. Implication of such a resolution will raise administrative costs. Small and medium-sized businesses may be caught in a transition phase as projects with the City end up with large, and many times "outside the area" firms.

The mission of Ayars & Ayars, Inc. is to build construction solutions. We are committed to understanding our customer's vision and needs, create opportunities for our employees, and improving our community. We remain dedicated to the values of family, education and technology. We ask for your consideration as you examine this resolution.

R. Michael Ayars, Chairman  
Ayars & Ayars, Inc.  
2436 North 48<sup>th</sup> Street  
Lincoln, Nebraska 68504



## JaMel E. Ways

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**From:** Naumann, Darl <dnaumann@ayarsayars.com>  
**Sent:** Friday, January 7, 2022 2:23 PM  
**To:** Council Packet  
**Subject:** Ayars & Ayars Letter on Resolution Lincoln Municipal Code Chapter 2.18 Purchasing Division Section 2.18.034  
**Attachments:** Ayars Letter format to City Council 1.10.2022.docx

Resolution to the Lincoln Municipal Code Chapter 2.18 Purchasing Division, new section 2.18.034

Dear Lincoln City Council Members:

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R. Michael Ayars, Chairman  
Ayars & Ayars, Inc.  
2436 North 48<sup>th</sup> Street  
Lincoln, Nebraska 68504

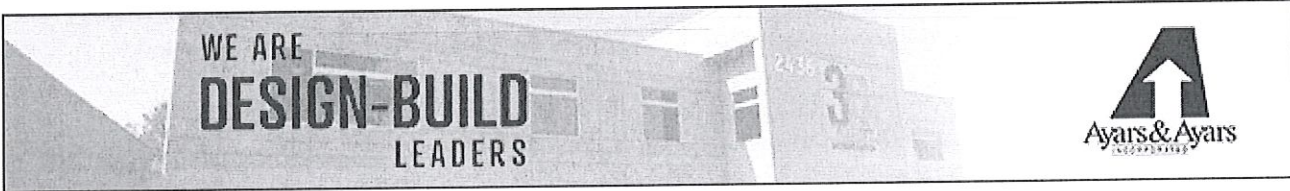


**Darl Naumann**

Office: 402-435-8600 | Mobile: 402-570-9214

2436 N 48<sup>th</sup> St, Lincoln, NE 68504

[www.ayarsayars.com](http://www.ayarsayars.com)



Resolution to the Lincoln Municipal Code Chapter 2.18 Purchasing Division, new section 2.18.034

Dear Lincoln City Council Members:

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R. Michael Ayars, Chairman  
Ayars & Ayars, Inc.  
2436 North 48<sup>th</sup> Street  
Lincoln, Nebraska 68504

## JaMel E. Ways

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**From:** weare camping <wearecamping@gmail.com>  
**Sent:** Friday, January 7, 2022 2:35 PM  
**To:** Council Packet  
**Subject:** Fwd: Wyuka NIGHTMARE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPad

Begin forwarded message:

**From:** weare camping <wearecamping@gmail.com>  
**Date:** January 7, 2022 at 2:31:47 PM CST  
**To:** jbowers@lincoln.ne.gov  
**Subject:** Wyuka NIGHTMARE

How many large dump trucks of dirt does it take to fill the Wyuka area for the new apartments??? It has to be getting close to 1000 at this point. This has been going on for several weeks and appears they still have serval loads and weeks to haul. When the city okayed bonds for the development did they know most of it was going to go for fill dirt? The constant vibration up and down the street is affecting our health. What was once a quiet neighborhood has it turned into something you cannot live in. We have paid taxes here for 50 years and are continuing to pay. No free ride for us. Betty Hunter

Sent from my iPad



## JaMel E. Ways

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**From:** Jereme Montgomery <JMontgomery@stephensandsmith.com>  
**Sent:** Friday, January 7, 2022 2:51 PM  
**To:** Council Packet  
**Subject:** Written Testimony for Jan 10th  
**Attachments:** S&S Letter of Opposition Item 6.e. 21-172 Ordinance 2.18.034.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please include the attached letter with the city council's agenda for Monday January 10<sup>th</sup>, 2022.

Thank you.



**Jereme Montgomery, Business Development Manager**

Stephens & Smith Construction Co., Inc.  
1542 South 1st Street, Lincoln, NE 68502  
Office: 402-475-8087 | Mobile: 402-525-5535

**Employee Owned**  
[www.stephensandsmith.com](http://www.stephensandsmith.com)



# Stephens & Smith Construction Co., Inc.

*An Owner on Every Project*

To: James Michael Bowers, Lincoln City Council Chairman & Lincoln City Council Members

From: Jereme Montgomery, Business Development Manager  
Stephens & Smith Construction, Co., Inc.

Date: January 7<sup>th</sup>, 2022

RE: Item 6.e. 21-172 Ordinance 2.18.034

Stephens & Smith Construction Company was formed in Lincoln, Nebraska in 1971 and currently has over 225 employee owners. We consider ourselves to be the leader in the concrete construction industry in Nebraska as we have had a considerable impact on building our community over the past 50 years.

We write today to express our opposition regarding the proposed ordinance for awarding bidders with a 5% bid incentive if they ensure 10% apprenticeship utilization across the project. Even though Stephens & Smith Construction Company has a federally recognized apprenticeship with the USDOL, we **OPPOSE** this ordinance.

We believe in investing in our workforce through education and training. Along with our annual safety training required by OSHA, we regularly host other education and training programs, such as webinars from the American Concrete Institute, American Society of Concrete Contractors, Nebraska Concrete & Aggregate Association, and other local and regional trade groups. We attend local conferences and conventions to learn about the technical side to our industry.

More than one-third of our Flatwork Division are Certified by the American Concrete Institute as Advanced Concrete Flatwork Finishers. Advanced Concrete Flatwork Finisher, is a person who has shown that they understand the procedures and have the skills required to place, consolidate, edge, joint, cure, and protect concrete flatwork. To obtain an ACI Advanced Concrete Flatwork Finisher certification, candidates must have achieved a minimum of 4,500 hours of on-the-job finishing experience and must successfully pass the written exam.

Our Foundation Division is the only "Certified Foundation Contractor" in Nebraska through the Concrete Foundation Association. To obtain and retain this certification, we must receive continuing education on topics pertaining to poured foundations, along with being insured, bonded, and licensed. In addition, we are certified as "Residential Concrete Foundation Technicians" recognized by the American Concrete Institute and the Concrete Foundation Association. These individuals are craftsman who have demonstrated knowledge of residential concrete foundation construction and the codes and standards that apply to this segment of the concrete construction industry.

We also obtained a United States Department of Labor approved apprenticeship. These standards were approved in 2018 and is another path to educating and training our workforce. As a matter of fact,

[www.stephensandsmith.com](http://www.stephensandsmith.com)

1542 South 1st St. Lincoln, NE 68502 Phone (402) 475-8087 Fax (402) 475-0119  
5711 South 60th St. Omaha, NE 68117 Phone (402) 731-0363 Fax (402) 731-6388

Stephens & Smith is the only merit based concrete contractor in Nebraska who has a federally recognized apprenticeship.

We have worked in collaboration with Southeast Community College to develop a 1-year Concrete Diploma that creates a pathway for the next generation of concrete professionals. Southeast Community College has been working diligently to meet the demands of the construction industry. Not only is SCC developing short-term training programs for the trades, but they are also developing a plan to build a nearly 100,000 sf facility specifically for educating and training construction trades.

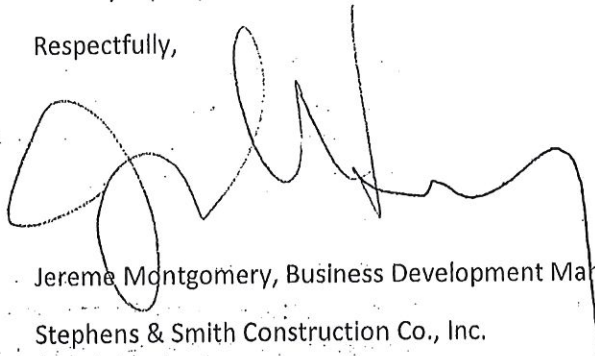
But according to the way the ordinance is written, 5% bid incentive if they ensure 10% apprenticeship utilization across the project, **will NOT give credit to ANY of the above-mentioned training programs.** To the best of our knowledge, there is no current training available for merit-based companies in the concrete industry to meet your proposed incentive.

**Many construction companies in Lincoln do not have federally recognized apprenticeships.** This does not mean they don't train their workforce. If the goal of the ordinance is to promote a healthy workforce in Lincoln, we suggest a 5% incentive to award and support Lincoln based contractors with 5% incentive to reinvest in their workforce.

Stephens & Smith Construction Company **opposes this ordinance as written and request that the language to incentivize apprenticeships be removed in its entirety from the ordinance.** Feel free to contact me if there are any questions.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jereme Montgomery', with a long horizontal flourish extending to the right.

Jereme Montgomery, Business Development Manager  
Stephens & Smith Construction Co., Inc.



## JaMel E. Ways

---

**From:** Kathryn Doornbos <kdoornbos@foundationmedicine.com>  
**Sent:** Monday, January 10, 2022 9:47 AM  
**To:** Council Packet  
**Subject:** SUP17022A - Delayed to Jan 24th Meeting  
**Attachments:** SUP17022A\_36OppositionLetters\_5Appeals.pdf

Hello Members of City Council –

I am writing to ask that you support the developer's request to continue the public hearing for the appeal of SUP17022A from today to January 24<sup>th</sup>. The developer designer requested this continuation because he has not had time to answer some critical questions of neighbors regarding site plans, etc. We'd very much like to see the developer's updates before a City Council public hearing and hope he is given the opportunity of time to compile this for us.

Further, I want to be sure you all are aware of the magnitude of opposition to this proposal when it went before the City Planning commission in November. While 7 citizens spoke in opposition at that meeting – **36 citizens wrote in their opposition via email**. The city summary report quantified this as "several" but I want to be sure you all are aware this represents a majority of the lived-in/developed lots in this neighborhood which were generated on very short notice (7 days) of the Planning Commission meeting. Since the planning commission meeting, even more neighbors have voiced opposition via social media channels. There is a group off 55+ individuals who have been following this case. To be sure you understand the magnitude of the opposition, I have attached a compiled file of all the original notes/letters of oppositions submitted to the city planning commission online form or via email to city planning so you all have it for reference.

grateful,  
Kathryn

KATHRYN DOORNBOS, PhD  
Account Executive | NE/MN/SD/ND  
C: 828.361.4813  
Foundation Medicine, Inc. | 150 Second Street, Cambridge, MA 02141  
www.foundationmedicine.com  
LinkedIn | Twitter | YouTube | Glassdoor

Our passion is *personal*.





## PLANNING

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**From:** OpenForms <noreply@openforms.com>  
**Sent:** Thursday, November 11, 2021 9:10 AM  
**To:** Brenda J. Thomas  
**Subject:** PC Public Record Comment  
**Attachments:** SubmissionReceipt-PlanningCommissionPublicRecordComment-311.pdf  
  
**Categories:** Red Category



### PC Public Record Comment

**Name:** Roger and Janel Reimers  
**Email:** jlreim15@gmail.com  
**Home Address:** 522 Waterside Way Lincoln Ne. 68527

**Application Number or Project Name:**

Special Permit 17022A

**Your Position on the Application:**

In Opposition

**Comments:**

I thought I was building in single family neighborhood like the plan said, a breach of contract of sort, Allowing 462 extra units on this property is excessive and not a good plan for a lot of reasons. Thanks Lincoln! Please make a good plan and stick to it so others can also plan.

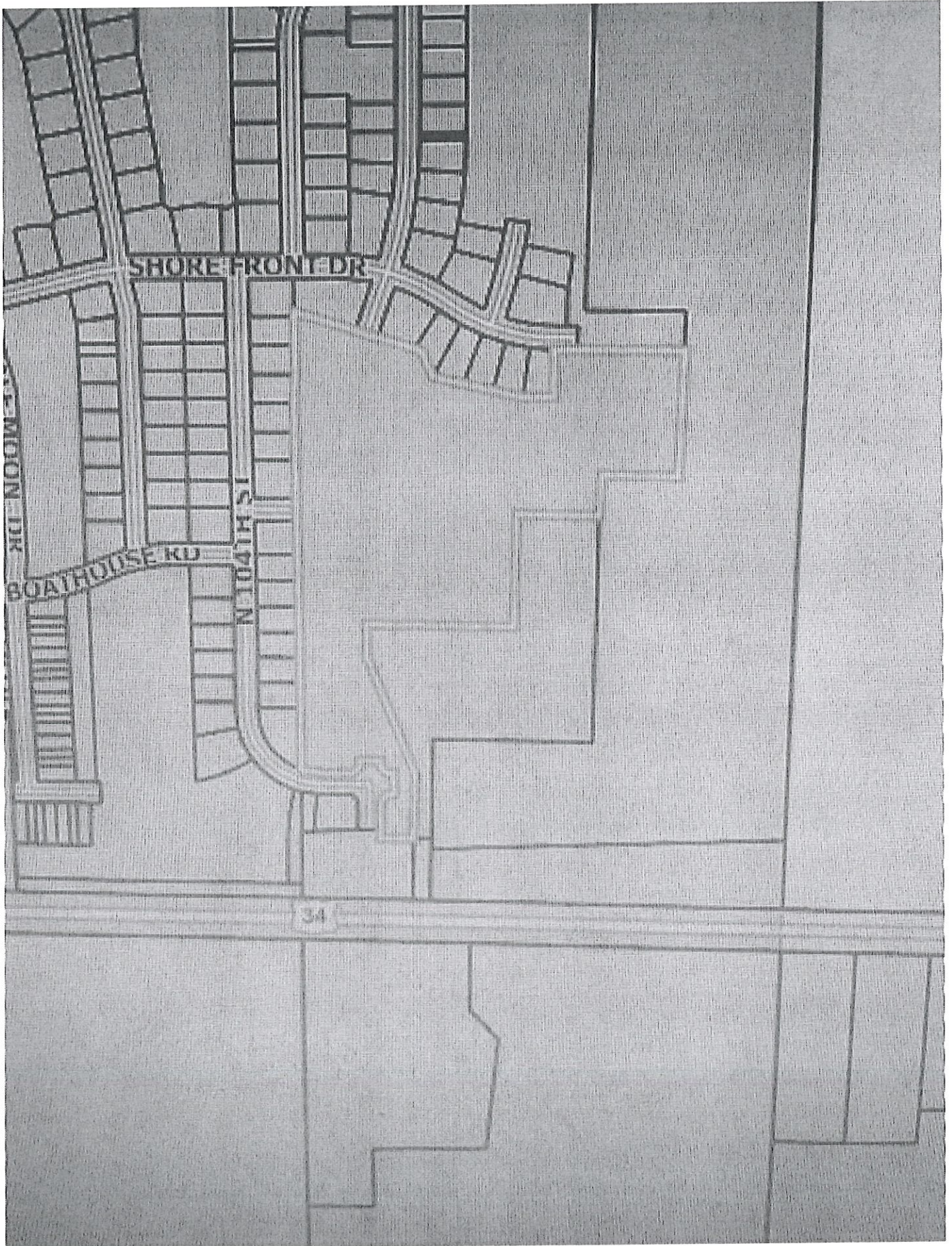
## PLANNING

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**From:** Bonnie Chambers <bolincoln56@gmail.com>  
**Sent:** Friday, November 12, 2021 12:47 PM  
**To:** Planning  
**Subject:** Fwd: Objection to development approval









This highlights the area that I am speaking about.

----- Forwarded message -----

From: **Bonnie Chambers** <[bolincoln56@gmail.com](mailto:bolincoln56@gmail.com)>

Date: Fri, Nov 12, 2021 at 12:37 PM

Subject: Objection to development approval

To: <[plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov)>

I would like it on record that I object to the special permit application (SP17022A) to replace 77 single-family/townhome lots and with 462 multi-family dwelling units (apartments). I do not believe approving this is in the best interest of the residents currently residing in the area. It will interrupt, change and have a negative impact on the lifestyle we "purchased@ in 2011.

My objections are the traffic, environmental impact, and eventual impact on neighborhood property. The school being built in N 102 will be overcrowded before it's opened.

Our infrastructure in this area can not support this growth along with the growth approved earlier along N 95 and Holdrege.

This area of town deserves green space for walking trails and public spaces.

Sincerely,

Bonnie Chamberd

9921 Moonlight Dr, Lincoln, NE 68527



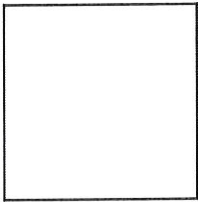
## PLANNING

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**From:** Planning  
**Subject:** Opposition to Special Permit SP17022A

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**From:** E K ANDERSON <anderson9292@msn.com>  
**Sent:** Friday, November 12, 2021 2:28 PM  
**To:** Planning <Plan@lincoln.ne.gov>  
**Subject:** Opposition to Special Permit SP17022A



Members of Lincoln City/Lancaster County Planning Commission,

This letter is to communicate my opposition to the Special Permit SP17022A.

My husband and I purchased a home at 504 N. 106th St in May 2021. We relocated to Lincoln from another state upon my husband's retirement and chose this community because it was in a neighborhood that was composed entirely of single family and townhomes as well as being in a desirable location. I received the notice of the public hearing for SP17022A this week via USPS and I am unhappy about the proposed changes.

This is my first notification of this change to the CUP. I think it is important to point out that this proposal has not been proactively presented by the developer to existing homeowners even though there was a virtual HOA meeting on the evening of Sept 28<sup>th</sup> 2021 where it could have been discussed transparently with an opportunity for direct feedback. This amendment is a BAIT AND SWITCH to existing homeowners and will negatively impact the quality of the neighborhood. I would not have purchased a home in this neighborhood if it had been disclosed a proposal to build apartments was being discussed. If this amendment passes, this development will be within 2 blocks of my home.

I believe the amendment will be detrimental to the neighborhood for the following reasons as stated by my neighbor Kathryn Doornbos:

1. **Traffic :** There is a significant traffic burden implicit in replacing 77 single-family and townhome lots with up to 462 multifamily dwelling units. This is a 6 fold increase in potential population density for

this small area and - in a town like Lincoln where a car is nearly required to do business and manage a family - will undoubtedly create a 6-fold increase in motor-vehicle traffic on both the neighborhood roads and O street. Since I am sure part of the allure of placing apartments at this position is the new elementary school near Holdrege, much of this traffic volume may have a high likelihood of traversing the surface streets of the neighborhood ... these neighborhood streets are ill equipped (and not designed for) for a 6-fold increase in traffic. I'm also unsure that the 2 lane entry into the neighborhood from 105<sup>th</sup> to O is large enough to accommodate such traffic volume as I imagine this will be the main access point for residents of these proposed multi-family dwellings. Will there be a traffic light at 105<sup>th</sup> & O? Will there be turning lanes into (on O Street – turning left) & out of the neighborhood (turning right and left onto O street from 105<sup>th</sup>) – if so, how long will they be to accommodate the queue of cars at peak times of travel? The distance from the newly installed traffic circle on 105<sup>th</sup> to the 105<sup>th</sup>/O St interchange is exceedingly short and I don't think will accommodate significant length turning lanes onto O --- I expect this to be a safety hazard in the future as traffic will have a penchant to back up into the traffic circle causing confusion and fender/benders.

2. **Parking :** I understand the developer is asking for no parking waiver and thus, by R-3 zoning requirements, will be required to provide for 1.5 parking spots per dwelling unit (for a total of 693 parking spots) By my calculations, a parking lot would need to be ~475ft wide x ~475ft deep (or a total area 225,625 sqft which is about 5 acres) for a 60° or 90° parking configuration. I have concerns that if parking capacity does not meet driver capacity (and the likelihood that 462 dwelling unities may need closer 2 parking spots per unit for a total of 924 cars) there will be overflow parking on the streets of the surrounding neighborhood. As I'm sure you are aware, within Dominion both driveway & garage parking capacity exists in these single family homes – very, very few cars are parked on the street for more than a few hours and nearly none are street parked overnight. I worry that overflow parking into the neighborhood will change this particular neighborhood character and lead to impediments in access for single family home owners, emergency vehicles, utility service vehicles, etc and frustrations by the neighbors.
3. **Storm Drainage :** the original proposed 77 single family homes/townhomes generate disproportionately less concentrated volume of storm water drainage than larger buildings with adjacent parking hard-surfaces. The borrow ditch running parallel to O Street from 105<sup>th</sup> to the tributary of Stevens Creek often is full to the brim during high volume rain events like we saw in October. Should there be a substantial increase in impermeable surface through the installation of large buildings or parking lots, I imagine this drainage may be over capacity for similar future rain events. I also have concerns about the neighboring recreational, residential lake at Waterford. Excess storm drainage can cause algal blooms, fish die-offs, birds of prey poisoning events and habitat degradation in bodies of water such as this one lake (now established for ~10years with its own ecosystem of fish, minks, fox, birds of prey and other water fowl).
4. **Home Values :** Research has shown that that housing prices tended to fall within close proximity to multi-family residential units (<https://www.sciencedirect.com/science/article/pii/S016604620400016X>) – I understand that home valuation is complex, market-driven and an imperfect science but the change of the neighborhood from a single family residential neighborhood to nearly 50% of the allowable CUP dwelling units being concentrated in a single building will undoubtedly impact resale values for adjacent homes and potentially the neighborhood as a whole.

I urge you to listen to the feedback you are getting from the existing homeowners who will be negatively impacted by this amendment and vote no on this proposal.

Sincerely,

Emily & Kevin Anderson

Sent from Mail for Windows



**From:** [mdanderson@windstream.net](mailto:mdanderson@windstream.net) <[mdanderson@windstream.net](mailto:mdanderson@windstream.net)>  
**Sent:** Sunday, November 14, 2021 7:11 PM  
**To:** Planning <[Plan@lincoln.ne.gov](mailto:Plan@lincoln.ne.gov)>  
**Cc:** George J. Wesselhoft <[GWesselhoft@lincoln.ne.gov](mailto:GWesselhoft@lincoln.ne.gov)>; [michael.anderson6@bnsf.com](mailto:michael.anderson6@bnsf.com)  
**Subject:** Opposition to SP17022A

Hi George & the entire Lincoln Planning Commission -

I wanted to communicate my opposition to the Special Permit SP17022A which I received notice of via USPS.

My wife and I purchased a home at 531 N 105<sup>th</sup> St in October 2021. We chose this community in large part after examining the original CUP site/phase plans for Dominion at Stevens Creek as approved originally on April 2 2018. We valued that it was a newer build in a neighborhood that was composed entirely of single family and townhomes. When I received the notice of the public hearing for SP17022A via USPS I was unhappy about the proposed changes.

We moved to this neighborhood after living on acreages for the last 30 years, If we would have known that there was going to be a very large apartment complex just blocks away we would have looked elsewhere for our new home.

