



## *Directors Meeting Agenda*

Monday, July 24<sup>th</sup>, 2023, 2:00 p.m.

555 S 10<sup>th</sup> Street Luxford Studio

- I. Approval of Directors Meeting Minutes from July 17<sup>th</sup>, 2023
- II. City Clerk Advisories
  - i. Mayor's Award of Excellence for April 2023, to be awarded.
  - ii. Public Comments will be held on July 31<sup>st</sup>.
- III. Mayor's Advisories
- IV. Director's Advisories
- V. City Council: Commissions, Committees, and Event Updates
- VI. Post-Meeting Council Members Calls to City Directors
- VII. Adjournment – Next Directors Meeting – Aug. 7<sup>th</sup>, 2023, 2:00 p.m.

### Correspondence – Online for Review

- I. Directorial Correspondence
  - i. BPC230712 – 1 PC Action – Shelli Reid
  - ii. BP230719 – 1 AA Weekly Approvals – Jennifer McDonald
- II. Constituent Correspondence
  - i. Sober House living vs Collaborative living – Rae King
  - ii. A matter to bring before the council, re: public transit – Caspian
  - iii. Wasting Water – James Wagner
  - iv. Discrimination – George Wolf
  - v. 23R-95 Project FiftyOne Commons Letter of Support – Adam Morfeld
  - vi. FiftyOne Commons Reference Number 23R-95 – Arthur Fayman
  - vii. Refence # 23R-95 – Eric Wilman
  - viii. Letter of Support – Reference number 23R-95 – Petra Wahlqvist
  - ix. Lancaster County farmed acres – Judy Showen
  - x. FiftyOne Commons Project – George Wolf

The Directors Meeting Agendas and Minutes may be accessed online at:

<https://www.lincoln.ne.gov/City/City-Council/Directors-Minutes-Agendas>

## **\*\*ACTION BY PLANNING COMMISSION\*\***

**NOTICE:** The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, July 12, 2023, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10<sup>th</sup> St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

**\*\*PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of \*FINAL ACTION\*. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

### **AGENDA**

**WEDNESDAY, July 12, 2023**

Approval of minutes of the regular meeting held June 28, 2023. **\*\*APPROVED: 5-0 (Campbell abstained; Ball, Edgerton and Rodenburg absent)\*\***

**1. CONSENT AGENDA**  
**(Public Hearing and Administrative Action)**

**CHANGE OF ZONE:**

- 1.1 CHANGE OF ZONE 23053, from R-2 (Residential District) to B-1 (Local Business District) for Cooper Holdings LLC, on property generally located at 2211 Winthrop Road.  
**Planning staff recommendation: Approval**  
**Staff Planner:** George Wesselhoft, 402-441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov)  
**Planning Commission recommendation: APPROVAL: 6-0 (Ball, Edgerton and Rodenburg absent). Public hearing before the City Council is tentatively scheduled for Monday, July 31, 2023, 5:30 p.m.**

**MISCELLANEOUS:**

- 1.2 STREET AND ALLEY VACATION 23003, to vacate West Cleveland Avenue between NW 48<sup>th</sup> Street, generally located at NW 48<sup>th</sup> Street and W Madison Avenue.  
**Planning staff recommendation: Conforms to the Comprehensive Plan**  
**Staff Planner:** Emma Martin, 402-441-6369, [emartin@lincoln.ne.gov](mailto:emartin@lincoln.ne.gov)  
**Planning Commission recommendation: FINDING OF CONFORMANCE: 6-0 (Ball, Edgerton and Rodenburg absent). Public hearing before the City Council will be scheduled when the provisions 14.20 of the Lincoln Municipal Code have been satisfied.**

**2. REQUESTS FOR DEFERRAL:      None**

3. **ITEMS REMOVED FROM CONSENT AGENDA:** None

4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

**PERMITS:**

4.1 SPECIAL PERMIT 1965B, to amend existing Special Permit 1965A, to allow for 48 multi-family units, 23 townhome units, 9 single-family units, and five unassigned units, on property generally located at NW 48th Street and W Madison Avenue. **\*\*FINAL ACTION\*\***

**Planning staff recommendation: Conditional Approval**

**Staff Planner:** Emma Martin, 402-441-6369, [emartin@lincoln.ne.gov](mailto:emartin@lincoln.ne.gov)

**Planning Commission “final action”: CONDITIONAL APPROVAL: 6-0 (Ball, Edgerton and Rodenburg absent), as set forth in the conditions of the staff report dated July 5, 2023, as revised by staff memo #2 of July 12, 2023. Resolution No. PC-01866.**

4.2 SPECIAL PERMIT 23026, to allow for a Residential Healthcare Facility for up to 12 residents, on property generally located at 3737 Calvert Street.