From my perspective, this amendment is a bait/switch for existing homeowners, a potential attempt to quietly change the character of the neighborhood without soliciting existing homeowner feedback and, if approved, will have multiple detrimental effects upon the neighborhood :

1. **Traffic :** There is a significant traffic burden implicit in replacing 77 single-family and townhome lots with up to 462 multifamily dwelling units. This is a 6 fold increase in potential population density for this small area and - in a town like Lincoln where a car is nearly required to do business and manage a family - will undoubtedly create a 6-fold increase in motor-vehicle traffic on both the neighborhood roads and O street. Since I am sure part of the allure of placing apartments at this position is the new elementary school near Holdrege, much of this traffic volume may have a high likelihood of traversing the surface streets of the neighborhood ... these neighborhood streets are ill equipped (and not designed for) for a 6-fold increase in traffic. I'm also unsure that the 2 lane entry into the neighborhood from 105<sup>th</sup> to O is large enough to accommodate such traffic volume as



I imagine this will be the main access point for residents of these proposed multi-family dwellings. Will there be a traffic light at 105<sup>th</sup> & O? Will there be turning lanes into (on O Street – turning left) & out of the neighborhood (turning right and left onto O street from 105<sup>th</sup>) – if so, how long will they be to accommodate the queue of cars at peak times of travel? The distance from the newly installed traffic circle on 105<sup>th</sup> to the 105<sup>th</sup>/O St interchange is exceedingly short and I don't think will accommodate significant length turning lanes onto O --- I expect this to be a safety hazard in the future as traffic will have a penchant to back up into the traffic circle causing confusion and fender/benders.

2. **Parking :** I understand the developer is asking for no parking waiver and thus, by R-3 zoning requirements, will be required to provide for 1.5 parking spots per dwelling unit (for a total of 693 parking spots) By my calculations, a parking lot would need to be ~475ft wide x ~475ft deep (or a total area 225,625 sqft which is about 5 acres) for a 60° or 90° parking configuration. I have concerns that if parking capacity does not meet driver capacity (and the likelihood that 462 dwelling unities may need closer 2 parking spots per unit for a total of 924 cars) there will be overflow parking on the streets of the surrounding neighborhood. As I'm sure you are aware, within Dominion both driveway & garage parking capacity exists in these single family homes – very, very few cars are parked on the street for more than a few hours and nearly none are street parked overnight. I worry that overflow parking into the neighborhood will change this particular neighborhood character and lead to impediments in access for single family home owners, emergency vehicles, utility service vehicles, etc and frustrations by the neighbors.
3. **Storm Drainage :** the original proposed 77 single family homes/townhomes generate disproportionately less concentrated volume of storm water drainage than larger buildings with adjacent parking hard-surfaces. The borrow ditch running parallel to O Street from 105<sup>th</sup> to the tributary of Stevens Creek often is full to the brim during high volume rain events like we saw in October. Should there be a substantial increase in impermeable surface through the installation of large buildings or parking lots, I imagine this drainage may be over capacity for similar future rain events. I also have concerns about the neighboring recreational, residential lake at Waterford. Excess storm drainage can cause algal blooms, fish die-offs, birds of prey poisoning events and habitat degradation in bodies of water such as this one lake (now established for ~10years with its own ecosystem of fish, minks, fox, birds of prey and other water fowl).
4. **Home Values :** Research has shown that that housing prices tended to fall within close proximity to multi-family residential units (<https://www.sciencedirect.com/science/article/pii/S016604620400016X>) – I understand that home valuation is complex, market-driven and an imperfect science but the change of the neighborhood from a single family residential neighborhood to nearly 50% of the allowable CUP dwelling units being concentrated in a single building will undoubtedly impact resale values for adjacent homes and potentially the neighborhood as a whole.

Please consider leaving the original plan in place and not moving forward with the proposed changes.

Respectfully,

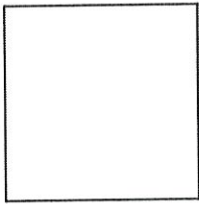
Michael and Diane Anderson

## PLANNING

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**From:** Planning  
**Subject:** SP17022A - Opposition

**From:** malissa watson <shorty88it@yahoo.com>  
**Sent:** Thursday, November 11, 2021 9:37 AM  
**To:** Planning <Plan@lincoln.ne.gov>  
**Subject:** SP17022A - Opposition



Dear Planning Commission:

I wanted to communicate my opposition to Special Permit SP17022A, which I received notice of earlier this week. I am strongly opposed to the 462 multifamily dwelling unit that will be placed in the middle of my neighborhood. My family and I moved to this neighborhood in June 2020. We have watched the neighborhood grow and love living in this area.

I understand this community/neighborhood is growing and planning for future development is necessary. However, this Commission already approved the FINAL CUP for Dominion at Steven's Creek in April 2018. I do not believe there should be any changes to the same. Specifically, there must be a more reasonable spot to place an apartment complex than in the middle of a neighborhood. This area does not need any more apartment complexes. I believe this amendment will only benefit one person/entity, the developer. I feel this amendment is a bait/switch for existing homeowners, a potential attempt to quietly change the character of the neighborhood without soliciting existing homeowner feedback and, if approved, will change the overall landscape and design of this quiet and beautiful neighborhood. My issues with the amendment are as follows:

A. **Apartments.** The following are apartment complexes that currently exist, or are in the process of being built:

1. The Flats located at 90<sup>th</sup> and O Street;
2. Shadow Ridge at 90<sup>th</sup> and O Street;
3. College Park Apartment at 84<sup>th</sup> & O (next to SCC)
4. Sunridge Apartments (on 84<sup>th</sup> Street between O street and Holdrege)
5. Timberline Apartments (on 84<sup>th</sup> Street between O street and Holdrege)
6. Cornerstone Apartments (approx.. 84<sup>th</sup> and Holdrege)
7. New Apartment complex on Holdrege between 84<sup>th</sup> Street and 98<sup>th</sup> Street
8. New Apartment complex next to Hy-Vee (84<sup>th</sup> Street & Northern Lights Drive)
9. Lexington Ridge Apartments at 84<sup>th</sup> and Lexington

The above-mentioned complexes are all located within 2-3 miles of the proposed complex at 105 & O.

B. **Traffic.** I expect traffic will be an issue and safety hazard. There is a significant traffic burden implicit in replacing 77 single-family and townhome lots with up to 462 multifamily dwelling units. This is a 6-fold increase



in potential population density for this small area. The 2-lane entry into the neighborhood from 105<sup>th</sup> to O, is it large enough to accommodate such traffic volume? I imagine this will be the main access point for residents of these proposed multi-family dwellings. Will there be a traffic light at 105<sup>th</sup> & O? Will there be turning lanes into (on O Street – turning left) & out of the neighborhood (turning right and left onto O street from 105<sup>th</sup>)? If so, how long will the lanes be to accommodate the queue of cars at peak times of travel? The distance from the newly installed traffic circle on 105<sup>th</sup> to the 105<sup>th</sup>/O St interchange is exceedingly short and I don't think will accommodate significant length turning lanes onto O Street. I expect this to be a safety hazard in the future as the speed limit is 55mph, traffic will have a penchant to back up into the traffic circle causing confusion and fender/benders at possibly excessive rates of speed.

**C. Storm Drainage.** The original proposed 77-single family homes/townhomes generate disproportionately less concentrated volume of storm water drainage than larger buildings with adjacent parking hard-surfaces. The borrow ditch running parallel to O Street from 105<sup>th</sup> to the tributary of Stevens Creek often is full to the brim during high volume rain events like we saw in October. Should there be a substantial increase in impermeable surface through the installation of large buildings or parking lots, I imagine this drainage may be over capacity for similar future rain events. I also have concerns about the neighboring recreational, residential lake at Waterford. Excess storm drainage can cause algal blooms, fish die-offs, birds of prey poisoning events and habitat degradation in bodies of water such as this one.

**D. Home Values.** Research has shown that that housing prices tend to fall when located near multi-family residential units. I understand that home valuation is complex, market-driven and an imperfect science but the change of the neighborhood from a single-family residential neighborhood to nearly 50% of the allowable CUP dwelling units being concentrated in a single building will undoubtedly impact resale values for adjacent homes and potentially the neighborhood.

Again, I would like to state that I am strongly opposed to Special Permit SP17022A. I do not believe any modification to the original CUP are necessary and would request the Planning Commission and developer find an alternate site for the 462 multifamily dwelling unit. I feel this is a small request as this significant change from the original development was not discussed with homeowners in the neighborhood.

Yours,

Malissa Thongdy



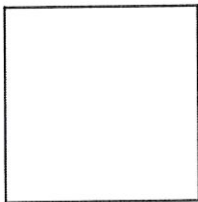
## PLANNING

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**From:** Planning  
**Subject:** SP17022A - Dominion at Stevens Creek

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**From:** Susan Powers <SusanPowers28@hotmail.com>  
**Sent:** Friday, November 12, 2021 2:25 PM  
**To:** Planning <Plan@lincoln.ne.gov>  
**Subject:** The new proposed addition for Dominion at Stevens Creek



We have a great concern in regard to the proposed change to the Stevens Creek addition. When we bought the lot on 104<sup>th</sup> St we were told that this would be a neighborhood with single family houses. "O" St currently during morning rush hour is backed up from 84<sup>th</sup> to 98<sup>th</sup> St. really causing a bottle neck. There is also a lot of traffic from the small towns east of us commuting into Lincoln. Adding another 600 to 700 cars on the road will be a nightmare. The apt buildings on the south side of "O" St across from SSC filter in a lot of traffic as well. To put another large apt complex that close in proximity would be a mistake. I hope integrity over rides the almighty dollar and those in charge will honor the expectations of the already existing neighborhood people.

Concerned Waterford owner

James and Susan Powers

Sent from Mail for Windows

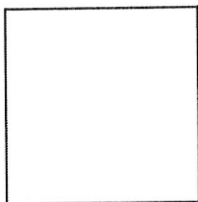
## PLANNING

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**From:** Planning  
**Subject:** SP17022A - changing housing

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**From:** Allen Bors <[gottobefishing@gmail.com](mailto:gottobefishing@gmail.com)>  
**Sent:** Wednesday, November 10, 2021 5:14 PM  
**To:** Planning <[Plan@lincoln.ne.gov](mailto:Plan@lincoln.ne.gov)>  
**Subject:** changing housing



In response to changing house to apartment units. I moved to lincoln about 3 yr ago bought a new home i waterford estates 1500sq ft over priced had to buy \$10,000.00 more to get a house that i put in better flooring, upgrade kitchen cabinets, water osmoses, water soaftner, did not get suitable poured deck, 3 steps down, upgrade bath tub many other things that a liveable home needs, waited 3yr to get my 1 tree. had to drive 20 mile a day for a month to get our mail which we should of had on signing day. Have to pay \$110 dollars wheel tax to drive in chuck holes. I didnt move to lincoln to be governed by california ideas you see how thats working. I was told that this area was premer part of lincoln. Sure i live by the lake could go fishing but you cant keep the fish they need to go back. You change the plan all we will have another getto to live by. The problem is the council dont know how to conserve our tax dollars. Start buy lay off the free loaders i see just standing round and not dueing a thing on the job.

I watch the meeting on tv which is a nother sore spot i have maid ph call many times about your sound system you need to spend some of our money for a new upgrade . We have tv. set as high as we can and cant hear yet. Only thing i can figure out you dont want anybody to here what you say We have asked Allo to check and our equipment is ok. I hope you that these emails to heart and due something ? will be watching.

## PLANNING

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**From:** OpenForms <noreply@openforms.com>  
**Sent:** Monday, November 15, 2021 11:55 AM  
**To:** Brenda J. Thomas  
**Subject:** PC Public Record Comment  
**Attachments:** SubmissionReceipt-PlanningCommissionPublicRecordComment-315.pdf  
  
**Categories:** Red Category



### PC Public Record Comment

**Name:** Claire Morris-Eacker  
**Email:** clairvoyant5100@gmail.com  
**Home Address:** 461 N 104th Street, Lincoln, NE 68527  
**Application Number or Project Name:**  
Special Permit SP17022A Dominion at Stevens Creek CUP change  
**Your Position on the Application:**  
In Opposition  
**Comments:**

I'm writing to vehemently oppose SP17022A for the following reasons. I moved to Waterford Estates in June, 2021. We chose this community because of the amenities and nature of the planned community composed of single family and townhome units. The lakes and proposed trail allows for residents to take in the beauty of our community. The changes proposed will greatly detract from the quiet and peaceful living that we enjoy. Going from 77 single family units to over 485 multi-family units and 835 total residential units will only increase traffic onto Shore Front Drive that is designed for the use and benefit of Waterford Estates. Stating in the plan that the traffic changes will be either along 105th Street and O or onto Shore Front Drive is vague at best. Why would you

dump traffic through an established residential area onto Shore Front Drive that eventually goes out via 98th and O Street anyway? The residents of Waterford Estates pay for the use and enjoyment of our amenities, but allowing 462 multi-family units for a total of 835 residential units from the original 77 single family homes, will cause our amenities to be overrun and overused which are private to Waterford Estates. I also don't understand how we found out about this change only two weeks prior to the "final review" that doesn't allow for sufficient time for the Waterford Estates homeowners and our HOA team to respond and challenge these proposed amendments. Home values will inherently decline due to increased density. Drainage will be affected by an already taxed system that allows road runoff into Waterford Lake, moving debris and dirt into the lake. I've been involved in many site plan issues and reviews during my 35 year career in the residential mortgage lending industry and I pay close attention to these matters. This change makes no sense, for now or for later. There are many open areas in the Lincoln City boundaries that make more sense for a plan of this nature. Please listen to the responses and consider denying the proposed amendment to the original CUP.

Thank you.

Claire Morris-Eacker

Resident of Waterford Estates



## PLANNING

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**From:** OpenForms <noreply@openforms.com>  
**Sent:** Tuesday, November 16, 2021 9:56 AM  
**To:** Brenda J. Thomas  
**Subject:** PC Public Record Comment  
**Attachments:** SubmissionReceipt-PlanningCommissionPublicRecordComment-316.pdf



### PC Public Record Comment

**Name:** David Hattan  
**Email:** dhattan@neb.rr.com  
**Home Address:** 1002 N. 105th Street, Lincoln, Ne 68527  
**Application Number or Project Name:**  
SP17022A

**Your Position on the Application:**

In Opposition

**Comments:**

Regarding SP17022A, I am an opposition to the change from 77 single - family and townhome lots to 462 multifamily dwellings.

Items of concern are the amount of traffic that will be run through the new roundabout on 105th Street near 'O' Street. During peak periods now traffic can back-up for blocks on 98th street. I can see similar back-up happening except it will be through the roundabout which would create a lot of confusion as cars jockey to squeeze in.

2nd, the Homeowner association is inheriting the maintenance expense for out lots/ commons areas in the area. Unless the 462 multifamily dwellings are included in the homeowner association, this burden will be born by 77 fewer homeowners, thus increasing the cost for remaining homes to support that required maintenance.

3rd. homeowners in the subdivision relied in good faith that the plat of

the area would remain as agreed to by the city and that homeowner's planned on there being similar construction around them. Many of the homes in this area are of higher than average on features and cost. Some as much as \$600,000 cost. The city will be acting in bad faith if this plat is allowed to be changed from single family dwellings to apartments. Thanks for considering these concerns in your decision making process.

## PLANNING

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**Subject:** Opposition to SP17022A

**From:** Justin Dean <[justindean0220@gmail.com](mailto:justindean0220@gmail.com)>

**Sent:** Tuesday, November 16, 2021 9:55 AM

**To:** Planning <[Plan@lincoln.ne.gov](mailto:Plan@lincoln.ne.gov)>; George J. Wesselhoft <[GWesselhoft@lincoln.ne.gov](mailto:GWesselhoft@lincoln.ne.gov)>; Kathryn Doornbos <[kdoornbos@foundationmedicine.com](mailto:kdoornbos@foundationmedicine.com)>

**Subject:** Opposition to SP17022A

To the entire Lincoln Planning Commission -

I wanted to communicate my opposition to the Special Permit SP17022A which my fiance and I received notice of last week.

We purchased a home at 701 N 105<sup>th</sup> St in May 2021. I grew up in Adams but had moved away after college to build a career. I always hoped to return to Nebraska to be closer to my family & to raise my own children. Kathryn & I chose this community versus some of the smaller, surrounding villages/townships because I wanted her to have the best of both worlds : to be close to city amenities but in a quiet, safe and idyllicly midwestern suburb. Kathryn asked our realtor for community plans for every home we toured and we repeatedly concluded that the Dominion at Steven's Creek neighborhood had the qualities that we were looking for : low traffic, plans for expansion of the single family home community, proximity to good schools, proximity to my family and a much quieter neighborhood feel than our previous in-city living. We based our conclusions off of the CUP site/phase plans for Dominion at Stevens Creek as approved originally on April 2 2018. I received the notice of the public hearing for SP17022A on Nov 9th via USPS and I watched my fiance deteriorate into tearful sobs realizing that our new neighborhood would be dramatically changed with this proposal.

I want to stress the coincidence in timing of this application : our virtual HOA meeting was held on the evening of Sept 28<sup>th</sup> 2021 and this special permit application was made sometime on Sept 29th -- I am very very suspicious of this timing and it feels like an intentional play to avoid getting existing homeowner feedback.

Please carefully consider whether you, Commissioners, would be okay with this kind of change to your neighborhood -- please envision your home and then use your imagination to place a 462 unit apartment building within 2/10ths of a mile. Would you welcome the extra traffic - particularly at peak times of the day going to and coming from work? Would you celebrate the parking headaches of a very likely 924 cars but only 693 spots? Would you want to live so close to 5 acres of parking lots? Would you want the noise, the busyness, the unpredictability of 462 dwelling units of renters within walkable distance to your home?

I own multiple rental properties in Nebraska & Alabama - I have seen the worst of the worst of rental tenants. Domestic abuse and doors kicked so hard the framing ripped out of the wall. Wild parties and irreverence for neighbors. Bullet holes that traveled through multiple properties. Neglected animals left to die. Airbnb subletting to non-local tenants who engage in illegal activities. SWAT team removal of an unstable tenant brandishing an assault rifle. While this is not all tenants - I think we can all agree that some tenants just do not have the same regard for their rented homes as financially invested homeowners do. And by rolling the dice with 462 dwelling units - there may be several bad apples in the mix.

Kathryn and I agree that this amendment is a bait/switch for existing homeowners, a suspiciously timed attempt to quietly change the character of the neighborhood without soliciting existing homeowner feedback and, if approved, will have multiple detrimental effects upon the neighborhood. I've reiterated her former points below because I think they are also valid and add detail I cannot :

1. **Traffic :** There is a significant traffic burden implicit in replacing 77 single-family and townhome lots with up to 462 multifamily dwelling units. This is a 6 fold increase in potential population density for this small area and - in a town like Lincoln where a car is nearly required to do business and manage a family - will undoubtedly create a 6-fold increase in motor-vehicle traffic on both the neighborhood roads and O street. Since I am sure part of the allure of placing apartments at this position is the new elementary school near Holdrege, much of this traffic volume may have a high likelihood of traversing the surface streets of the neighborhood ... these neighborhood streets are ill equipped (and not designed for) for a 6-fold increase in traffic. I'm also unsure that the 2 lane entry into the neighborhood from 105<sup>th</sup> to O is large enough to accommodate such traffic volume as I imagine this will be the main access point for residents of these proposed multi-family dwellings. Will there be a traffic light at 105<sup>th</sup> & O? Will there be turning lanes into (on O Street - turning left) & out of the neighborhood (turning right and left onto O street from 105<sup>th</sup>) - if so, how long will they be to accommodate the queue of cars at peak times of travel? The distance from the newly installed traffic circle on 105<sup>th</sup> to the 105<sup>th</sup>/O St interchange is exceedingly short and I



don't think will accommodate significant length turning lanes onto O --- I expect this to be a safety hazard in the future as traffic will have a penchant to back up into the traffic circle causing confusion and fender/benders.

2. **Parking** : I understand the developer is asking for no parking waiver and thus, by R-3 zoning requirements, will be required to provide for 1.5 parking spots per dwelling unit (for a total of 693 parking spots) By my calculations, a parking lot would need to be ~475ft wide x ~475ft deep (or a total area 225,625 sqft which is about 5 acres) for a 60° or 90° parking configuration. I have concerns that if parking capacity does not meet driver capacity (and the likelihood that 462 dwelling unities may need closer 2 parking spots per unit for a total of 924 cars) there will be overflow parking on the streets of the surrounding neighborhood. As I'm sure you are aware, within Dominion both driveway & garage parking capacity exists in these single family homes – very, very few cars are parked on the street for more than a few hours and nearly none are street parked overnight. I worry that overflow parking into the neighborhood will change this particular neighborhood character and lead to impediments in access for single family home owners, emergency vehicles, utility service vehicles, etc and frustrations by the neighbors.
3. **Storm Drainage** : the original proposed 77 single family homes/townhomes generate disproportionately less concentrated volume of storm water drainage than larger buildings with adjacent parking hard-surfaces. The borrow ditch running parallel to O Street from 105<sup>th</sup> to the tributary of Stevens Creek often is full to the brim during high volume rain events like we saw in October. Should there be a substantial increase in impermeable surface through the installation of large buildings or parking lots, I imagine this drainage may be over capacity for similar future rain events. I also have concerns about the neighboring recreational, residential lake at Waterford. Excess storm drainage can cause algal blooms, fish die-offs, birds of prey poisoning events and habitat degradation in bodies of water such as this one lake (now established for ~10years with its own ecosystem of fish, minks, fox, birds of prey and other water fowl).
4. **Home Values** : Research has shown that that housing prices tended to fall within close proximity to multi-family residential units (<https://www.sciencedirect.com/science/article/pii/S016604620400016X>) – I understand that home valuation is complex, market-driven and an imperfect science but the change of the neighborhood from a single family residential neighborhood to nearly 50% of the allowable CUP dwelling units being concentrated in a single building will undoubtedly impact resale values for adjacent homes and potentially the neighborhood as a whole.

I repeat my strong opposition to this proposal.

Thank you,

**Justin Dean**

**JDEAN Rentals**

**cell : 205.914.0220**

## PLANNING

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**Subject:** Response to Special Permit 17022A

**From:** Michelle Smith <[smith.michelle.lee.67@gmail.com](mailto:smith.michelle.lee.67@gmail.com)>

**Sent:** Tuesday, November 16, 2021 7:28 AM

**To:** George J. Wesselhoft <[GWesselhoft@lincoln.ne.gov](mailto:GWesselhoft@lincoln.ne.gov)>

**Subject:** Response to Special Permit 17022A

Dear Mr. Wesselhoft and the entire Lincoln Planning Commission:

We are writing to communicate our opposition to the Special Permit SP17022A which we received notice of by mail last week.

We purchased our home at 427 N. 104th St. on September 20, 2021. We have just relocated back to the US after living abroad 2.5 years on assignment for Dan's job. When we arrived in Lincoln with his new position in August, we searched carefully for a home that would meet our current needs and also meet our needs as we age. We are both in our 50's and were drawn to the peaceful and beautiful landscape and creative layout of Waterford Estates. We have saved money throughout our careers in order to have a home where we will (eventually) retire. Our criteria for buying this home was: to find a house where we will be comfortable as long as we are able to live there and that anyone else will enjoy when we are not. We are so pleased we have found our neighborhood to be filled with people of diverse ages and cultures, such as we experienced in our neighborhood in Bulgaria.

We are extremely concerned about the proposal to build an apartment building near the 105th and O Street intersection. When we stand in our driveway, we would be looking at the apartment building as it is proposed. That is not at all what we had in mind when we spent nearly half-a-million dollars to purchase a home in which to retire. We are also quite sure it is not what a potential future home owner at our location would choose. The negative effect on home value, if you choose to allow the area to be re-zoned, is a very real and significant one for us as homeowners.



We are also concerned about the issues related to replacing the 77 family homes with 462 apartments, which is an addition of 385 families into the same land area, if this proposal were approved. In the small city where we lived (Razgrad, Bulgaria), Soviet-era apartment buildings were prominent and the people living in them were all owners of their apartment. Even with each family having such significant personal investment, our neighborhood suffered the unavoidable issues related to multi-dwelling housing in a small residential neighborhood which included an elementary school but few garages. Congested and loud traffic patterns, inadequate parking, minimal green and recreational space, and refuse collection that could not keep pace with the volume related to the number of people. The notable difference is that the people of Razgrad live frugally and minimally and are by-and-large pedestrians; the people who would occupy the apartments at 105th and O will be renting.

Lastly, we are also gravely concerned to learn the way this proposal has been handled. The notice to affected homeowners was dated November 5th and received by mail November 9th with a hearing scheduled for 1pm on a weekday just over one week later. How many full-time employees in our neighborhood are available to attend a hearing during the work day? We understand there was no announcement or presentation of the proposal at the September 28th HOA meeting and our friends who live in Waterford Estates at the east end of 104th Street (near the new elementary building) did not receive a notice by mail. The submission and timeline of this special permit seems like a very intentional move to alter the character of the neighborhood without any feedback from the people who are most-affected.

Lincoln Nebraska is a lovely city in which to live, but we would caution you that without very careful planning on your part, families who relocate here for work will avoid the high property taxes and neighborhoods with mixed multi-family/single family dwellings and opt for a short commute from a surrounding bedroom community.

Sincerely,  
Dan and Michelle Smith

Sent from my iPad



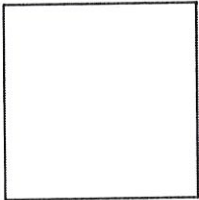
## PLANNING

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**From:** Planning  
**Subject:** Opposition to planning 105th and Wayborough Ln

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**From:** Shawna Hightree <shawna.hightree@gmail.com>  
**Sent:** Tuesday, November 16, 2021 3:57 PM  
**To:** Planning <Plan@lincoln.ne.gov>  
**Subject:** Opposition to planning 105th and Wayborough Ln



Hello,

I am a current resident in the waterford estates area and I am voicing my concern on the application to add additional apartments to our area. There are already so many issues with traffic, parking, and construction with the new grade school being added, we cannot support additional apartment dwellings. The amount we have spent on our homes in this area is already being affected due to the land around it being picked up by multi-unit dwellings. Not to mention the traffic on O street being atrocious already. The permit to convert the single family homes to multi-unit dwellings should be denied. We deserve better, especially for what we pay in property taxes.

Regards,  
Shawna Hightree  
1200 N. 101st Street

Shelli K. Reid

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**From:** Angela Etzelmiller <angie.etzelmiller@icloud.com>  
**Sent:** Wednesday, November 17, 2021 3:32 AM  
**To:** Planning  
**Subject:** Opposition to SP17022A

I am writing this letter in regards to voicing my concerns over special permit SP170228A.

A few things I want to mention as you can tell I am awake in the middle of the night 3 AM thinking about this. Waterford is a very special neighborhood community, I feel personally that it is the nicest neighborhood in North Lincoln. Folks in this neighborhood have paid a lot of money not only for their lot but to build their home. It is a unique neighborhood. Many of us chose this neighborhood because we love north Lincoln, and consider this to be the best ❤️ We are extremely sad to see this special permit presented, and are praying that this does not go through. Not to mention the traffic that this is going to create in our neighborhood, and traffic on E. O St. which is already bad enough. We have one small dock, and few areas for neighborhood access to the lake and I'm sure this will be affected significantly by adding almost 500 apartments.

Please allow Waterford to remain the close-knit neighborhood it is. Please consider allowing North Lincoln to keep this neighborhood special.

Thank you for your time, and consideration-

Angela Etzelmiller

Shelli K. Reid

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**From:** Martz, Amanda <AMartz@HuskerAutoGroup.com>  
**Sent:** Monday, November 15, 2021 2:17 PM  
**To:** Planning  
**Subject:** Opposition to SP17022A



Hi George & the entire Lincoln Planning Commission -

I wanted to communicate my opposition to the Special Permit SP17022A which I received notice of via mail.

My husband and I purchased our home at 10511 Shore Front Drive in May 2020. We chose this community in large part after examining the original CUP site/phase plans for Dominion at Stevens Creek as approved originally on April 2 2018. We valued that it was a newer build in a neighborhood that was composed entirely of single family and townhomes. We were looking for a community to build our family among many other new families. I received the notice of the public hearing for SP17022A via USPS and I am very unhappy about the proposed changes.

Notably, this is my first notification of this change to the CUP. When I spoke to the HOA management company they also had only been recently notified of this proposed amendment to the CUP and didn't know the meeting date/time until I informed them. I think it is also very notable that this proposal has not been proactively presented by the developer to existing homeowners even though there was a virtual HOA meeting on the evening of Sept 28th 2021 where it could have been discussed transparently with an opportunity for direct feedback. (When I inquired about the possibility of calling a special HOA meeting to discuss this, the HOA management company stated they cannot accommodate such a meeting until late December – a time at which the Planning Commission will have already made a final decision about this proposal)

From my perspective, this amendment is a bait/switch for existing homeowners, a potential attempt to quietly change the character of the neighborhood without soliciting existing homeowner feedback and, if approved, will have multiple detrimental effects upon the neighborhood :

1. Traffic : There is a significant traffic burden implicit in replacing 77 single-family and townhome lots with up to 462 multifamily dwelling units. This is a 6 fold increase in potential population density for this small area and - in a town like Lincoln where a car is nearly required to do business and manage a family - will undoubtedly create a 6-fold increase in motor-vehicle traffic on both the neighborhood roads and O street. Since I am sure part of the allure of placing apartments at this



position is the new elementary school near Holdrege, much of this traffic volume may have a high likelihood of traversing the surface streets of the neighborhood ... these neighborhood streets are ill equipped (and not designed for) for a 6-fold increase in traffic. I'm also unsure that the 2 lane entry into the neighborhood from 105th to O is large enough to accommodate such traffic volume as I imagine this will be the main access point for residents of these proposed multi-family dwellings. Will there be a traffic light at 105th & O? Will there be turning lanes into (on O Street – turning left) & out of the neighborhood (turning right and left onto O street from 105th) – if so, how long will they be to accommodate the queue of cars at peak times of travel? The distance from the newly installed traffic circle on 105th to the 105th/O St interchange is exceedingly short and I don't think will accommodate significant length turning lanes onto O --- I expect this to be a safety hazard in the future as traffic will have a penchant to back up into the traffic circle causing confusion and fender/benders. With the new school being built there will be many children in the neighborhood and with an apartment complex traffic will increase. Makes me worried for accidents and many might involve children.

2. Parking : I understand the developer is asking for no parking waiver and thus, by R-3 zoning requirements, will be required to provide for 1.5 parking spots per dwelling unit (for a total of 693 parking spots) By my calculations, a parking lot would need to be ~475ft wide x ~475ft deep (or a total area 225,625 sqft which is about 5 acres) for a 60° or 90° parking configuration. I have concerns that if parking capacity does not meet driver capacity (and the likelihood that 462 dwelling unities may need closer 2 parking spots per unit for a total of 924 cars) there will be overflow parking on the streets of the surrounding neighborhood. As I'm sure you are aware, within Dominion both driveway & garage parking capacity exists in these single family homes – very, very few cars are parked on the street for more than a few hours and nearly none are street parked overnight. I worry that overflow parking into the neighborhood will change this particular neighborhood character and lead to impediments in access for single family home owners, emergency vehicles, utility service vehicles, etc and frustrations by the neighbors.
  
3. Storm Drainage : the original proposed 77 single family homes/townhomes generate disproportionately less concentrated volume of storm water drainage than larger buildings with adjacent parking hard-surfaces. The borrow ditch running parallel to O Street from 105th to the tributary of Stevens Creek often is full to the brim during high volume rain events like we saw in October. Should there be a substantial increase in impermeable surface through the installation of large buildings or parking lots, I imagine this drainage may be over capacity for similar future rain events. I also have concerns about the neighboring recreational, residential lake at Waterford. Excess storm drainage can cause algal blooms, fish die-offs, birds of prey poisoning events and habitat degradation in bodies of water such as this one lake (now established for ~10years with its own ecosystem of fish, minks, fox, birds of prey and other water fowl).
  
4. Home Values : Research has shown that that housing prices tended to fall within close proximity to multi-family residential units (<https://www.sciencedirect.com/science/article/pii/S016604620400016X>) – I understand that home valuation is complex, market-driven and an imperfect science but the change of the neighborhood from a single family residential neighborhood to nearly 50% of the allowable CUP dwelling units

being concentrated in a single building will undoubtedly impact resale values for adjacent homes and potentially the neighborhood as a whole.

Again my husband and I chose the neighborhood because it was on the Northside of town which is convenient for both of our commutes to work. We also chose this neighborhood because of the single family homes/townhouses and nicer/newer developments it offered. We both lived in neighborhoods before with apartments integrated in the neighborhood and we wanted to get away from that. There are a lot of young families in this neighborhood that were looking for the same thing. Many Southside neighborhoods have communities like this and there are none on the Northside. My husband specifically asked for building plans behind us so we knew what we could expect in the future. I know changes happen but changes like this are huge. I know many families in the neighborhood who have voiced they will end up moving if this plan is passed. Lincoln need a nice north community neighborhood. There are already 1 apartment complex at 111 s. 90<sup>th</sup> street "The Flats at Shadow Creek" and a new development of apartments going in on 84<sup>th</sup> and Holdrege area. Hence the extended road closure there.

I hope this information is helpful in your decisions. I feel very deeply about the opposition to SP17022A. Among many others in the neighborhood.

Thank you for your time,

Amanda Langdale



## Shelli K. Reid

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**From:** Christopher Langdale <cmlangdale2@yahoo.com>  
**Sent:** Wednesday, November 17, 2021 12:09 AM  
**To:** Planning  
**Subject:** Opposition to SP17022A

Hello, George & the Lincoln Planning Commission -

I wanted to communicate my opposition to the Special Permit SP17022A which I received notice of via mail.

My Wife and I purchased our home at 10511 Shore Front Drive in May 2020. We chose this community in large part after examining the original CUP site/phase plans for Dominion at Stevens Creek as approved originally on April 2 2018. We valued that it was a newer build in a neighborhood that was composed entirely of single family and townhomes. We were looking for a community to build our family among many other new families. I received the notice of the public hearing for SP17022A via USPS and I am very unhappy about the proposed changes.

Notably, this is my first notification of this change to the CUP. When I spoke to the HOA management company they also had only been recently notified of this proposed amendment to the CUP and didn't know the meeting date/time until I informed them. I think it is also very notable that this proposal has not been proactively presented by the developer to existing homeowners even though there was a virtual HOA meeting on the evening of Sept 28th 2021 where it could have been discussed transparently with an opportunity for direct feedback. (When I inquired about the possibility of calling a special HOA meeting to discuss this, the HOA management company stated they cannot accommodate such a meeting until late December – a time at which the Planning Commission will have already made a final decision about this proposal)

From my perspective, this amendment is a bait/switch for existing homeowners, a potential attempt to quietly change the character of the neighborhood without soliciting existing homeowner feedback and, if approved, will have multiple detrimental effects upon the neighborhood :

- 1) Traffic : Many of these people who will reside in these apartments will have children who will attend the new school being built in this neighborhood. That will turn 105th and 104th into a highway of congestion every morning and afternoon. There is a significant traffic burden implicit in replacing 77 single-family and townhome lots with up to 462 multifamily dwelling units. This is a 6 fold increase in potential population density for this small area and - in a town like Lincoln where a car is nearly required to do business and manage a family - will undoubtedly create a 6-fold increase in motor-vehicle traffic on both the neighborhood roads and O street. Since I am sure part of the allure of placing apartments at this position is the new elementary school near Holdrege, much of this traffic volume may have a high likelihood of traversing the surface streets of the neighborhood ... these neighborhood streets are ill equipped (and not designed for) for a 6-fold increase in traffic. I'm also unsure that the 2 lane entry into the neighborhood from 105th to O is large enough to accommodate such traffic volume as I imagine this will be the main access point for residents of these proposed multi-family dwellings. Will there be a traffic light at 105th & O? Will there be turning lanes into (on O Street – turning left) & out of the neighborhood (turning right and left onto O street from 105th) – if so, how long will they be to accommodate the queue of cars at peak times of travel? The distance from the newly installed traffic circle on 105th to the 105th/O St interchange is exceedingly short and I don't think will accommodate significant length turning lanes onto O --- I expect this to be a safety hazard in the future as traffic will have a penchant to back up into the traffic circle causing confusion and fender/benders. With the new school being built there will be many children in the



neighborhood and with an apartment complex traffic will increase. Makes me worried for accidents and many might involve children.

- 2) Parking : I understand the developer is asking for no parking waiver and thus, by R-3 zoning requirements, will be required to provide for 1.5 parking spots per dwelling unit (for a total of 693 parking spots) By my calculations, a parking lot would need to be ~475ft wide x ~475ft deep (or a total area 225,625 sqft which is about 5 acres) for a 60° or 90° parking configuration. I have concerns that if parking capacity does not meet driver capacity (and the likelihood that 462 dwelling unities may need closer 2 parking spots per unit for a total of 924 cars) there will be overflow parking on the streets of the surrounding neighborhood. As I'm sure you are aware, within Dominion both driveway & garage parking capacity exists in these single family homes – very, very few cars are parked on the street for more than a few hours and nearly none are street parked overnight. I worry that overflow parking into the neighborhood will change this particular neighborhood character and lead to impediments in access for single family home owners, emergency vehicles, utility service vehicles, etc and frustrations by the neighbors.
- 3) Storm Drainage : the original proposed 77 single family homes/townhomes generate disproportionately less concentrated volume of storm water drainage than larger buildings with adjacent parking hard-surfaces. The borrow ditch running parallel to O Street from 105th to the tributary of Stevens Creek often is full to the brim during high volume rain events like we saw in October. Should there be a substantial increase in impermeable surface through the installation of large buildings or parking lots, I imagine this drainage may be over capacity for similar future rain events. I also have concerns about the neighboring recreational, residential lake at Waterford. Excess storm drainage can cause algal blooms, fish die-offs, birds of prey poisoning events and habitat degradation in bodies of water such as this one lake (now established for ~10years with its own ecosystem of fish, minks, fox, birds of prey and other water fowl).
- 4) Home Values : Research has shown that that housing prices tended to fall within close proximity to multi-family residential units (<https://www.sciencedirect.com/science/article/pii/S016604620400016X>) – I understand that home valuation is complex, market-driven and an imperfect science but the change of the neighborhood from a single family residential neighborhood to nearly 50% of the allowable CUP dwelling units being concentrated in a single building will undoubtedly impact resale values for adjacent homes and potentially the neighborhood as a whole.

My Wife and I chose this neighborhood because it was on the Northside of town which is convenient for both of our commutes to work. We also chose this neighborhood because of the single family homes/townhouses and nicer/newer developments it offered. We both lived in neighborhoods before with apartments integrated in the neighborhood and we wanted to get away from that. There are a lot of young families in this neighborhood that were looking for the same thing. Many Southside neighborhoods have communities like this and there are none on the Northside of town. I specifically asked for building plans behind us so we knew what we could expect in the future. I know changes happen but changes like this are huge. I know many families in the neighborhood who have voiced they will end up moving if this plan is passed. Lincoln needs a nice north community neighborhood. There is already 1 apartment complex at 111 s. 90<sup>th</sup> street "The Flats at Shadow Creek" and a new development of apartments going in on 84<sup>th</sup> and Holdrege area. Hence the extended road closure there.

I hope this information is helpful in your decisions. I feel very deeply about the opposition to SP17022A. Among many others in the neighborhood.

Thank you,

Chris Langdale

## PLANNING

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**From:** Dennis Scott <dscottlink@yahoo.com>  
**Sent:** Wednesday, November 17, 2021 11:39 AM  
**To:** Planning  
**Subject:** SP17022A



Dear Board members,

I am writing in opposition to Special Permit SP17022A. We, as homeowners purchased our homes in Waterford Estates because it is a quiet community that offers country living in the city without all the problems. Should apartments start being built in our community, we are very likely to lose this. We moved from our previous home because when we first moved there, it was all single family homes and was a nice area. When many homes turned into rentals, the noise level increased and we started seeing trash all over the neighborhood. We never had that until we started getting rentals in our area. We in Waterford are also concerned about the value of our property. We paid top dollar for our properties in a very nice, quiet community and when apartment complexes come in, the value of our property will decrease.

I am asking that SP17022A not be allowed to go through and vote against this Special Permit

Thank you for your time and consideration

Dennis Scott

Sent from Yahoo Mail on Android

Shelli K. Reid

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**From:** Donella Wilson-Cooper <donellawc@gmail.com>  
**Sent:** Wednesday, November 17, 2021 12:56 AM  
**To:** Planning  
**Subject:** Opposition of Dominion neighborhood plan

Dear Sir/Mam,

Please except this email as proof of our strong opposition to the proposed Dominion neighborhood plan project located near our home at 1221 N 102nd St, Lincoln, NE 68527.

These apartments are very bad idea for the property value in our neighborhood. Nearly all the residents in *the Waterford Estates neighborhood* are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area.

*I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.*

***Thank you for your continued service and support of our communities.***

***Best regards, Cedric and Donella Cooper***



## PLANNING

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**From:** Firi Aminov <faminov@gmail.com>  
**Sent:** Wednesday, November 17, 2021 9:53 AM  
**To:** Planning  
**Subject:** Opposition to SP17022A

Dear Planning Commission,

I am a resident of the Waterford Estates and would like to voice my opposition to proposal in SP17022A. When purchasing our house, the existing plans for developments around us were one of the main factors and this in my opinion is a change for worse and would affect not only property values but also traffic and congestion on O street, which is already bad during morning/evening hours.

Thank you,

Firdavs Aminov  
10224 Shoreline Dr

Sent from my iPhone

## PLANNING

**From:** Holly Hartman <[hollyandjasonhartman@gmail.com](mailto:hollyandjasonhartman@gmail.com)>

**Sent:** Wednesday, November 17, 2021 9:43 AM

**To:** Planning <[Plan@lincoln.ne.gov](mailto:Plan@lincoln.ne.gov)>; George J. Wesselhoft <[GWesselhoft@lincoln.ne.gov](mailto:GWesselhoft@lincoln.ne.gov)>

**Subject:**

Hi George & the entire Lincoln Planning Commission -

I wanted to communicate my opposition to the Special Permit SP17022A which I received notice of in the mail. My family purchased a home at 434 N 104th St in June 2021. We valued that it was a new build in a neighborhood that was composed entirely of single family and townhomes. I received the notice of the public hearing for SP17022A via USPS and I am very unhappy about the proposed changes. Notably, this is my first notification of this change to the CUP. I think it is also very notable that this proposal has not been proactively presented by the developer to existing homeowners. From my perspective, this amendment is a bait/switch for existing homeowners, a potential attempt to quietly change the character of the neighborhood without soliciting existing homeowner feedback and, if approved, will have multiple detrimental effects upon the neighborhood :

1. **Traffic :** There is a significant traffic burden implicit in replacing 77 single-family and townhome lots with up to 462 multifamily dwelling units. This is a 6 fold increase in potential population density for this small area and - in a town like Lincoln where a car is nearly required to do business and manage a family - will undoubtedly create a 6-fold increase in motor-vehicle traffic on both the neighborhood roads and O street. Since I am sure part of the allure of placing apartments at this position is the new elementary school near Holdrege, much of this traffic volume may have a high likelihood of traversing the surface streets of the neighborhood ... these neighborhood streets are ill equipped (and not designed for) for a 6-fold increase in traffic. I'm also unsure that the 2 lane entry into the neighborhood from 105<sup>th</sup> to O is large enough to accommodate such traffic volume as I imagine this will be the main access point for residents of these proposed multi-family dwellings. Will there be a traffic light at 105<sup>th</sup> & O? Will there be turning lanes into (on O Street – turning left) & out of the neighborhood (turning right and left onto O street from 105<sup>th</sup>) – if so, how long will they be to accommodate the queue of cars at peak times of travel? The distance from the newly installed traffic circle on 105<sup>th</sup> to the 105<sup>th</sup>/O St interchange is exceedingly short and I don't think will accommodate significant length turning lanes onto O --- I expect this to be a safety hazard in the future as traffic will have a penchant to back up into the traffic circle causing confusion and fender/benders.
2. **Parking :** I understand the developer is asking for no parking waiver and thus, by R-3 zoning requirements, will be required to provide for 1.5 parking spots per dwelling unit (for a total of 693 parking spots) By my calculations, a parking lot would need to be ~475ft wide x ~475ft deep (or a total area 225,625 sqft which is about 5 acres) for a 60° or 90° parking configuration. I have concerns that if parking capacity does not meet driver capacity (and the likelihood that 462 dwelling unities may need closer 2 parking spots per unit for a total of 924 cars) there will be overflow parking on the streets of the surrounding neighborhood. As I'm sure you are aware, within Dominion both driveway & garage parking capacity exists in these single family homes – very, very few cars are parked on the street for more than a few hours and nearly none are street parked overnight. I worry that overflow parking into the neighborhood will change this particular neighborhood character and lead to impediments in access for single family home owners, emergency vehicles, utility service vehicles, etc and frustrations by the neighbors.

3. **Storm Drainage** : the original proposed 77 single family homes/townhomes generate disproportionately less concentrated volume of storm water drainage than larger buildings with adjacent parking hard-surfaces. The borrow ditch running parallel to O Street from 105<sup>th</sup> to the tributary of Stevens Creek often is full to the brim during high volume rain events like we saw in October. Should there be a substantial increase in impermeable surface through the installation of large buildings or parking lots, I imagine this drainage may be over capacity for similar future rain events. I also have concerns about the neighboring recreational, residential lake at Waterford. Excess storm drainage can cause algal blooms, fish die-offs, birds of prey poisoning events and habitat degradation in bodies of water such as this one lake (now established for ~10years with its own ecosystem of fish, minks, fox, birds of prey and other water fowl).
4. **Home Values** : Research has shown that that housing prices tended to fall within close proximity to multi-family residential units (<https://www.sciencedirect.com/science/article/pii/S016604620400016X>) – I understand that home valuation is complex, market-driven and an imperfect science but the change of the neighborhood from a single family residential neighborhood to nearly 50% of the allowable CUP dwelling units being concentrated in a single building will undoubtedly impact resale values for adjacent homes and potentially the neighborhood as a whole.

Holly Hartman



**Shelli K. Reid**

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**From:** Heidi Reimer <heidilreimer@gmail.com>  
**Sent:** Tuesday, November 16, 2021 11:00 PM  
**To:** Planning  
**Subject:** SP17022A - Opposition

In regards to SP17022A I am opposed to this plan. I found out the night before the Nov 17th 1pm meeting about the apartment build SP17022A. I feel this was very poor planning and if not deceiving of the city planning commission.

I am very opposed to this. We moved to this neighborhood to be away from all the apartment complex's and researched where in Lincoln we wanted to live for several years before deciding to build here. We came to this neighborhood for the quite neighborhood it is and we're never informed there would be apartments. We moved here for opportunity of a less crowded school. However, if these are built that will not happen. The school will be over crowded.

The traffic alone will be increased. Right now with Holdrege closed for the round about and the new apartments there. Currently there are traffic back ups at peak times. We were opposed to the apartments the city is putting over there as well.

I would like to see the city put in a park on the neighborhood and green spaces. Trails around the lake would be wonderful and contribute to our neighborhood community.

Parking is always an issue with apartments as well as vandalism. I really do not want this neighborhood to go down hill. But with all of this the city is decreasing our property values. We didn't build half million dollar homes in a lake community to look at apartments. This is supposed to be a luxury lake community. Will these tenants in the apartments contribute to HOA fees? Will the tenants have lake access?

Once again I am opposed to the plan of SP17022A.

Thank you  
Heidi Neuerburg

Sent from my iPhone

**Shelli K. Reid**

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**From:** Linda Kennedy <kennedyranger@yahoo.com>  
**Sent:** Wednesday, November 17, 2021 7:14 AM  
**To:** Planning  
**Subject:** SP17022A



Hello Lincoln Planning Commission -

I wanted to communicate my opposition to the Special Permit SP17022A, which I received notice of in the past week.

My husband and I purchased a home at 1126 N 97<sup>th</sup> St in August 2021. We chose this community because we liked the peacefulness it provided. It seemed like our little piece of country within city limits. We valued that it was a newer build in a neighborhood that was composed entirely of single family and townhomes. I received notice of the public hearing for SP17022A last week and I am unhappy about the proposed changes.

No one wanted to move into a community such as this, to have apartments built, when there was no knowledge of this happening. It will create traffic issues, noise issues, a devaluation of the single family owner dwellings, and parking issues. No longer will it be a peaceful, close knit neighborhood.

I appreciate your consideration and hope you are opposed to this proposal, SP17022A.

Kind Regards,  
Linda Scott  
Sent from Yahoo Mail on Android

Shelli K. Reid

---

**From:** Megan Fuller <meganfuller5@gmail.com>  
**Sent:** Tuesday, November 16, 2021 5:20 PM  
**To:** Planning  
**Subject:** SP17022A

To whom it may concern:

This email is in regards to Special Permit Application SP17022A. I believe this would be an immeasurable error to the community that commutes east of 84th on O Street. The homes that were approved for the area will be almost doubled with an apartment complex, and with it double the traffic if not more. I am also concerned with how many apartments they want if there will be adequate space for parking & garages for the apartments. With multiple cars to apartments and when having guests over, I worry over flow traffic will park in the surrounding neighborhood given the proximity. I also worry that since the private Waterford lake is so close people may try to take advantage and increase the footprint there as well.

Please reconsider this permit and the location they are asking for, this will not work well for the community in the area or the future development east of 84th on O Street.

Thank you,  
*Megan*



**Shelli K. Reid**

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**From:** George J. Wesselhoft  
**Sent:** Tuesday, November 16, 2021 12:05 PM  
**To:** Geri K. Rorabaugh; Shelli K. Reid; Brenda J. Thomas; Steve S. Henrichsen  
**Subject:** FW: Special Permit SP17022A

-----Original Message-----

From: Mary Ann Humphrey <mahumphrey03@gmail.com>  
Sent: Tuesday, November 16, 2021 12:02 PM  
To: George J. Wesselhoft <GWesselhoft@lincoln.ne.gov>  
Subject: Special Permit SP17022A

RE: Special Permit SP17022A

George,

I am a resident of Waterford Estates and I am against the addition of 462 multi-family dwelling units in our area. We are concerned about declines in property valuations in and around our area.

I am not able to attend Wednesday, November 17 but will listen in online.

Thank you for your work in this area.

Sincerely,

Mary Ann Humphrey  
mahumphrey03@gmail.com

✓  
**Shelli K. Reid**

---

**From:** Becky <jamm4321@yahoo.com>  
**Sent:** Tuesday, November 16, 2021 6:46 PM  
**To:** Planning  
**Subject:** Special permit SP17022A ✓

I am writing to be on record in opposition to Special permit SP17022A.

My family purchased a new construction home on N 104th St in June of 2021. We moved here from PA and we're drawn to Dominion at Stevens Creek because it is a quite single family and townhome community without a large multi family complex that so many of the neighborhoods of Lincoln have. We researched and according to that research there was no indication that the neighborhood zoning would change. We trusted in good faith that the April 2018 approved plan would stay status quo.

We are asking that the planning commission consider seriously how a large apartment complex would affect traffic, home values, storm drainage and overall appearance of our neighborhood.

It seems that the only party to benefit from this zoning change would be the pocketbook of the developer and that is truly not fair to the homeowners who have paid a substantial sum for their home in a nice quite development.

Thank you,  
Mary and Mark Mitchell

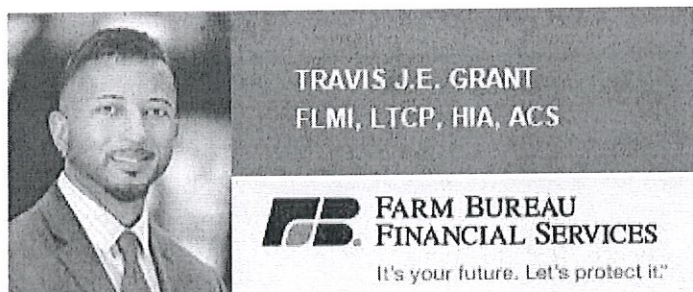
## PLANNING

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**From:** Travis Grant <Travis.Grant@fbfs.com>  
**Sent:** Wednesday, November 17, 2021 12:57 PM  
**To:** Planning  
**Subject:** Plan for Dominion Neighborhood at 105 & O

I am opposed to this project. This area was specifically designed and I sought it out to avoid multi unit housing. This type of housing has statistically been shown to be bring down the value of surrounding single family homes due to a drastic drop in desirability of families to live close to these developments. Do not destroy what many of us have worked hard to create. That is a nice subdivision neighborhood for our families.

Regards,



Financial Representative - The Grant Agency  
Farm Bureau Financial Services

5225 South 16th  
PO Box 80299  
Lincoln NE 68512  
402-421-4743  
402-680-5711 cell  
402-421-4474 fax

[Click Here to Determine Your Risk Number](#)

[travis.grant@fbfs.com](mailto:travis.grant@fbfs.com)  
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Farm Bureau Property & Casualty Insurance Company,+\* Western Agricultural Insurance Company,+\* Farm Bureau Life Insurance Company+\* +Affiliates  
\*Company providers of Farm Bureau Financial Services

Disclaimer:



This email message and any attachments are intended only for the use of the intended recipient, and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this email, and delete or destroy all copies of the original message and attachments thereto. Email sent to or from FBL Financial Group, Inc. and its Affiliates may be retained as required by law, regulation or business practice.

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## PLANNING

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**From:** George J. Wesselhoft  
**Sent:** Wednesday, November 17, 2021 1:26 PM  
**To:** Shelli K. Reid; Brenda J. Thomas  
**Subject:** FW: Opposition to SP17022A

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**From:** Ward Greisen <ward.greisen@protonmail.com>  
**Sent:** Wednesday, November 17, 2021 1:22 PM  
**To:** Planning <Plan@lincoln.ne.gov>; George J. Wesselhoft <GWesselhoft@lincoln.ne.gov>  
**Subject:** Opposition to SP17022A

Lincoln Planning Commission:

I just became aware of Special Permit SP17022A and want to communicate my opposition to it. I did not receive official notice of this special permit and only became aware of it through word of mouth. I don't live in Dominion at Stevens Creek directly; however I do live directly across hwy 34 at 105<sup>th</sup> street. Because I became aware of this last minute, I am unable to attend the public hearing schedule for today.

I've lived at 10501 O St. for the last 10 years. My family and I have enjoyed living here and have watched the growth of the city toward our place. We've also seen the adverse impact this growth has caused on traffic patterns on O Street and are very concerned about the impact a 800+ unit apartment complex would have. Traffic is already backed up to the Waterford entrance off O street in the mornings due to the undersized and inefficient intersection of 84<sup>th</sup> and O street. It's become normal for me to sit through 3 light changes just to turn north on 84<sup>th</sup> street coming from the east on O street. The highway and street infrastructure can't handle this level on new traffic. It will have a hard even time with just the current develop plans.

I could go on about the other negative impact this special permit would have like storm drainage, home values, and parking however in the interest of the short notice I'm going to forgo those comments as I'm sure you've heard about those from other individuals.

I ask that you take this strong opposition to special permit SP17022A and leave the zoning as is.

Respectfully

Ward J. Greisen  
402-480-8056

Sent with [ProtonMail](#) Secure Email.

**Shelli K. Reid**

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**From:** Kolby Schlueter <Kolby.Schlueter@outlook.com>  
**Sent:** Sunday, November 14, 2021 8:50 AM  
**To:** Planning  
**Subject:** SP17022A



Hello,

I am a resident of Dominion at Stevens Creek in Lincoln, NE. I am writing this letter to state that I am NOT in favor of the proposed Apartment complex on the East side of our neighborhood. We moved to this location for a quite/friendly neighborhood. We would rather keep this space of the development for additional single family homes like the one we live in. We moved to this spot in town because it is quite, friendly people, good views and hardly any traffic at all. For the amount of money everyone in the neighborhood has spent on their homes, no one wants to look at an apartment complex building and create more traffic. I have yet to talk to a single neighbor that is in favor of this.

Thank you

Kolby Schluter  
602 Waterside Way  
Lincoln, NE 68527



**Shelli K. Reid**

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**From:** Michael Nolte <mnolte8303@gmail.com>  
**Sent:** Tuesday, November 16, 2021 8:26 PM  
**To:** Planning  
**Subject:** Dominion neighborhood plan/apartments

Good evening,

My name is Michael Nolte and I live at 601 N 105th street. This is just north of the proposed apartment complex. I am reaching out today to voice my concerns with the plans to build an apartment complex in this location for various reasons. First, this will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, and noise, as well as a reduction in property values . I don't think there is a home in this neighborhood or the Waterford Estates neighborhood that are less than half a million dollars. We pay good money to live in a low density residential neighborhood. Apartments increasing the density of the neighborhood with lower income renters with also increase crime. I have seen this first hand living in Omaha and it is very frustrating. Unless the city plans to pay for my security system, or any damages caused associated with a tenant that lives in the complex it seems like this neighborhood would be best without an apartment complex built into it. If I would have known this was something being considered I would not have built here. This is a far more important matter to us than it is to a developer trying to deepen their pockets. There are many other locations that can be considered for the development of this apartment complex. Thank you for taking the time to read this and I hope that you understand my point of view in this matter. Please let me know if you have any questions.

Sincerely,

Mike Nolte

## PLANNING

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**From:** walker125@hotmail.com  
**Sent:** Tuesday, November 16, 2021 9:11 AM  
**To:** Planning  
**Subject:** Opposition to SP17022A



Hello,

My name is Michael Walker and I currently live on 410 N 104th Street, Lincoln NE. It has recently come to our attention that a change to the CUP will allow for an apartment complex to be built in our neighborhood. I'm writing to voice my opposition to the change in CUP which allows for this.

Like many of my neighbors, I'm concerned about traffic, falling home values, parking on the street near my home, noise, and many other negative aspects of having an Apartment Complex nearby. However, the aspect that concerns me the most is the constant bait-and-switch which allows a developer to propose a neighborhood - sell the lots at a value commensurate with that proposal - then change that proposal after approval of the original plan. All of this so the developer can maximize their investment at the expense of future homeowners.

The Lincoln Planning Commission has a difficult job - they must balance the need for more housing in a growing city with the wants of existing homeowners. I get that very few are happy if an apartment complex is built next to them. But the Lincoln Planning Commission needs to require developers to propose potential sites in future developments for Apartment Housing - or at least require some sort of transparency notifying future homeowners of potential Apartments or areas of the development most likely to change - such that lots are priced appropriately. I understand that the developer faces a loss in revenue on a handful of lots in a development featuring hundreds of homes - but the current business model passes those losses onto homeowners, which I think needs to be addressed.

I hope somebody reads this email, and I thank you for your work. I hope the Planning Commission considers the manner of which developments are changed, giving maximum benefit and profits to land developers at the expense of homeowners, and that the change starts in their opposition to SP1022A.

Kind Regards,  
Michael Walker

## PLANNING

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**From:** arubarobby@gmail.com  
**Sent:** Wednesday, November 17, 2021 6:15 PM  
**To:** Planning  
**Subject:** Opposition to SP17022A -- Dominion at Stevens Creek  
**Attachments:** scan0002.pdf



Please see our attached comments.

Orson R. Robinson, Jr.

Sue D. Robinson

520 N. 105 Street, Lincoln, NE 68527



## Stevens Creek Zoning Change

The Commission is going to hear many objections today over the proposed zoning change for the Dominion at Stevens Creek subdivision. Both my wife and I (and every neighbor I have spoken to) strongly support these objections for reasons primarily focusing on traffic and safety. But rather than simply reiterating these, we would like to register an objection involving an equally important issue – our rights as citizens.

Here is an article from the Journal Star dated November 15, 2017: “Two Major Developments Would Grow Lincoln East of 84<sup>th</sup> Street.”

The first development, Dominion at Stevens Creek, would reportedly have “... 433 homes and town homes on about 154 acres on land that’s generally bordered by O, Vine, 104<sup>th</sup> and 112<sup>th</sup> streets”. The key point about this was there was absolutely NO mention of an apartment complex or any ancillary business proposed for the subdivision.

The second subdivision was Wandering Creek, which would “... add hundreds of homes and apartments along with commercial development near 84<sup>th</sup> and Van Dorn north of the Firethorn neighborhood.”

The point we would like to make is that the history of these two subdivisions provides an excellent example of the right and wrong way to pursue subdivision approvals and to eventually market properties to the public. The Wandering Creek developer was completely transparent in the original submission and the firm executed the plan. Aware that apartments and ancillary business were going to be in the neighborhood, buyers were free to either pursue or pass on the opportunity to purchase a lot. In stark contrast, The Dominion at Stevens Creek developer appears to have either not known what his final intention was, or else changed courses when a better business opportunity and/or capital was secured for the more aggressive apartment complex plan.

*We are here today to encourage the Commission to be extremely conservative in approving significant changes development plans, and to always consider and appropriately prioritize the rights of citizens to purchase and live in neighborhood types of their choice.*

Why is this important to our family and why are we here today?

A few years after retiring from Pfizer, my wife and I decided we needed to downsize and build a new home. In searching for a suitable location, we found Dominion at Stevens Creek well before the first lot was sold. Our daughter’s family lives in beautiful Waterford Estates and we quickly fell in love with the idea of building right next door in a very similar type of neighborhood. We did our homework, worked with the realtor and confirmed that the zoning and covenants for the new subdivision would ensure that we would be building in a subdivision of mostly single family dwellings interspersed with some townhomes, NO apartments and minimal commercial business. *After verifying that zoning and restrictive covenants were in*

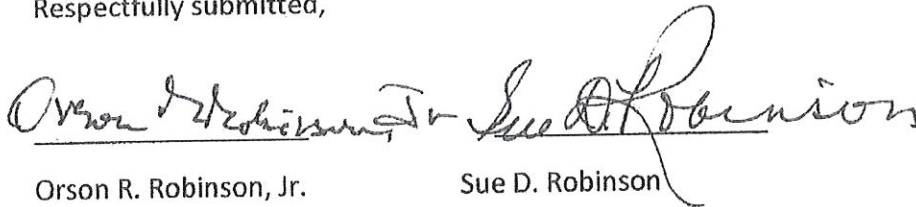
*place to protect us, we put \$1000 down on the very first lot sold in the subdivision on April 19, 2019. We then had our new home built and moved in on March 24, 2020.*

We did this all with an absolute solid belief that the Planning Commission's earlier actions would protect our investment, would ensure that we would be building in the type of neighborhood we wanted.

And what happens? A group of Developers presents you with a proposal that sacrifices our personal happiness and right to live in the type of subdivision we want for their own business reasons. Make no mistake. Money is involved here and is undoubtedly behind the change in plans from what they originally submitted.

*My wife and I strongly encourage the Commission to reject the Developers proposal to amend the original zoning plan to replace single family homes and townhomes with apartment buildings and whatever else might yet be forthcoming. The time for these to have been considered was before the 2017 submission of the original plan. Changing the plan now to allow apartments to be built in our neighborhood tramples on our right to buy, build and live in the subdivision type originally presented to us by the developer. We sincerely encourage you to respect and protect our right.*

Respectfully submitted,



Orson R. Robinson, Jr.

Sue D. Robinson

520 N. 105 Street, Dominion at Stevens Creek



[https://journalstar.com/news/local/govt-and-politics/two-major-developments-would-grow-lincoln-east-of-84th-street/article\\_533577db-f813-5a46-8dcf-b5d851de010a.html](https://journalstar.com/news/local/govt-and-politics/two-major-developments-would-grow-lincoln-east-of-84th-street/article_533577db-f813-5a46-8dcf-b5d851de010a.html)

BREAKING

TOP STORY

## Two major developments would grow Lincoln east of 84th Street

Matt Olberding

Nov 15, 2017



A Lincoln construction company agreed to a \$60,000 settlement with the Environmental Protection Agency over alleged illegal discharges from the Dominion at Stevens Creek construction site, shown here in 2017.

GWYNETH ROBERTS, Journal Star file photo

Matt Olberding

**L**incoln is poised to grow farther east in a big way.



Two large development projects are being proposed east of 84th Street, taking advantage of city sewer projects in the Stevens Creek watershed basin.

One, a new residential development that would extend the city limits all the way to 112th Street north of O Street, received unanimous initial approval from the Lincoln-Lancaster County Planning Commission on Wednesday. The project must still be approved by the City Council.

Called Dominion at Stevens Creek, the development is planned to have 433 homes and town homes on about 154 acres on land that's generally bordered by O, Vine, 104th and 112th streets.

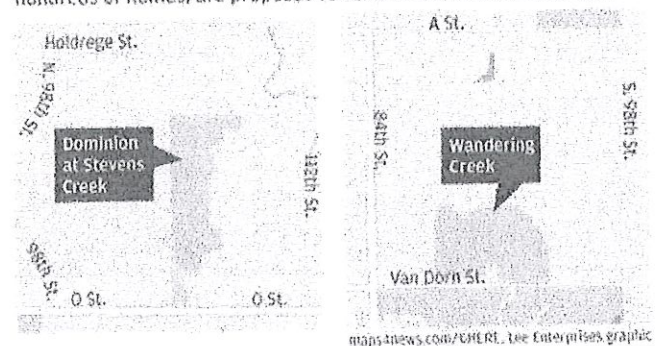
The development would be phased, beginning with 74 homes, the first of which likely wouldn't be built until early 2019, said Mike Eckert of Civil Design Group.

The other major development, called Wandering Creek, would add hundreds of homes and apartments along with commercial development near 84th and Van Dorn streets north of the Firethorn neighborhood.

Residents of a neighboring subdivision showed up in droves to Wednesday's Planning Commission meeting to oppose the Dominion at Stevens Creek project, largely because traffic from the planned development would go through their neighborhood.

#### Proposed developments in Lincoln

Two large development projects, each of which would include hundreds of homes, are proposed for east of 84th Street in Lincoln.



The area, Sky Ranch Acres, was built as a rural acreage subdivision in the 1970s, but the city has grown out to it. It was annexed into the city limits at its own request in 2012.

Residents there are concerned about additional traffic coming through their neighborhood, especially construction equipment.

The developers of Dominion at Stevens Creek had originally proposed connecting to two streets in Sky Ranch Acres for construction traffic, but changed that plan after hearing from neighbors. They also agreed to take initial access from the neighborhood into the Waterford Estates development to the west until all 74 of the first-phase homes are completed.

Until that happens, they agreed to barricade the streets going into Sky Ranch Acres, to prevent anyone from driving through that neighborhood.

The city requires neighborhoods to connect with each other, so at some point, roads will have to be extended to connect the two developments.

Traffic was the concern expressed by most Sky Ranch Acres residents who testified Wednesday.

Andrea Howell said the roads in Sky Ranch Acres are too narrow, and there are no sidewalks, which would make it unsafe for children in the neighborhood.

"It's county roads that are not made for this traffic," she said. "It's a huge safety risk."

Bill Austin, an attorney representing the Sky Ranch Acres neighborhood association, asked the Planning Commission to delay a decision on the project for at least a month, to give neighbors and the developer more time to work out alternative compromises.

Mark Hunzeker, the developer's attorney, said his client did not want a delay, especially with City Council meetings canceled because of the holidays, which could extend the normal time frame for approval by several weeks.

In the end, commissioners unanimously approved an annexation, zoning change and special permit for Dominion at Stevens Creek.

The Wandering Creek project was originally scheduled for a public hearing Wednesday as well, but the developers asked for a delay until the next meeting, Dec. 6.

Reach the writer at 402-473-2647 or [molberding@journalstar.com](mailto:molberding@journalstar.com).

On Twitter @LincolnBizBuzz.

## **Matt Olberding**

Business reporter

Matt Olberding is a Lincoln native and University of Nebraska-Lincoln graduate who has been covering business for the Journal Star since 2005.



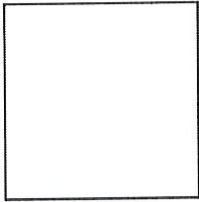
## PLANNING

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**From:** Planning  
**Subject:** Opposition to Special Permit SP17022A

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**From:** Brandon Lee <brandon.lee2006@yahoo.com>  
**Sent:** Friday, November 19, 2021 11:10 AM  
**To:** Planning <Plan@lincoln.ne.gov>; Geri K. Rorabaugh <grorabaugh@lincoln.ne.gov>  
**Cc:** 'Nicole Walkup' <n.walkup22@gmail.com>; i\_vaske@yahoo.com; jcsbone15@yahoo.com  
**Subject:** Opposition to Special Permit SP17022A



My name is Brandon Lee. I am emailing in regard to Special Permit SP17022A. I, along with many others in Dominion at Stevens Creek, were unable to attend the public hearing on November 17<sup>th</sup>. I have cc'd three people in this email that live on 104<sup>th</sup> and 105<sup>th</sup> street who are in opposition to SP17022A, but were unable to attend because of our jobs and the hearing being at 1:00 pm. We are opposed to Special Permit SP17022A to replace 77 single-family/townhome lots with 462 multi-family dwelling units (apartments).

My wife and I purchased our home a few months ago. We chose this community because it appeared safe and quiet to raise our two year old. Detrimental effects of building multi-family dwelling units in our quiet neighborhood include but are not limited to traffic, parking, storm drainage, and home values.

I, among others in the neighborhood, feel very deeply about the opposition to SP17022A.

Thanks,

Brandon Lee

## PLANNING

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**From:** Jonathan Strong <jcsbone15@yahoo.com>  
**Sent:** Sunday, November 21, 2021 3:46 AM  
**To:** Planning  
**Subject:** Information about SP17022A



We oppose the new proposal for an apartment complex in the Waterford area. My family and I moved to 104th St in March of this year and had no clue at the last HOA meeting held this was in the works. The last thing this neighborhood needs is apartments. The price of homes in this area will be impacted negatively with the proposed project. The noise, traffic, drainage, etc isn't wanted. There has to be so many other plots that the developer can use for their site other than this beautiful neighborhood. Please consider other land.

Thanks,

Jonathan Strong

Sent from Yahoo Mail for iPhone

On Friday, November 19, 2021, 11:12 AM, Brandon Lee <brandon.lee2006@yahoo.com> wrote:

See link below and select Application Number SP17022A for details. There are many Opposition Letters.

<https://app.lincoln.ne.gov.aspx/city/pats/>

**Shelli K. Reid**

---

**From:** Jennifer Irvine <je.irvine@hotmail.com>  
**Sent:** Saturday, November 13, 2021 8:38 PM  
**To:** Planning  
**Subject:** Apartment complex 105th and O



Good evening! I'm emailing to let you know that I am not in favor of an apartment complex being built in this area. This is a deviation from the original plan and what was known to us when we purchased our home. We are in opposition!

Jennifer Irvine  
610 N 105th St  
Lincoln NE 68527

Sent from my iPhone



**From:** [George J. Wesselhoft](#)  
**To:** [Geri K. Rorabaugh](#); [Rhonda M. Haas](#); [Steve S. Henrichsen](#)  
**Subject:** FW: Opposition to SP17022A  
**Date:** Tuesday, November 9, 2021 2:55:44 PM

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**From:** Kathryn Doornbos <[kdoornbos@foundationmedicine.com](mailto:kdoornbos@foundationmedicine.com)>  
**Sent:** Tuesday, November 9, 2021 2:12 PM  
**To:** Planning <[Plan@lincoln.ne.gov](mailto:Plan@lincoln.ne.gov)>  
**Cc:** George J. Wesselhoft <[GWesselhoft@lincoln.ne.gov](mailto:GWesselhoft@lincoln.ne.gov)>  
**Subject:** Opposition to SP17022A

Hi George & the entire Lincoln Planning Commission -

I wanted to communicate my opposition to the Special Permit SP17022A which I received notice of yesterday and which you (George) and I discussed on the phone earlier today. Thank you for answering my many questions.

My fiancé and I purchased a home at 701 N 105<sup>th</sup> St in May 2021. We chose this community in large part after examining the original CUP site/phase plans for Dominion at Stevens Creek as approved originally on April 2 2018. We valued that it was a newer build in a neighborhood that was composed entirely of single family and townhomes. I received the notice of the public hearing for SP17022A yesterday via USPS and I am unhappy about the proposed changes.

Notably, this is my first notification of this change to the CUP. When I spoke to the HOA management company today (after speaking with you) they also had only been recently notified of this proposed amendment to the CUP and didn't know the meeting date/time until I informed them. I think it is also very notable that this proposal has not been proactively presented by the developer to existing homeowners even though there was a virtual HOA meeting on the evening of Sept 28<sup>th</sup> 2021 where it could have been discussed transparently with an opportunity for direct feedback. (When I inquired about the possibility of calling a special HOA meeting to discuss this, the HOA management company stated they cannot accommodate such a meeting until late December – a time at which the Planning Commission will have already made a final decision about this proposal)

From my perspective, this amendment is a bait/switch for existing homeowners, a potential attempt to quietly change the character of the neighborhood without soliciting existing homeowner feedback and, if approved, will have multiple detrimental effects upon the neighborhood :

1. **Traffic :** There is a significant traffic burden implicit in replacing 77 single-family and townhome lots with up to 462 multifamily dwelling units. This is a 6 fold increase in potential population density for this small area and - in a town like Lincoln where a car is nearly required to do business and manage a family - will undoubtedly create a 6-fold increase in motor-vehicle traffic on both the neighborhood roads and O street. Since I am sure part of the allure of placing apartments at this position is the new elementary school near Holdrege,

much of this traffic volume may have a high likelihood of traversing the surface streets of the neighborhood ... these neighborhood streets are ill equipped (and not designed for) for a 6-fold increase in traffic. I'm also unsure that the 2 lane entry into the neighborhood from 105<sup>th</sup> to O is large enough to accommodate such traffic volume as I imagine this will be the main access point for residents of these proposed multi-family dwellings. Will there be a traffic light at 105<sup>th</sup> & O? Will there be turning lanes into (on O Street – turning left) & out of the neighborhood (turning right and left onto O street from 105<sup>th</sup>) – if so, how long will they be to accommodate the queue of cars at peak times of travel? The distance from the newly installed traffic circle on 105<sup>th</sup> to the 105<sup>th</sup>/O St interchange is exceedingly short and I don't think will accommodate significant length turning lanes onto O --- I expect this to be a safety hazard in the future as traffic will have a penchant to back up into the traffic circle causing confusion and fender/benders.

2. **Parking :** I understand the developer is asking for no parking waiver and thus, by R-3 zoning requirements, will be required to provide for 1.5 parking spots per dwelling unit (for a total of 693 parking spots) By my calculations, a parking lot would need to be ~475ft wide x ~475ft deep (or a total area 225,625 sqft which is about 5 acres) for a 60° or 90° parking configuration. I have concerns that if parking capacity does not meet driver capacity (and the likelihood that 462 dwelling unities may need closer 2 parking spots per unit for a total of 924 cars) there will be overflow parking on the streets of the surrounding neighborhood. As I'm sure you are aware, within Dominion both driveway & garage parking capacity exists in these single family homes – very, very few cars are parked on the street for more than a few hours and nearly none are street parked overnight. I worry that overflow parking into the neighborhood will change this particular neighborhood character and lead to impediments in access for single family home owners, emergency vehicles, utility service vehicles, etc and frustrations by the neighbors.
3. **Storm Drainage :** the original proposed 77 single family homes/townhomes generate disproportionately less concentrated volume of storm water drainage than larger buildings with adjacent parking hard-surfaces. The borrow ditch running parallel to O Street from 105<sup>th</sup> to the tributary of Stevens Creek often is full to the brim during high volume rain events like we saw in October. Should there be a substantial increase in impermeable surface through the installation of large buildings or parking lots, I imagine this drainage may be over capacity for similar future rain events. I also have concerns about the neighboring recreational, residential lake at Waterford. Excess storm drainage can cause algal blooms, fish die-offs, birds of prey poisoning events and habitat degradation in bodies of water such as this one lake (now established for ~10years with its own ecosystem of fish, minks, fox, birds of prey and other water fowl).
4. **Home Values :** Research has shown that that housing prices tended to fall within close proximity to multi-family residential units (<https://www.sciencedirect.com/science/article/pii/S016604620400016X>) – I understand that home valuation is complex, market-driven and an imperfect science but the change of the neighborhood from a single family residential neighborhood to nearly 50% of the allowable CUP dwelling units being concentrated in a single building will undoubtedly impact resale values for adjacent homes and potentially the neighborhood as a whole.

I was a City Planning Commissioner in Birmingham, Alabama – where we moved from – and sat on the subdivision committee as well as the full Planning Commission for nearly five years. As a result, I have experience with the Planning Commission process and understand that a Planning Commission is a board of citizens charged by state and local law with advising the City Council and County Board on a variety of planning and development matters. In Birmingham, I took my role as a citizen servant extremely seriously and always paid close attention to citizen feedback about proposed plans. When it was clear that a neighborhood felt in strong opposition to a proposed plan/amendment – particularly when an amendment was an significant variance to original development plan and hadn't been discussed with neighbors prior to seeking final Planning Commission approval - I opposed such proposals. I hope this Commission will consider the same for SP17022A.

grateful,  
Kathryn

KATHRYN DOORNBOS, PhD  
Account Executive | NE/MN/SD/ND  
C: 828.361.4813  
Foundation Medicine, Inc. | 150 Second Street, Cambridge, MA 02141  
[www.foundationmedicine.com](http://www.foundationmedicine.com)  
[LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Glassdoor](#)

Our passion is *personal*.





**Geri K. Rorabaugh**

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**From:** Planning  
**Subject:** SP17022A Waterford Estates

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**From:** Josh Neill <Josh@hoppeddevelopment.com>  
**Sent:** Tuesday, November 9, 2021 8:31 AM  
**To:** Planning <Plan@lincoln.ne.gov>  
**Subject:** Waterford Estates

To whom it may concern,

I received the notice of special permit at Waterford Estates yesterday and I feel like I have been punched in the gut. I spent the last nine months constructing my new home at 317 N 104<sup>th</sup> in what I thought was a great area of town. Now, I will have a 462-unit apartment building being constructed next to my house. Will the Waterford Association offer to buy my house if I would like to move out of Waterford? The price of my home will drop significantly, and I didn't sign up for that density, noise, & crime. I specifically chose this lot knowing that it was zoned only for single family residential and townhomes only, not high-density multi-family. I feel lied to and taken advantage of and would like to know my options.

Any potential Buyer needs to know about this change ASAP, so they do not end up purchasing their home in Waterford and then regretting it like I am.

Please let me know my options.

Thanks,

**Josh Neill**  
Commercial Sales | Leasing | Management  
**PrimeSites | Hoppe Development**  
Office: 402-441-4085 | Cell: 402-202-0587  
Email: [josh@hoppeddevelopment.com](mailto:josh@hoppeddevelopment.com)  
[primesites.org](http://primesites.org) | [hoppeddevelopment.com](http://hoppeddevelopment.com)


**APPEAL**  
**of Planning Commission action to**  
**City Council**

To: Planning Dept.  
555 S. 10<sup>th</sup> St., Ste. 213  
Lincoln NE 68508  
402-441-7491  
[plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov)

(this form must be received by the Planning Dept. within 14 days of the action by the Planning Commission)

Today's Date: 11/24/21

I am submitting this appeal to Resolution No. PC-01787, adopted by the Lincoln-Lancaster County Planning Commission on (Date) Nov 17<sup>th</sup>, approving Special Permit No. 17022A on property generally located at North 105<sup>th</sup> & Wayborough LN  
Please advise me of the hearing date before the City Council.

Signature of person requesting appeal: 

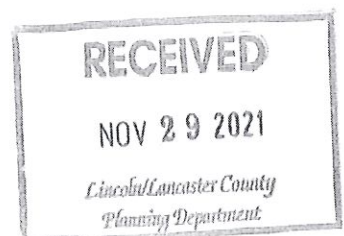
Printed Name Mike Standley

Address 10521 Century Lane

Phone Number ~~402-217-1902~~ 402-217-1902

Email MikeStandley@ymail.com (ymail is correct)

cc: City Clerk  
555 S. 10<sup>th</sup> St., Ste. 103  
Lincoln NE 68508  
402-441-7436  
[cityclerk@lincoln.ne.gov](mailto:cityclerk@lincoln.ne.gov)



**APPEAL**  
of Planning Commission action to  
City Council

To: Planning Dept.  
555 S. 10<sup>th</sup> St., Ste. 213  
Lincoln NE 68508  
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Please advise me of the hearing date before the City Council.

Signature of person requesting appeal: \_\_\_\_\_

Printed Name

Mike Standley

Address

10521 Century Lane

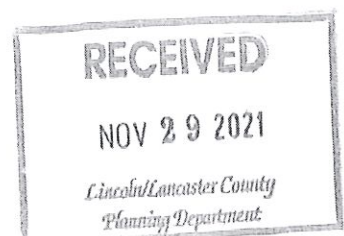
Phone Number

~~402-217-1902~~ 402-217-1902

Email

MikeStandley@gmail.com (Ymail is correct)

cc: City Clerk  
555 S. 10<sup>th</sup> St., Ste. 103  
Lincoln NE 68508  
402-441-7436  
[cityclerk@lincoln.ne.gov](mailto:cityclerk@lincoln.ne.gov)





**APPEAL**  
**of Planning Commission action to**  
**City Council**

To: Planning Dept.  
555 S. 10<sup>th</sup> St., Ste. 213  
Lincoln NE 68508  
402-441-7491  
[plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov)

**(this form must be received by the Planning Dept. within 14 days of the action by the Planning Commission)**

Today's Date: 11/22/2021

I am submitting this appeal to Resolution No. PC-01787, adopted by the Lincoln-Lancaster County Planning Commission on (Date) 11/17/2021, approving Special Permit No. 17022A on property generally located at Dominion at Stevens Creek Community Unit Plan.

Please advise me of the hearing date before the City Council.

Signature of person requesting appeal: Brandon Lee  
Printed Name Brandon Lee  
Address 834 N 105th Street  
Phone Number 402-560-2670  
Email brandon.lee2006@yahoo.com

cc: City Clerk  
555 S. 10<sup>th</sup> St., Ste. 103  
Lincoln NE 68508  
402-441-7436  
[cityclerk@lincoln.ne.gov](mailto:cityclerk@lincoln.ne.gov)

**APPEAL**  
**of Planning Commission action to**  
**City Council**

To: Planning Dept.  
555 S. 10<sup>th</sup> St., Ste. 213  
Lincoln NE 68508  
402-441-7491  
[plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov)

(this form must be received by the Planning Dept. within 14 days of the action by the Planning Commission)

Today's Date: 11/22/21

I am submitting this appeal to Resolution No. PC-01787, adopted by the Lincoln-Lancaster County Planning Commission on (Date) 11/17/202, approving Special Permit No. 17022A on property generally located at North 105th Street and Wayk.

Please advise me of the hearing date before the City Council.

Signature of person requesting appeal: \_\_\_\_\_

Printed Name Chris Boik

Address 10032 Crystal Water Bay

Phone Number 612-226-6958

Email chrisboik@hotmail.com

cc: City Clerk  
555 S. 10<sup>th</sup> St., Ste. 103  
Lincoln NE 68508  
402-441-7436  
[cityclerk@lincoln.ne.gov](mailto:cityclerk@lincoln.ne.gov)

**APPEAL**  
of Planning Commission action to  
City Council

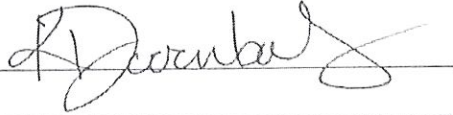
To: Planning Dept.  
555 S. 10<sup>th</sup> St., Ste. 213  
Lincoln NE 68508  
402-441-7491  
[plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov)

(this form must be received by the Planning Dept. within 14 days of the action by the Planning Commission)

Today's Date: 11/29/2021

I am submitting this appeal to Resolution No. PC-01787, adopted by the Lincoln-Lancaster County Planning Commission on (Date) 11/17/21, approving Special Permit No. 17022A on property generally located at Dominion at Stevens Creek CUP.

Please advise me of the hearing date before the City Council.

Signature of person requesting appeal: 

Printed Name Kathryn Doornbos

Address 701 N 105th St Lincoln NE 68527

Phone Number 828.361.4813

Email kdoornbos@foundationmedicine.com

cc: City Clerk  
555 S. 10<sup>th</sup> St., Ste. 103  
Lincoln NE 68508  
402-441-7436  
[cityclerk@lincoln.ne.gov](mailto:cityclerk@lincoln.ne.gov)



**JaMel E. Ways**

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**From:** Bud Synhorst <bud@liba.org>  
**Sent:** Monday, January 10, 2022 10:19 AM  
**To:** Council Packet  
**Subject:** Contractors Ordinance

Good morning,

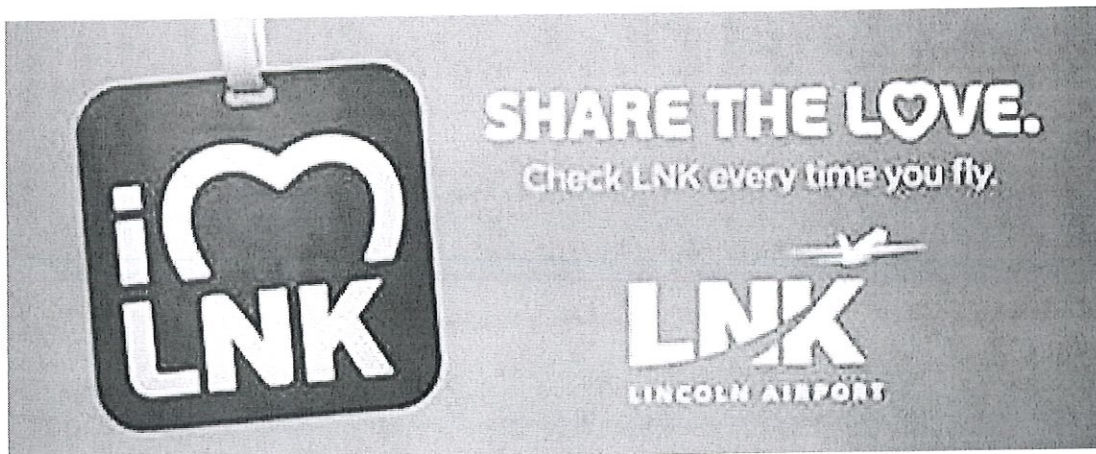
I realize this is coming near the last minute for today's meeting. However, want to thank you for your consideration to delay the vote and public hearing on the contractors ordinance. I believe from the responses from our members in the industry, this is a prudent step. I would be happy to facilitate any meetings with industry members to better work through how this ordinance will impact the people in the industry.

Thank you,  
Bud

Bud Synhorst – President & CEO  
Lincoln Independent Business Association  
620 N. 48th Street, Suite 205  
Lincoln, NE 68504  
Office: (402) 466-3419  
[www.liba.org](http://www.liba.org)



<https://www.gonines.com>



<http://www.lincolnaairport.com/>



**JaMel E. Ways**

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**From:** arubarobby@gmail.com  
**Sent:** Monday, January 10, 2022 12:54 PM  
**To:** Council Packet; James M. Bowers  
**Subject:** Appeal of the Planning Commission's Recommendation on Stevens Creek Special Permit 17022A  
**Attachments:** Appeal of Special Permit 17022A.pdf

Please count this email and the attached document as two separate requests to appeal the Planning Commission's November 17, 2021 recommendation to conditionally approve an amendment to the Dominion at Stevens Creek Community Unit Plan under Special Permit 17022A.

Respectfully submitted,

Orson R. Robinson, Jr.

520 N. 105 Street

Lincoln, NE 68527

Sue D. Robinson

520 N. 105 Street

Lincoln, NE 68527

arubarobby@gmail.com

402-202-4938 (c)

402-488-3332 (h)

arubasusie@gmail.com

402—202-4988 (c)

402-488-3332 (h)



## Appeal of the Planning Commission's 17-Nov 21 Approval of Stevens Creek Special Permit 17022A

My wife and I strongly oppose Stevens Creek Special Permit 17022A and are appealing to the City Council to reject the recent November 17th vote of the Planning Commission to approve Resolution PC-01787 amending the original Stevens Creek Community Unit Plan to allow replacement of 77 single-family detached and single-family attached lots along the southern border of the subdivision with a 462-unit apartment complex.

There is strong opposition to this plan within our neighborhood. At least 37 letters of opposition have been filed over the Special Permit and 6 direct appeals have now been made to the Council. This represents a clear majority of the 68 families currently living in the subdivision. It also appears there is zero support for the Special Permit other than from the Developers (undoubtedly for monetary reasons), and from members of the Planning Commission for unknown reasons.

In our opinion, the Planning Commission's recent vote to approve the Special Permit failed to consider or properly respect the interests of the current residents of Stevens Creek. And the proper time for the Developers to have considered incorporating apartments into the subdivision CUP was before they submitted the original plan to the City in 2017.

As we related to the Planning Commission at the recent November 17<sup>th</sup> meeting, it was entirely because of the Developer's original plan and its perfect fit with our personal preferences that my wife and I made a down payment on 19 April 2019 and purchased the first lot sold in Stevens Creek on 30 July 2019. Even before closing on the lot, we contracted to have our home built at 520 N. 105<sup>th</sup> Street. We only chose to buy the lot because we were certain -- based upon the City-approved Community Unit Plan -- that Stevens Creek would develop as described and would quickly become one of the most aesthetically pleasing subdivisions in the City. It has certainly done that and we simply don't want to see it lost.

We moved into our new home in March of 2020 and couldn't have been happier -- until the Developers opened the curtain 18 months later and revealed their plan to slip a large apartment building into the neighborhood instead of the originally-advertised single-family dwellings. Regardless of the fact that the redirection had been in the works for quite some time, it is very telling that the Developers made absolutely no attempt to contact affected homeowners either before or after submitting the Special Permit. And in some cases, Citizens were sold new dwellings that will essentially be in

## Appeal of the Planning Commission's 17-Nov 21 Approval of Stevens Creek Special Permit 17022A (Continued)

the shadow of the apartment building just days before the application for the Special Permit was submitted to the City.

To make matters even worse, the City's Planning Commission appears to be siding with the Developers that it's acceptable for them to sell a vision to citizens and then replace it with a far less desirable one without any consideration or compassion for the duped residents. The Developers simply sold lots under a promise there would only be single-family units in the subdivision, whether attached or detached, and then later sprung what appears to have been the real plan all along -- to build apartments instead, thereby transferring the loss in our property value into their own pockets. The change will also destroy the ambiance of the beautiful Waterford / Creek subdivisions, a showplace within the City.

Government should fairly protect the rights of all of its citizens. But in this case, we believe the City is protecting the rights of a few Developers far more than the current residents of Stevens Creek. And we don't understand the cozy relationship that appears to exist between the Planning Commission and the Developers, and how it appears to have affected their recent vote.

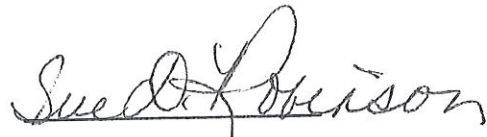
Thus, it appears we have no option remaining except to appeal to the Council to overrule the Planning Commission and to reject Special Permit 17022A as it is unfair to those of us that purchased lots and/or homes under the original Stevens Creek Community Unit Plan. We also encourage the Mayor and Council to ensure that changes are made within the Planning Commission to better consider and protect the right of Citizens to live in the neighborhood type of their choice.

Thank you.

Respectfully submitted,



Orson R. Robinson, Jr.



Sue D. Robinson

520 N. 105 Street, Lincoln, NE 68521

[arubarobby@gmail.com](mailto:arubarobby@gmail.com)

[arubasusie@gmail.com](mailto:arubasusie@gmail.com)



## JaMel E. Ways

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**From:** Jeff MacTaggart <MacTaggart.Jeff@jm2masonry.com>  
**Sent:** Monday, January 10, 2022 5:47 PM  
**To:** Council Packet  
**Subject:** Apprenticeship Utilization Ordinance

Council Member,

I would like to leave a comment on what I've heard about the Apprenticeship Utilization Ordinance. I belong to the Associated General Contractors – Nebraska Building Chapter. I've been doing commercial masonry work continuously in Lincoln since the mid 90's. We had a Lincoln office for over a decade back when you needed to be from Lincoln to do business in Lincoln. I was with a union contractor until 2012, non-union since. There are no General Contractors that do continuous business in Lincoln that are signatory with any trade unions. Few Lincoln subcontractors have union affiliation outside of some MEP trades, (Mechanical Electrical Plumbing) and a few others. This ordinance will reduce the number of compliant companies available to bid city projects. This alone will raise project budgets. Does this include school projects? Assuming a General Contractor claims to have the project bid including the 10% "registered" apprentice ratio, who verifies it upon award, who polices during the construction process, and what happens if the percentage is not obtained at the end? Each of these compliance steps will add costs. What is the end goal of having a "registered" apprentice program? Requiring a 10% goal will have a negative impact on project costs and will not provide a benefit.

Building and submitting an apprentice program for Dept. of Labor "registration" takes time and is a political process. Success will be determined by who the current administration favors and nothing else.

Respectfully,

Jeff MacTaggart

Jeff MacTaggart Masonry, LLC

JM<sub>2</sub> p. 402.895.6969

14733 Custer Road, Omaha, NE 68138

f. 402.896.4169

mactaggart.jeff@jm2masonry.com



## JaMel E. Ways

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**From:** Dacmattos <dacmattos.ca@gmail.com>  
**Sent:** Tuesday, January 11, 2022 11:53 AM  
**To:** Council Packet  
**Subject:** i oppose the development of apartment buildings in Dominion at Stevens Creek neighborhood

My name is Daniela Mattos, I am a Waterford Estate resident, adjacent to the Dominion at Stevens Creek neighborhood. I am writing to ask you to be careful in your decision-making about the construction of proposed apartment buildings in the Dominion Stevens Creek neighborhood. I believe the proposal is not in the City's interests, and if approved, it could jeopardize the quality of life of its current and future residents by affecting the health of the beautiful Waterford Lake.

Here are the concerns raised by a few Waterford Estates residents about the increase of people living in the nearby area around Waterford Lake and its public trail (siding the east part of the lake to be completed soon), located 2-3 blocks away from the planned apartment buildings:

1. Regardless of being private (parts of the lake have public access) the lake will serve as a "selling point" for the new apartments. Lake Waterford trail is located 2-3 blocks away from the planned apartment buildings.
2. Lake is for use exclusively of Waterford Estates residents who pay annual HOA fees, however, there is no effective way to control access of any individuals and small watercraft (Kayaks, small boats) to the lake. The "private property" signs and gate to the main dock have not been enough to stop non-residents from using the lake for recreation and fishing. The population increase due to the planned apartment buildings represents a threat to the lake fish population and ecosystem around the lake (birds (including eagles, geese, ducks, cranes), turtles, minks, and other wildlife). Because access control to the lake is ineffective, an increase in population could jeopardize the lake.
3. With a considerable increase in the area population size caused by the plans to build apartment buildings, we have enough reasons to be concerned about the increase in littering and other sediments that will end up in the lake, threatening the health of the lake and its users (swimmers).
4. The increase in foot and vehicle traffic is a threat to the lake ecosystem, animals who live and feed on its water. It is not uncommon to see turtles, geese, ducks crossing the streets near the lake.
5. The lake is a mini-ecosystem within the city and, as responsible stewards of this small animal refuge, have the responsibility to sustain its health for years and generations to come. For that, we would like your understanding that we, urban people, already have very few opportunities to be closer to nature and we must take care of the little that we still have.

Here are a few questions for you:

With 450+ apartments in an automobile-dependent area beyond the edge of service and employment areas, how many more cars do you think will circulate in our streets?

Today kids swim in these waters, are they going to be able to do it in 5-10 years from now?

Today the lake is populated with several types of fish and measures are taken by the neighborhood residents to assure the increase in fish population (requirement of fishing license, catch-and-release). Are we going to be able to achieve this goal with more people around the lake?

Today we can see wildlife, such as turtles, minks, ospreys, hawks, foxes, geese, ducks, even bald eagles and cranes enjoying the lake. Will they be there if we keep increasing the number of people living around the lake?

I and most of my neighbors agree that the answer to these questions is NO. We, as homeowners committed to this area, feel responsible to keep this lake sustainable and alive for future generations to enjoy. The construction of rental apartments just 2 blocks from this beautiful lake will threaten the work the neighborhood has done to preserve it for the future. We believe the original plan with houses instead of apartment buildings fits the area better. Please do not put at risk one of the few lakes we have in town.

Sincerely,

Daniela M. Mattos

## JaMel E. Ways

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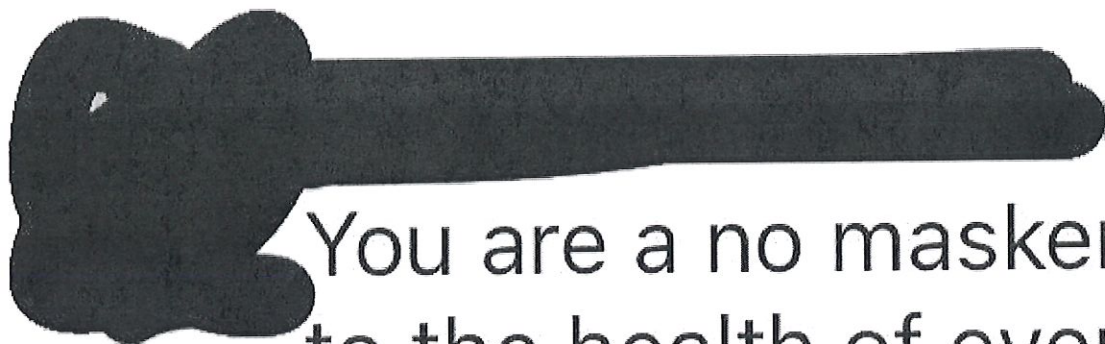
**From:** Elina Newman <newmanforlincoln@gmail.com>  
**Sent:** Tuesday, January 11, 2022 12:57 PM  
**To:** Council Packet; Mayor; Pat D. Lopez  
**Subject:** No mandate

Hello everyone,

There are discussions of another mandate going into effect. We do not need a mandate in Lincoln. Those who want to mask can already mask. Businesses who want to enforce masking already do.

This addresses 100% of the population. Some people cannot mask ... and have the option not to.

I, and those in my same position, am tired of statements like the one below. Mandates only exacerbate this kind of treatment of others in the community.



You are a no masker. You  
to the health of everyone  
belong in polite society.

1h



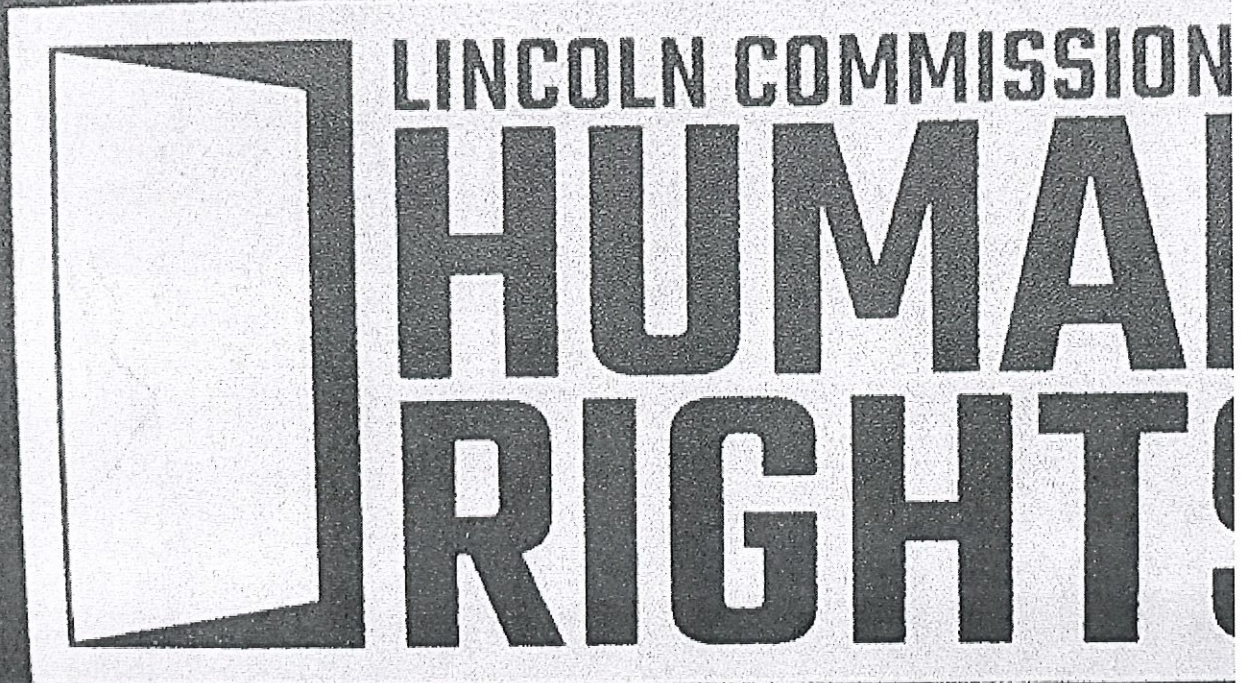
5

Like

Please do not implement another mandate. We have to learn to live with COVID, and as much cherry-picking as there is about information, mandates serve no purpose other than condone discrimination, bullying, and harassment.



**Fear about COVID-19 is NOT an excuse  
for harassment or discrimination**



**humanrights.lincoln.ne.gov  
402-441-7624**

Thank you,

Elina Newman, PhD, CPhT



## JaMel E. Ways

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**From:** Rick Wintermute <RickW@kccobuilders.com>  
**Sent:** Tuesday, January 11, 2022 1:51 PM  
**To:** Council Packet  
**Subject:** Copy of email sent to council member Ward

Dear Ms. Ward,

First, I would like to thank you for representing my family in Northwest Lincoln.

I am writing in opposition to the proposed ordinance that is being considered by the City Council that provides for contractor bid incentives for having projects completed with 10% or more workers that are engaged in a qualified apprenticeship program.

I fail to see the value in this ordinance for several reasons;

1. The construction industry already provides the necessary structured training without formal apprenticeship programs.
2. A large sector of specialty trade contractors that we utilize as subcontractors will not have apprenticeship programs and they have no incentive to meet this requirement. This would only add additional expenses that would be passed on to the City.
3. While bidding a project, the window to evaluate bidders and bid amounts is very short, coming down to the hours and minutes prior to the bid due time. It is not always known which subcontractors and suppliers will be providing us with a bid. Many times, we receive bids from unknown subcontractors and suppliers which must be vetted once their bid is received. Adding the evaluation of apprenticeship labor in addition to the price and scope of the bid elevates the possibility of errors considerably.

As a general contractor for 98 years in Lincoln, I see no value to the City or the construction industry to take this Ordinance forward. There does not appear to be any advantage to this Ordinance and will potentially end up costing the City of Lincoln more for the cost of construction. Costs which we as taxpayers must bear.

I sit on the Associated General Contractors Board of Directors, Workforce Development Committee and the Nebraska Construction Industry Council all of which are tasked with attracting workers to our industry and providing the needed training for both the work they are hired to do, as well as potential promotions to new positions.

I hope my comments are informative to you and you will make your vote taking into account this information.

I would be pleased to speak with you regarding this ordinance prior to City Council action.

Regards,

Rick L. Wintermute

**RICK L. WINTERMUTE**

Vice President

Kingery Construction Co. | Christiansen Construction Co.



direct 531.739.9533    office 402.465.4400  
cell 402.525.8702    fax 402.465.4529  
201 N 46th St, Lincoln NE 68503 | [www.kccobuilders.com](http://www.kccobuilders.com)  
219 Main St., Pender, NE 68047 | [www.cccpender.biz](http://www.cccpender.biz)



## JaMel E. Ways

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**From:** Taylor Wyatt <taylor@highlinerealestategroup.com>  
**Sent:** Friday, January 14, 2022 8:58 AM  
**To:** Council Packet  
**Subject:** It's time to stop this  
**Attachments:** Mask Mandate Ltr\_Analysis.pdf

If you haven't yet, please see attached. Masks mandates are proven ineffective and overreaching.

Best,

Taylor Wyatt  
402-440-0224  
SimpliCity-Realtor  
"If life was perfect, it wouldn't be" ~Yogi Berra

Sent from my iPhone

**IMPORTANT NOTICE ABOUT WIRE FRAUD:**

Never trust changes to wiring instructions sent via email. Never change wiring instructions based on an email. Cyber criminals are hacking email accounts and sending emails with fraudulent wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number just before wiring the funds. Never wire money without double-checking that the wiring instructions are correct.



**DELIVERED BY EMAIL AND REGULAR MAIL**

December 7, 2021

Mayor Leirion Gaylor Baird  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508  
[mayor@lincoln.ne.gov](mailto:mayor@lincoln.ne.gov)

**RE: COVID-19 Data Analysis**

Dear Mayor Gaylor Baird:

I am writing this letter on behalf of Sandhills Global, Inc. ("Sandhills"). As you may know, Sandhills is a longstanding Nebraska corporation headquartered in Lincoln. Our company specializes in information processing and data analysis in connection with our well-established trade publications, websites and hosted technologies. As part of our company's ongoing concern with the COVID-19 pandemic, we've utilized our resources to conduct an extensive analysis of COVID-19 data for Lancaster, Douglas and Sarpy counties, as it pertains to reported COVID-19 cases and deaths in correlation with vaccination percentages and mask mandates. We have enclosed a copy of that analysis with this letter, and hope it will assist with your ongoing review and management of the COVID-19 situation.


Please note that all data used in the analysis was pulled from publicly available sources listed on the last page of the document. If you have any questions concerning the analysis, or if we can be of any further assistance, please let us know. Follow-up questions or requests can be emailed to Tony Deitering at: [tony-deitering@sandhills.com](mailto:tony-deitering@sandhills.com). Thank you.

Sincerely,

Shawn Peed  
Executive Vice President

Enclosure

CC: Director Patricia D. Lopez, RN, MSN  
The Honorable Pete Ricketts, Governor of Nebraska  
Lincoln City Counsel



# AN EXAMINATION OF **MASK MANDATE EFFECTIVENESS**

RELATIVE TO COVID-19 CASE & DEATH RATES  
IN LANCASTER COUNTY, NEBRASKA

**T**his study, conducted by the data analysis team of Sandhills Global, examined the association between mask mandates and vaccination rates and COVID-19 cases and deaths in Lancaster county, Nebraska, relative to Douglas and Sarpy counties in Nebraska. These are the most populous counties in Nebraska.

Mask mandates have been applied at various intervals and durations for each of these Nebraska counties throughout the pandemic. More recently, however, a mask mandate was applied in Lancaster county but not in the other two counties. This period, beginning with the Lincoln-Lancaster County Health Department's reinstatement of a directed health measure on August 26, 2021, provided an extended period against which to contrast COVID-19 cases and deaths across all three counties: i.e., in Lancaster county, where a mask mandate was present, relative to Douglas and Sarpy counties, where a mask mandate was not in effect.

## METHODS

Data from the U.S. Census Bureau was used for the overview of population groups. COVID-19 case and death rate data

were from the individual county health departments and the Centers for Disease Control and Prevention. The CDC was also the source for vaccination data.

## SUMMARY

This study begins with an overview of the population groups in Douglas, Lancaster, and Sarpy counties in Nebraska, and then includes the following data for each county:

- COVID-19 cases and deaths per 100,000 population
  - Overall
  - By week
  - By quarter
  - By half-year
- COVID-19 cases and deaths per 100,000 population relative to mask mandates, by week
- COVID-19 vaccination rates by week
- COVID-19 cases by age group for Lancaster

The data included in this study underscores the differences between outcomes (as measured by COVID-19 cases and deaths) and the application of mask mandates in Nebraska counties with and without such directed health measures.



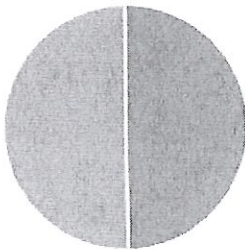
# POPULATION SETS

This study examines the three most populous counties in Nebraska:

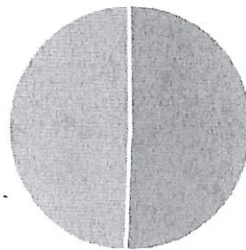
COUNTY	TOTAL POPULATION	POPULATION DENSITY
Lancaster	319,090	377.17 per square mile
Douglas	571,327	1,685.33 per square mile
Sarpy	187,196	754.82 per square mile

We started by building similar population groups for these counties in order to ensure similar demographics. To accomplish this, we gave consideration to population by age groups, gender, ethnicity, education, and income/poverty levels. Some of those methods are illustrated below.

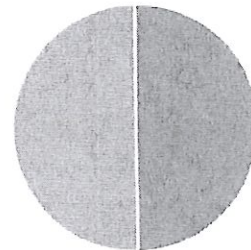
Lancaster County  
Male/Female Population



Douglas County  
Male/Female Population

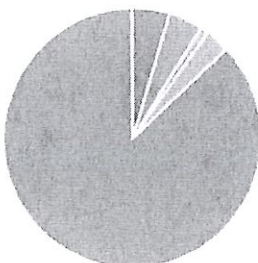


Sarpy County  
Male/Female Population

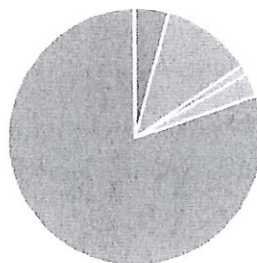


Male | Female

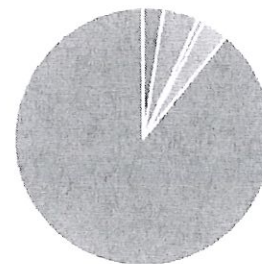
Lancaster County  
Ethnicity Population



Douglas County  
Ethnicity Population



Sarpy County  
Ethnicity Population

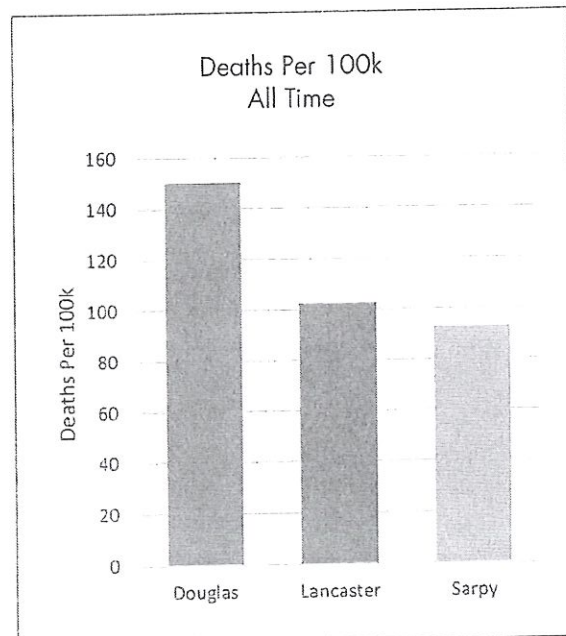
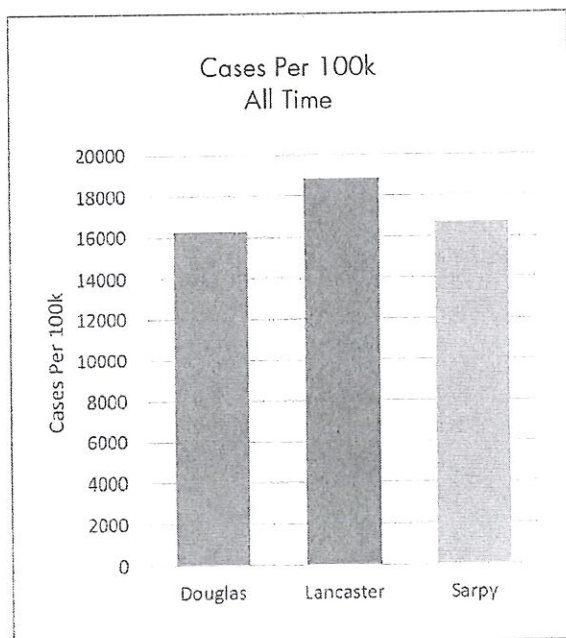


White | Black or African American | American Indian | Asian | Other

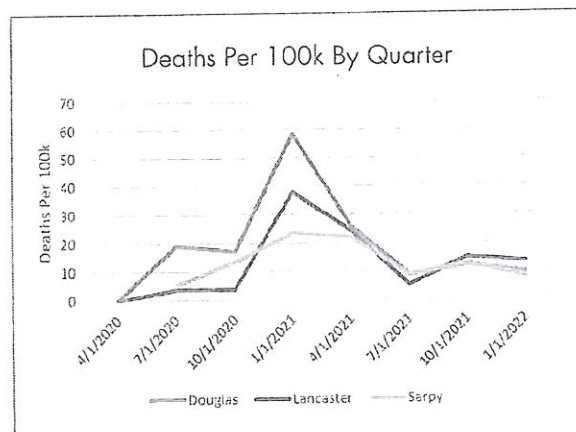
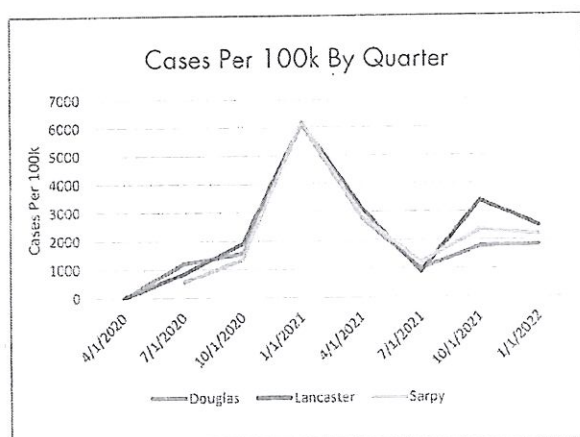
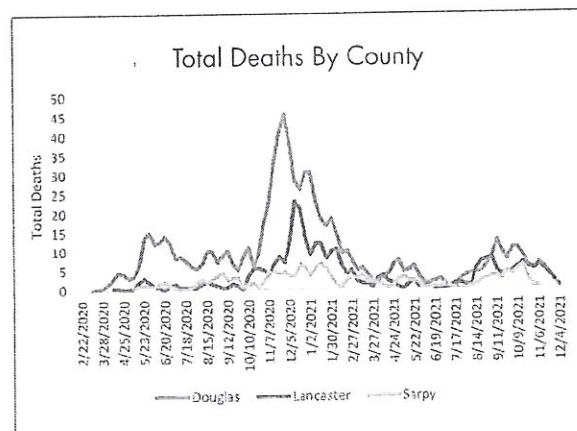
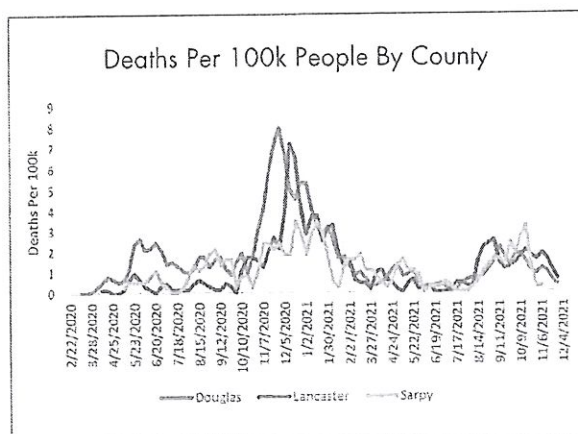
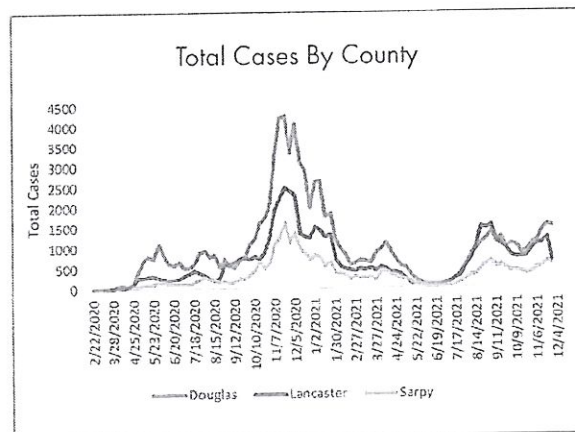
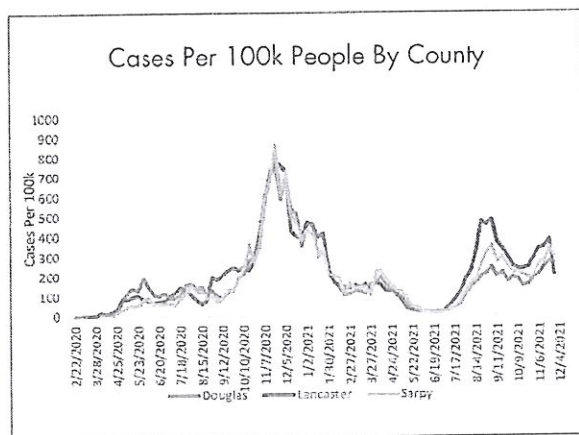
# COVID-19 CASES & DEATHS PER 100K

Looking at the overall number of COVID-19 cases and deaths from the beginning of the pandemic through November 30, 2021, Douglas county has reported a death rate of 150 individuals per 100,000 population while Lancaster has reported 102 and Sarpy has reported 93.

The following charts show the case rates per 100,000 (total cases divided by total population times 100,000) and death rates per 100,000 (total deaths divided by total population times 100,000) for all time, by week, and by quarter.



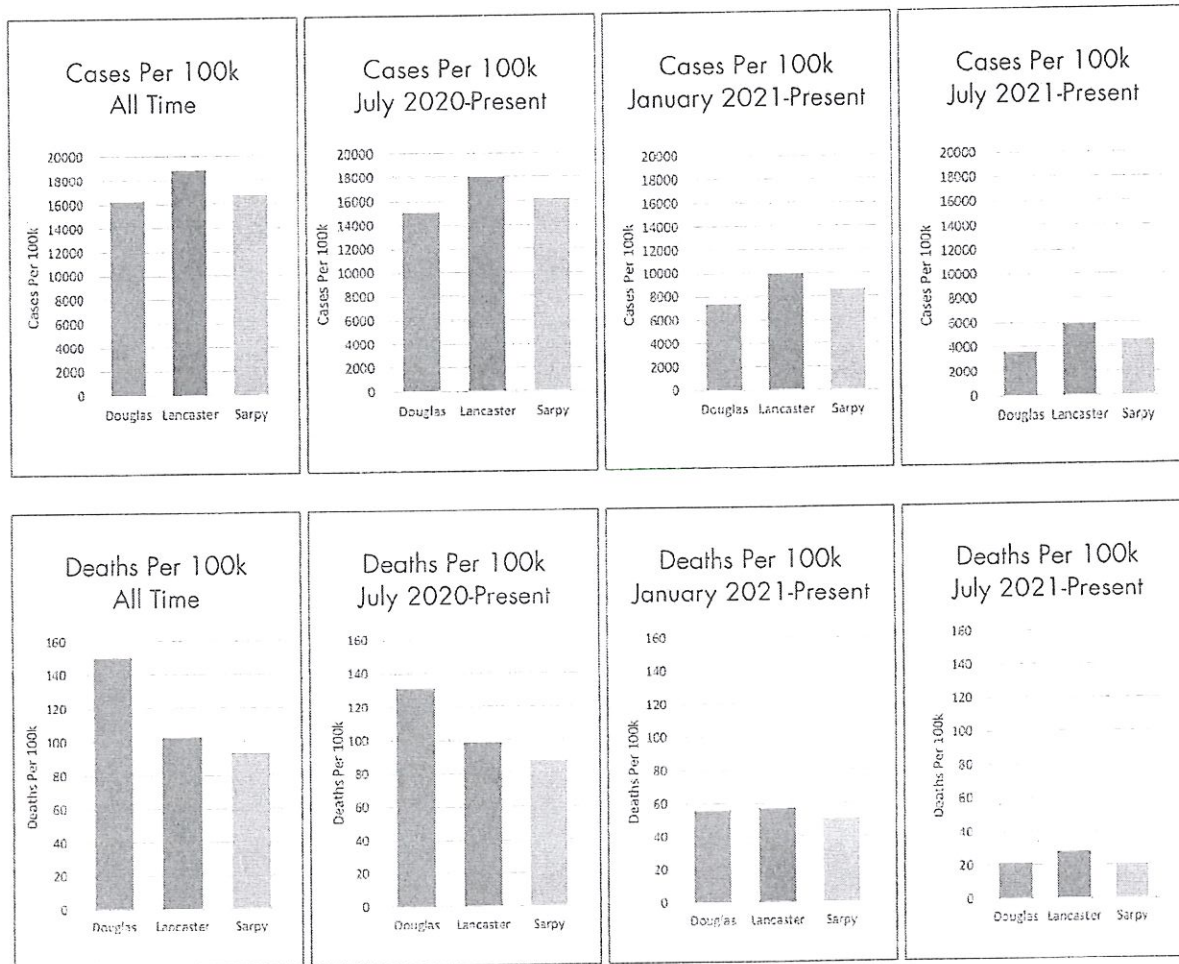
# COVID-19 CASES & DEATHS PER 100K





# HIGHER-LEVEL VIEW OF COVID-19 CASES & DEATHS

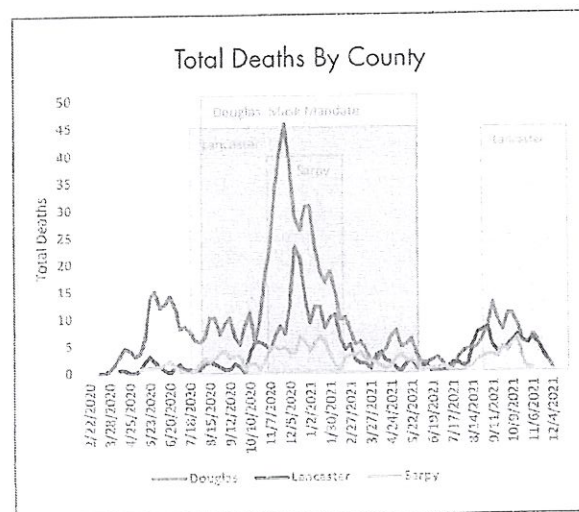
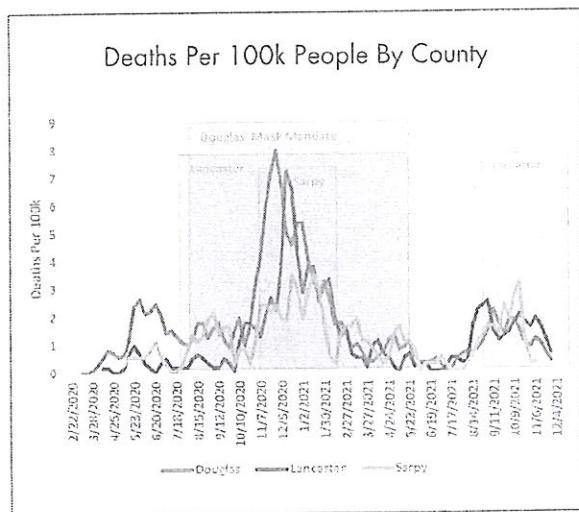
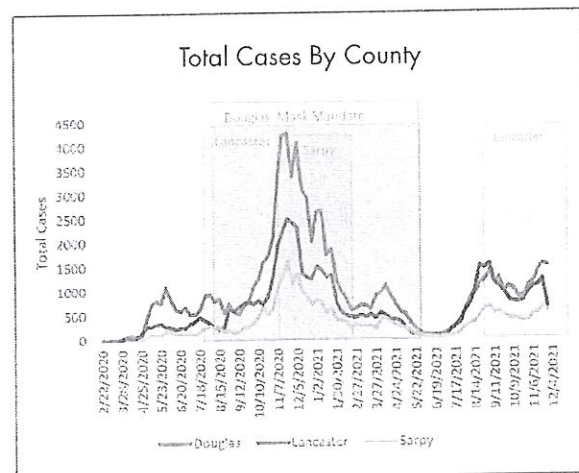
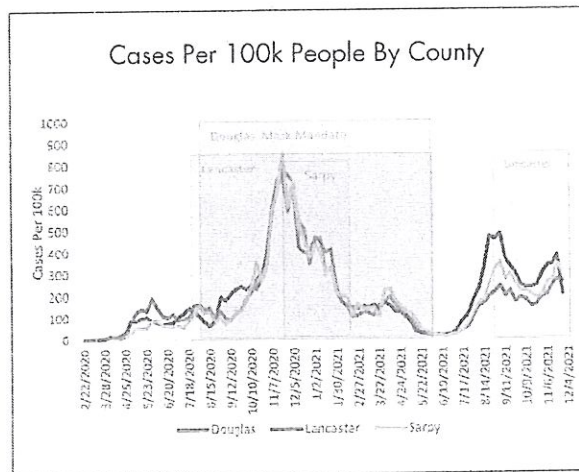
Using the same data used thus far to show cases and deaths by county per 100,000 population, the charts below cover broader periods of time. These charts should provide a better understanding of how each respective county has done over time.



# RATES IN RELATION TO MASK MANDATES

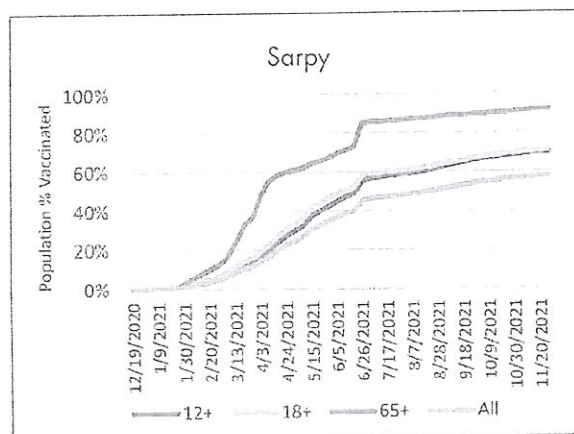
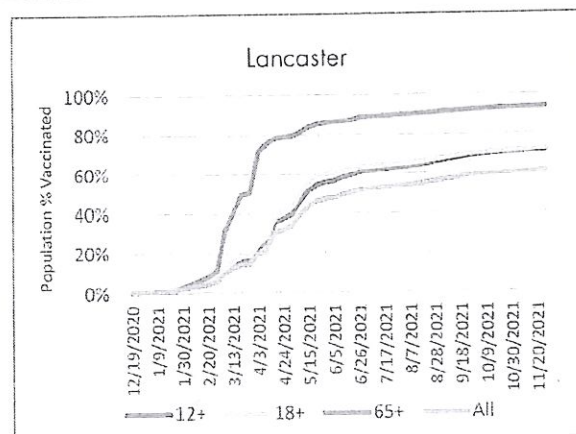
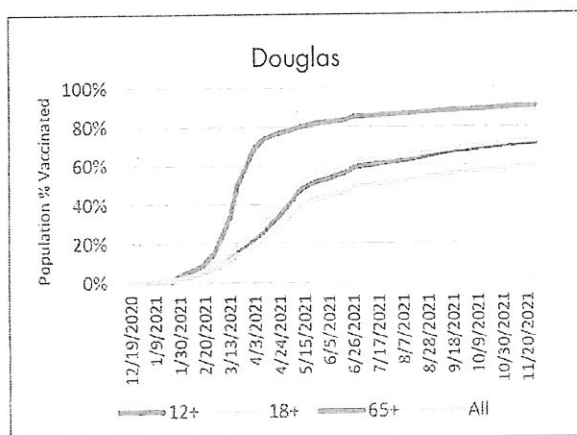
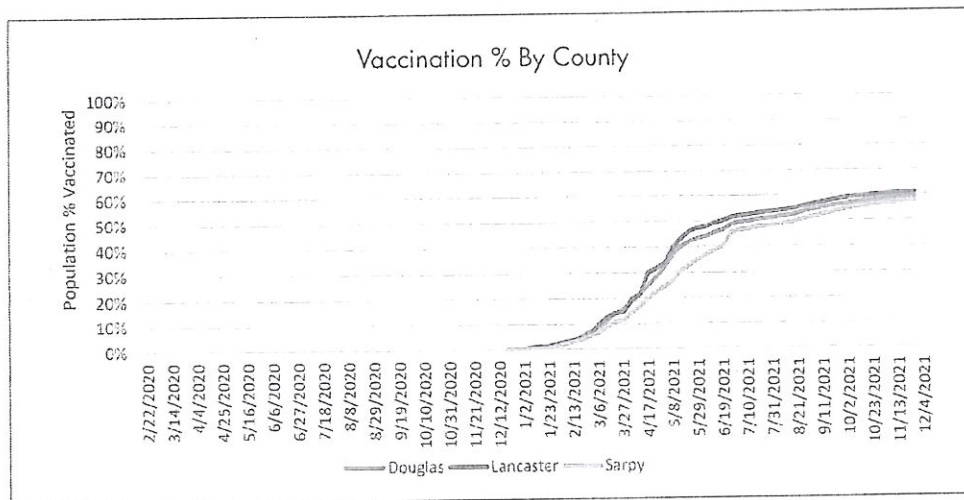
In each Nebraska county covered in this study, mask mandates have been applied at various intervals and for various durations over the course of the pandemic. The charts below help to better visualize the relationship between COVID-19 case and death rate trends and the periods during which mask mandates were in effect.

Note that cities in Sarpy county (LaVista, Gretna, Papillion, and Bellevue) each had city-specific mask mandates during different periods. To consolidate these timelines for Sarpy county, the city with the lengthiest mandate period (Gretna) was used for this analysis; all other cities fell within that period.



# VACCINATION RATES

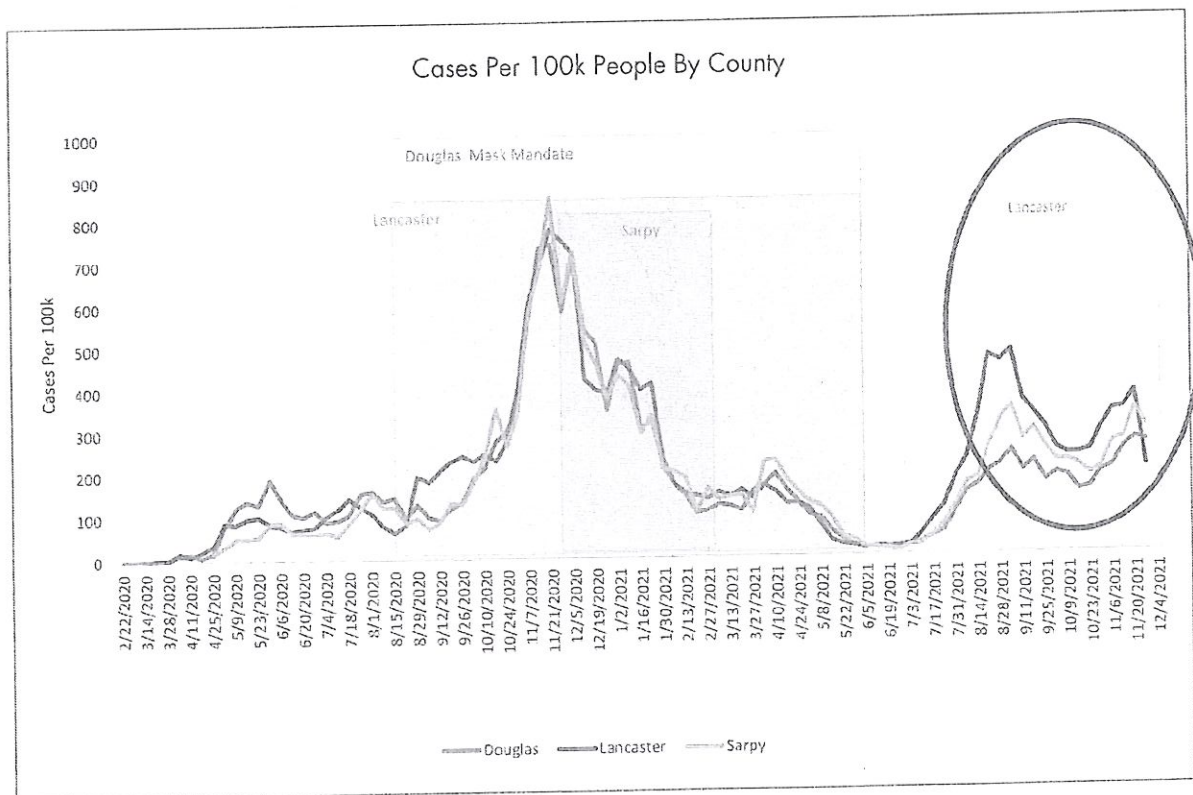
This study also considered vaccination rates and time frames for all three counties to determine how COVID-19 case and death rates trended as vaccines were introduced and vaccinations increased over time.



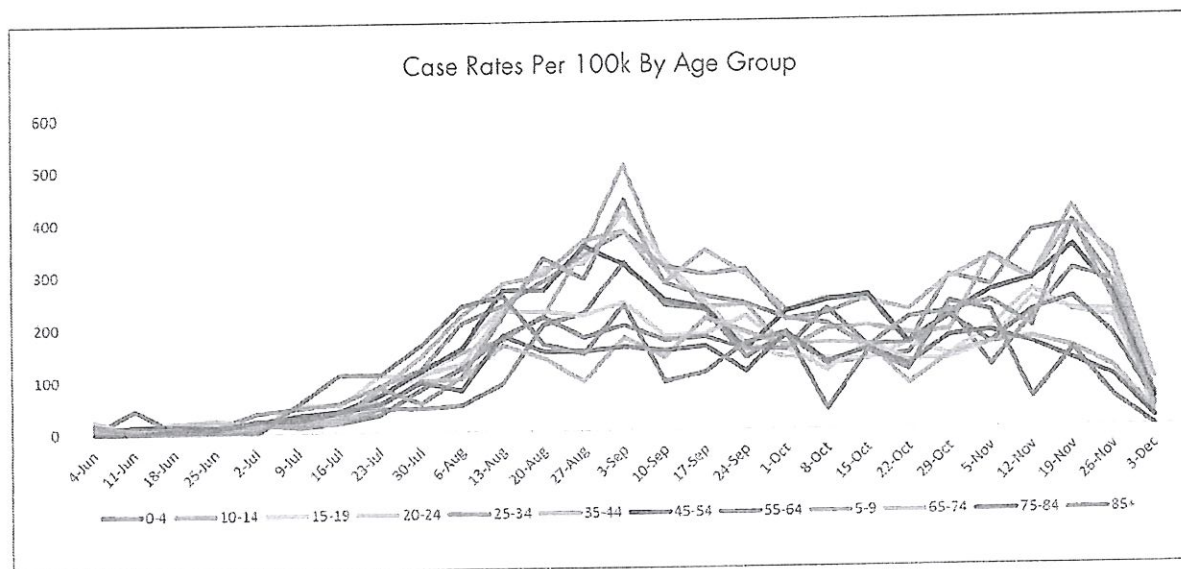


# COVID-19 CASES DURING LANCASTER COUNTY'S REINSTATED MASK MANDATE

One of the noteworthy data points found in this study occurred in Q3 to Q4 2021. During this time period, on August 26, 2021, the Lincoln-Lancaster County Health Department reinstated a direct health measure that included a mask mandate, whereas the Douglas and Sarpy county health departments applied no such mask mandate. The number of COVID-19 cases per 100,000 in Lancaster county outpaced both Sarpy and Douglas counties during this time period.



When looking at the data on the previous page covering Q3 and Q4 2021, one prominent factor to consider was the return of student populations in August to the University of Nebraska-Lincoln, in Lancaster county. Given the possibility that an increase in cases may have stemmed from UNL resuming in-person classes, this study examined the same period for Lancaster county alone and looked specifically at case totals and case rates by age. As illustrated below, case totals were driven by the 25-34 and 35-44 age groups, while case rates reflected a rise in the groups between the ages of 5-19.



# CONCLUSION

The goal of this analysis is to show the effectiveness of a mask mandate, not the effectiveness of masks in general. When examining like data populations across multiple factors, the data suggests that mask mandates did not have a measurable direct effect on improving COVID-19 case rates and death rates. Vaccination rates appear to have a higher direct impact on those case and death rates, especially during the period beginning in Q3 2021, where Lancaster county experienced an increase in cases during its second mask mandate period while other counties saw a similar pattern while not under mask mandates.

## SOURCES

### LANCASTER COUNTY

City of Lincoln, Nebraska, Health Department

<https://www.lincoln.ne.gov/City/Departments/Health-Department>

Lancaster County, Nebraska, COVID-19 Dashboard

<https://lincolnne.maps.arcgis.com/apps/dashboards/b286f5a6d38b4d40bc0dcb34f19671bb>

### DOUGLAS COUNTY

Douglas County Health Department

<https://www.douglascountyhealth.com/>

Douglas County, Nebraska, COVID-19 Dashboard

<https://experience.arcgis.com/experience/1205c60366ba43719a59225ec62e31b5/page/home/>

### SARPY COUNTY

Sarpy/Cass Health Department

<https://www.sarpycasshealthdepartment.org/>

Sarpy/Cass Health Department Novel Coronavirus Case Count

<https://www.sarpycasshealthdepartment.org/novel-coronavirus-case-count>

Sarpy/Cass Health Department COVID-19 Dashboard

<https://experience.arcgis.com/experience/50ebc60b7689449d97ddb78a4dd3dc1/>

### ALL COUNTIES

United States Census Bureau County Population by

Characteristics: 2010-2019

<https://www.census.gov/data/tables/time-series/demo/popest/2010s-counties-detail.html>

Centers for Disease Control and Prevention COVID-19

Vaccinations in the United States by County

<https://data.cdc.gov/Vaccinations/COVID-19-Vaccinations-in-the-United-States-County/8xkx-amqh>

Centers for Disease Control COVID Data Tracker

<https://covid.cdc.gov/covid-data-tracker/#county-view>

New York Times COVID-19 Data

<https://github.com/nytimes/covid-19-data>

HealthData.gov COVID-19 Reported Patient Impact and Hospital Capacity by State

<https://healthdata.gov/dataset/COVID-19-Reported-Patient-Impact-and-Hospital-Capa/6xf2-c3ie>



## JaMel E. Ways

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**From:** Zach Duden <zduden19@gmail.com>  
**Sent:** Sunday, January 16, 2022 3:05 PM  
**To:** Council Packet; James M. Bowers; Planning  
**Subject:** Opposition to proposed Apartment complex

Hi,

My name is Zach Duden and we are currently in the process of building a new home in the Dominion at Steven's Creek subdivision (900 N. 107th St.) I wanted to voice my opposition to the proposed change to the original CUP that includes an apartment complex (SP17022A). The reasons I am opposed to this change are the following:

- Traffic: changing from 77 townhome and single family lots to 462+ apartment units will cause a major change in traffic that I don't think has been considered thoroughly enough.
- Parking: Overflow parking from the proposed apartment complex will inevitably end up on the residential streets of the neighborhood which currently don't have many if any cars parking on them. This could change the character of the neighborhood and result in access issues for homeowners, emergency vehicles, etc.
- Duplication of Multi-Family buildings in the area: There are already at least 8-9 apartment complexes in this area of town.

Thank you for your time and consideration. I know these thoughts are shared by many others in the neighborhood. Please consider these objections before allowing the area to be rezoned.

Sent from my iPhone

## JaMel E. Ways

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**From:** Bob Reeves <bobreeves63@gmail.com>  
**Sent:** Tuesday, January 18, 2022 10:40 AM  
**To:** James M. Bowers; Jane Raybould; Richard W. Meginnis; Tammy J. Ward; Sandra J. Washington; Bennie R. Shobe; Tom J. Beckius; Council Packet  
**Subject:** Y Street apartment project  
**Attachments:** CNO Ltr to City Council.pdf

Dear City Council members:

The Clinton Neighborhood Organization wants to reiterate our opposition to the proposed 36-unit apartment complex between 23rd and 24th streets on Y Street, in its present form.

We would like to see it reduced to 24 units rather than 36. This would improve the project in several ways:

1. It would allow space for a playground, picnic area or other greenspace allowing residents, especially children, to enjoy outdoor activities where they live.
2. It would allow space for adequate parking without filling virtually all the land area with structures and a parking lot. We believe the current plan, which has 1.3 parking spaces per apartment, is inadequate. There should be at least 1.5 spaces per unit, and 1.75 spaces per unit would be more realistic in light of actual vehicle ownership patterns in our neighborhood.
3. Reducing the size of the parking lot would allow some separation between the parking lot and alley, thereby eliminating the hazard of vehicles backing out into the alley.
4. A 24-unit complex would contribute less to the parking and congestion problems on 23rd and 24th streets--which are already parked full most of the time.
5. A smaller footprint for the building and parking lot would be better for the environment. It would allow for more trees and bushes, which take CO2 from the air and replace it with oxygen. It also would allow for a rain garden to absorb runoff from rain events, rather than overloading the storm water system.

We also believe that the six "affordable" units included in this project will do little to meet the real needs of low-income families, especially families with children. A large apartment complex that is occupied primarily by college students and single adults is not compatible with family life--and we do not believe the "affordable" units will actually be rented by the people who most need rental assistance. We believe the six units have been included in the project for the sole purpose of making the project eligible for tax-increment financing, and to allow them to get by with 1.3 parking spaces per unit rather than the city-wide standard of 1.5 spaces. We feel that standard is unrealistically low.

I am attaching a copy of the letter that we sent to all City Council members in December expressing our concerns. We plan to be at the council meetings on Jan. 24 to speak in opposition to the tax-increment financing items; and on Jan. 31 to speak in opposition to the change of zone and alley vacation.

Thank you for considering our concerns,

Bob Reeves, secretary  
Clinton Neighborhood Organization  
[bobreeves63@gmail.com](mailto:bobreeves63@gmail.com)  
[clinton.cno@gmail.com](mailto:clinton.cno@gmail.com)  
402-464-1803



December 13, 2021

Dear City Council Members:

The board of directors of Clinton Neighborhood Organization wants to voice our displeasure with the 36-unit apartment complex proposed for the north side of Y Street between 23<sup>rd</sup> and 24<sup>th</sup> streets. We ask that the City Council NOT approve the change of zone from R-4 to R-6 on this property, and the accompanying alley vacation between 23<sup>rd</sup> and 24<sup>th</sup> streets.

The proposed complex will exacerbate traffic congestion and parking problems in the area, increase density incompatible with the residential character of the neighborhood, and create environmental problems by eliminating greenspace. We also feel the six "affordable" units in the project were added only to allow the developer to reduce required parking spaces and to access tax-increment financing; they do little to address the housing needs of struggling families.

Developer Aaron Burd came to our board in October 2020 with a plan for a 12-plex on the western half of this property. We took a neutral position on that proposal. We had concerns about the impact of a multi-unit apartment building on traffic in the area, but we felt his plan provided adequate parking and sufficient greenspace to create a project in keeping with the surrounding neighborhood.

Now the project has grown to include the entire south half of that city block, with two 18-plexes and a 48-stall parking lot. His original plan for the 12-plex included two parking spaces for each unit, but this plan has only 1.3 spaces per unit. The original plan included space for a playground or other outdoor recreation uses by tenants. The new plan fills up almost all the available land with building and parking lot—a huge concrete imprint—with little usable greenspace of any kind.

The current proposal includes six "affordable" apartments, which allows a reduction from the usual 1.5-space minimum parking requirement. It also makes the project eligible for tax-Increment financing, which will help cover the costs of the alley vacation and paving. We believe he is including the six "affordable" units only to make it possible to squeeze more units into this property.

Clinton Neighborhood is a low-income neighborhood, and we observe that most households—regardless of income—have at least two vehicles. Parking on the surrounding streets is already a problem. We believe this project will only increase the parking issues as well as traffic on 23<sup>rd</sup> and 24<sup>th</sup> streets, and cars turning on and off of Y street—which has become a corridor for people going to and from downtown and the UNL campus.

Vacating the alley will make the parking lot contiguous with the alley, with no separation between. While the alley will be paved and easements will allow access to residents on the north side, it will create a dangerous situation with cars backing out into oncoming traffic. It will turn an alley, originally designed for access to a few houses, into a busy street.



Parking is a continual problem in the neighborhood, with UNL students and employees parking on 23<sup>rd</sup> and 24<sup>th</sup> streets throughout the week. It's also bad on Saturdays and other times when Allon Chapel, on the south side of Y St., has services and events; and on the Good Neighbor Center's weekly food distribution days. The large apartment complex will only add to the congestion.

We support the effort to provide more affordable housing in Lincoln, but we feel the greatest need is for homes for families with children. The developer states that these apartments will be occupied by all types of people—single adults, couples and families. But we do not believe the "affordable" units in a multiplex such as this provide a long-term solution to the housing needs of low- to moderate-income families.

We believe it would be a much better project if it were reduced to two 12-plexes with a total of 24 units. That would allow an adequate-sized parking lot, with less disruption of the alley, and still allow space for a playground, picnic area or other outdoor uses.

Another issue is the runoff from the parking lot and building roof. The developer says he will hire civil engineers to design a collection system so that the runoff goes into the storm sewer system rather than on surrounding properties. That is good, but a better solution would be enough greenspace for a raingarden and/or grove of trees to collect the water and keep it from going into the storm system. Good environmental planning may require sacrificing some density.

In conclusion, we believe there are ample reasons to deny the change of zone and alley vacation for the proposal as currently presented. On a broader perspective, this proposal shows that while a developer may meet the minimum requirements set by the city (or obtain special permits to get around them), it does not make him/her responsive to the varying needs of Lincoln's diverse neighborhoods. We feel the City Council needs to take a new look at several policies, including minimum parking requirements, maintenance of the city's green canopy and greenspaces, and goals for affordable housing.

Respectfully,

A handwritten signature in cursive script that reads "Lorna Parks".

Clinton Neighborhood Organization Board  
Lorna Parks, President

## JaMel E. Ways

---

**From:** Joe Damico <jdamico@generalexexcavating.com>  
**Sent:** Tuesday, January 18, 2022 1:45 PM  
**To:** James M. Bowers  
**Cc:** Council Packet  
**Subject:** RE: Opposition to 2.18.034

Mr. Bowers, I guess the answer to my question will not come on why YOU think this is good for Lincoln.

Maybe you will be able to answer this when Feb. 14<sup>th</sup> rolls around???

Have a great day!

*Joe D'Amico*  
Vice President



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**From:** Joe Damico  
**Sent:** Friday, January 7, 2022 9:11 AM  
**To:** James M. Bowers <JBowers@lincoln.ne.gov>  
**Cc:** councilpacket@lincoln.ne.gov  
**Subject:** RE: Opposition to 2.18.034

Councilman Bowers and other members of the Lincoln City Council,

On December 27, 2021, I submitted an initial email on Proposed Ordinance 21-172 / Proposed Lincoln Municipal Code Section 2.18.034. The purpose of this letter is to elaborate on some of the comments within that email and to respond to questions posed to me by Councilman Bowers relating to the additional costs this proposed ordinance would pose to General Excavating as a business owner and how this would add costs to taxpayers.

*The General Excavating Approach.* General Excavating is an underground utility construction contractor that provides services relating to site utilities, trenchless construction, environmental remediation, excavation shoring, and other hourly service work. We have been based in Lincoln for 40 years, and we are not a union contractor. As a business, we believe in working directly with our individual employees to address the terms and conditions of their employment at General Excavating, including in determining the best methods of



training those individuals to perform their work. We believe that this approach ensures strong performers are not only economically rewarded for their efforts, but also that our employees are properly trained to perform the diverse work that General Excavating does. By individualizing the approach we take to training, we are able to ensure each worker has the best opportunity to succeed in their role at our company and also take the training at a speed appropriate to each worker. In turn, General Excavating is able to produce high quality work for its clients.

The past projects that we have successfully performed for the City of Lincoln and our other clients demonstrate that this approach has yielded positive results. Yet, Proposed Ordinance 21-172 seeks to disrupt a business model that has served General Excavating well for four decades.

*The proposed ordinance also places the company at an unfair disadvantage in competing with unionized utility contractors.* As will be detailed below, the vast number of apprenticeship programs in Nebraska that are recognized by the U.S. Department of Labor are unions or training centers affiliated with unions. Notably, we are unaware of any unionized utility contractors in the City of Lincoln. As such, we are personally at a loss as to why the Lincoln City Council would set up a system that would place Lincoln-based utility contractors such as General Excavating at a disadvantage to businesses that are not located here for city-based work.

- While this proposed ordinance does not directly state that it is giving a preference to union-based contractors or encouraging non-union contractors to hire union labor, that is effectively what the ordinance is doing given the disproportionate number of U.S. Department of Labor recognized apprenticeship programs that are union-based or affiliated with unions.

For example, the website [www.apprenticeship.gov](http://www.apprenticeship.gov) is an official website of the U.S. Government and allows individuals to seek out apprenticeship programs that are approved by the U.S. Department of Labor. If one searches for all existing apprenticeship programs within the State of Nebraska, regardless of occupation or line of trade, 28 programs are identified. Of those 28 programs:

- Four are based in high schools or community colleges outside of Lincoln (Academies of Grand Island High School, Omaha Public Schools Career Center, Central Community College in Hastings, and Northeast Community College in Norfolk)
- One is a for-profit entity that sells apprenticeship training modules (Aimhigh Education Technologies LLC (based in South Carolina))
- One is an entity that trains software developers (Techtonic Group (based in Colorado))
- One is a private, non-construction business located in Lincoln (Duncan Aviation)
- One is a construction trade group (ABC Cornhusker Chapter)
- Nineteen are affiliated with unions or are union-based training centers
  - Lincoln Electrical JATC
  - Omaha Residential Electrical Workers JATC
  - Lincoln Sheet Metal Workers JAC
  - Local 1306 Interior Systems
  - Greater Nebraska Electrical JATC
  - Local 427 Carpenters
  - Omaha Sheet Metal JAC
  - Nebraska Millwrights Local 1463
  - Steamfitters & Plumbers Local 464
  - Omaha Electrical JEATC
  - Omaha Plumbers
  - IUOE Local 571 Training Trust
  - Omaha Carpenters Local #444
  - Lincoln Electrical Workers JAC
  - Laborers 1140



- Nebraska Elevator Constructors
- Sheet Metal Workers, Sioux City JATC Lu 3
- Nebr. Plasterers, Cement Masons
- Omaha Iron Workers
- Omaha Electrical Telecommunications JATC

Through the use of preferences, Proposed Ordinance 21-172 unnecessarily inflates the costs of projects and, therefore, wastes taxpayer dollars. If a lower priced, responsible bidder is willing to perform quality work, why would the City of Lincoln not select that contractor regardless of union status or participation in a formal apprenticeship program?

To the extent that the alleged purpose of this ordinance is to encourage the development of new construction workers, I can assure you that General Excavating and, quite frankly, contractors throughout the area are focused on that issue given the current labor shortage. For example, some steps our company voluntarily takes in that area now include:

- Recruiting Southeast Community College students who are in enrolled in programs relating to the construction trades
- Recruiting heavy equipment operators who are enrolled at Central Community College
- Participating in events like construction exhibitions or job fairs at local high schools, including the LPS Construction Career Academy to inform those students about construction career opportunities
- Conducting monthly, company-wide training meetings and performing other forms of on the job training to teach skills needed by General Excavating in its regular work
- Hiring 5-6 summer interns last year from Pittsburg State University in Pittsburg, Kansas who were enrolled in a 4-year degree program relating to construction

Proposed Ordinance 21-172 gives no recognition whatsoever to these workforce development and training efforts, many of which are actually focused on the Lincoln area or its immediate surrounding areas. As a member of ABC Cornhusker Chapter, General Excavating does have the option of participating in the apprenticeship program offered by that group at a cost of approximately \$6,200 per worker over four years. While General Excavating appreciates ABC's efforts to make this training available, it does not believe that the generalized training provides the same level of value to its company as its individualized on the job training does which is focused on the skills General Excavating requires of its employees.

Beyond that, the cost of this training is substantial and would necessarily drive up our company's costs of operation. In turn, that would escalate costs to our customers, including the City of Lincoln. At such a high level of expense, General Excavating would rather have the option of providing its workers a training reimbursement program so that they could obtain a certificate from a local community college or work towards in an associate's or bachelor's degree in a construction related trade. From our perspective, participation in such a certificate or degree program would likely provide more benefits to the worker in terms of future career options. Further, the worker and General Excavating could work to select courses that are tailored to the career path they wish to pursue at the company. Yet, Proposed Ordinance 21-172 would disincentivize such an option and instead, provides one incentive: participation in an apprenticeship program that is, most likely, union based or affiliated.

In reviewing this proposed ordinance, we have also noted the following concerns:

- Why was the minimum contract value set at \$250,000? Given the amount of additional administrative overhead associated with this ordinance (e.g., tracking apprentice hours, reporting requirements, etc.), it seems like such efforts would be better directed to larger, more longer-term projects. We note that a similar

ordinance in Omaha (Ordinance 42440) has a minimum contract value of double this amount. (Omaha Muni. Code § 10-150.)

- For all of the reasons stated above, why is the only method of qualifying for the incentive to be enrolled in a registered apprenticeship program? Good training and education can come in many different formats, including through the University of Nebraska-Lincoln (e.g., construction management or construction engineering), our local community colleges such as Southeast Community College in Lincoln or Milford, or even our local high schools such as the LPS Construction Career Academy that is affiliated with Southeast Community College. Why would the Lincoln City Council not support these local schools who provide excellent construction-based training? Again, we note that Omaha Ordinance 42440 allows the definition of “apprentice” to include an individual who is “enrolled in, or has graduated from, a construction technology training program administered by the Metropolitan Community College or similar institution.” At a minimum, it seems like the proposed definition of an apprentice ought to be expanded to include students enrolled in these programs.
- Why is there a requirement that bidders submit proof of worker’s compensation insurance at the time of submitting the bid? While not onerous and certainly a requirement with which General Excavating can comply, we note that this is already a requirement of the Contractor Registration Database that is maintained by the State of Nebraska’s Department of Labor. *See, e.g., Nebraska Department of Labor, Contractor Registration, <https://dol.nebraska.gov/conreg/Search>.* Candidly, the addition of this requirement within the proposed ordinance indicates there is not a full understanding of the many administrative requirements contractors already face and that more discussion of this ordinance is needed before it is voted upon. A simple search of the database shows the following for General Excavating, which shows on the last line whether a proper worker’s compensation certificate is on file:

## Contractor Details

Contractor/Subcontractor Name	GENERAL EXCAVATING
Corporation Name	GENERAL EXCAVATING
Business Entity	S-Corporation
Address	6701 CORNHUSKER HWY LINCOLN, NE 68507-3113
City	LINCOLN
State	NE
Zip	68507-3113
Telephone	(402) 467-1627
Registration Number	22626-21
Registration Expiration	12/1/2022
Sales Tax Option	3
Number of Employees	80
Worker's Compensation Status	Certificate on File



- Similarly, since 2010, contractors have been required by law to comply with the Nebraska Employee Classification Act. *Neb. Rev. Stat. § 48-2903*. Why is this a requirement of the proposed ordinance?
- Nebraska and federal law already governs the payment of employee wages and requires that a detailed record of payments and withholdings be maintained and provided. *Neb. Rev. Stat. § 48-1230*; IRS Form W-2. Why is this a requirement of the proposed ordinance? What purpose is served?
- Beyond being able to tell the City of our concerns in the event that the City believes our company has somehow violated this ordinance, what rights do we have to object to such allegations? It seems that the process set forth by the City in this regard is entirely one-sided and fails to give contractors a meaningful methodology of objecting to an adverse finding.

For all of the foregoing reasons, we do not believe that Proposed Ordinance 21-172 should be passed in its current form. Candidly, we do not believe it should be passed at all. However, at a minimum, more time should be taken for discussions with members of the contracting community to revise the ordinance in substantial part so that it does not unduly harm local business or unnecessarily increase the costs of construction projects to the City of Lincoln.

On my final note, Councilman Bowers asked for an explanation on my opposition to the proposed ordinance which I have outlined above. To my knowledge, not one contractor or business that I know was ever asked about this proposed new policy.

I will now ask why you think this is a good idea to incorporate this into the City of Lincoln??

Sincerely,

Joe

*Joe D'Amico*  
Vice President



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**From:** James M. Bowers <[JBowers@lincoln.ne.gov](mailto:JBowers@lincoln.ne.gov)>  
**Sent:** Wednesday, December 29, 2021 1:56 PM  
**To:** Joe Damico <[jdamico@generalexexcavating.com](mailto:jdamico@generalexexcavating.com)>  
**Subject:** Re: Opposition to 2.18.034

Hi Joe,

Thanks for writing in. I really appreciate you taking the time to share your perspective as a business owner.



I'm still processing information that is coming in. I would appreciate some clarification. If this passes, could you please explain how this would add to your cost to you as a business owner and separately how this would add costs to tax payers?

I really appreciate your time in sharing your expertise.

James Michael Bowers  
Council Member District 1  
555 South 10<sup>th</sup> St.  
Lincoln, NE 68508  
402-441-7515  
[jbowers@lincoln.ne.gov](mailto:jbowers@lincoln.ne.gov)

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**From:** Joe Damico <[jdamico@generalexexcavating.com](mailto:jdamico@generalexexcavating.com)>  
**Sent:** Monday, December 27, 2021 6:00:52 PM (UTC+00:00) Monrovia, Reykjavik  
**To:** Council Packet <[CouncilPacket@lincoln.ne.gov](mailto:CouncilPacket@lincoln.ne.gov)>  
**Subject:** Opposition to 2.18.034

Good morning, Merry Christmas and Happy New Year to all council members!!

I am writing to oppose the proposed change to the Purchasing Division adding section 2.18.034 to the Lincoln Municipal Code.

We as a company, completely oppose this addition as it is simply not good for Lincoln. With the tight labor market and concerns for construction costs, this additions seems contrary to anything that makes sense. This new section will add tremendous costs to already skyrocketing labor and material costs, not to mention inflated costs on engineering and inspection costs.

This is nothing more than trying to get a line in our code demanding that companies employ union labor for a portion of the job. There are no union utility contractors in Lincoln!! Do we want our city tax dollars to go to out of city or state contractors?? We, as a company, have been doing technical training as well as safety training for over 30 years, but do not have registered apprentice training program. A registered apprentice training program is another term for union and we strongly oppose them.

Please do not pass this as it will only add costs that ultimately tax payers pay!! You, as stewards of OUR money, not your money, have a responsibility to get the most bang for our buck and demanding union labor be used is not being the best you can be!!!!

Thank you for your time and voting this down!!!!

Joe D'Amico

**Joe D'Amico**  
Vice President



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