**\*\*FINAL ACTION\*\***

**Planning staff recommendation: Conditional Approval**

**Staff Planner:** Ben Callahan, 402-441-6360, [bcallahan@lincoln.ne.gov](mailto:bcallahan@lincoln.ne.gov)

**Planning Commission “final action”: CONDITIONAL APPROVAL: 6-0 (Ball, Edgerton and Rodenburg absent), as set forth in the conditions of the staff report dated June 29, 2023. Resolution No. PC-01867.**

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**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM  
NOT ON THE AGENDA, MAY DO SO.**

\* \* \* \* \*

**Adjournment:** 2:37 p.m.

# *Memorandum*

**Date:** July 19, 2023  
**To:** City Clerk  
**From:** Clara McCully, Planning Dept.  
**Re:** Administrative Approvals  
**cc:** Shelli Reid, Planning Dept.

This is a list of City administrative approvals by the Planning Director from July 10, 2023, through July 17, 2023:

**Administrative Amendment 23036** to Use Permit 05002, Northwoods Office Park, was approved by the Planning Director on July 10, 2003, to allow an internal increase by 1,151 square feet of office space to the existing building on Lot 1, Northwoods Office Park 1<sup>st</sup> Addition.

**Administrative Amendment 23039** to Special Permit 1762E, Vintage Heights Community Unit Plan, was approved by the Planning Director on July 11, 2023, to adjust the corner front setback adjacent to Rome Avenue from 10' to 5' for a triangular-shaped area along the eastern portion of the dwelling along the southeast corner of S 88<sup>th</sup> Street and Rome Avenue.

**From:** [Rae King](#)  
**To:** [Council Packet](#)  
**Subject:** Sober House living vs Collaborative living  
**Date:** Wednesday, July 12, 2023 9:39:29 PM

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Dear Council Members:

I am pleased to see that Lincoln is moving forward with supporting Sober House Living. My professional experiences have included working at The Bridge and The Independence Center, so I know the importance of housing post-residential treatment. There are a few concerns I continue to have; mainly that there is no required oversight. I haven't read the entire new ordinance, but I hope there are also stipulations for clients not sleeping in basements without escape windows etc.

The main purpose for my email is to continue to encourage the Council to reconsider the ordinance that makes it unlawful for more than three unrelated individuals to live together. Although there are numerous new housing projects in the works, few units will be affordable for Lincoln citizens making minimum wage or a few dollars more.

I have never been a "but what about...." type of person. But if it's safe for 10 people in recovery to live in a single house, it is safe for six un-related individuals to live in the same house. With the shortage of rentals in the \$400-\$500 a month range, it makes sense to me to encourage "collaborative" living amongst working low-wage earners so their housing needs too can be met.

Whether it is safe or appropriate for six to 10 individuals to live together in one house should not be determined by the presence of disabilities. I appreciate that there are legal implications involved in allowing those in recovery to live together. But I think it is reasonable to revise the current ordinance limiting no more than three unrelated individuals....to allowing up to six unrelated individuals to live together. Let's ensure ALL citizens have the opportunity to live with a reasonable amount of others for financial and social well-being.

Thanks for your consideration.

Gina King  
340 S. 54th

**From:** [Cat N](#)  
**To:** [Council Packet](#)  
**Subject:** A matter to bring before the council, re: public transit  
**Date:** Thursday, July 13, 2023 10:03:11 AM

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Hello-

My name is Caspian Nespor, and I am a disabled rider who uses a walker and thus relies on the paratransit service.

For the past month or so, there have been massive and unpredictable delays in service, sometimes spanning hours from the original estimated pick-up time. The drivers have frequently told me that they have been unable to get a van that is in road-safe condition during this time.

With the population aging nationally, and with the aftereffects of COVID leaving one in six patients with long-term damage to the cardiopulmonary, immune, and neurological systems, the city has an increase in its disabled population that the paratransit system cannot keep up with at its fleet's current size and condition.

I would have brought this matter up at an open-mic session rather than an e-mail, but given this selfsame issue with transportation, I am afraid I would not make it to a 3pm meeting on time to do so. Therefore I strongly urge the City to increase its fleet of paratransit vans and ensure that the ones it currently has are all in proper condition.

Thank you for your time and attention,  
-Caspian.

**From:** [Wagner, James](#)  
**To:** [Council Packet](#)  
**Subject:** Wasting Water  
**Date:** Thursday, July 13, 2023 10:26:14 AM

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To all council members:

Last Friday I had 1.5 inches of rain in my gauge. Yet as I drove to a coffee shop Saturday morning, I saw countless sprinkler systems running. This seems like an incredible waste to me, especially when we are under non-mandatory water restrictions.

I would think the city would require all people with automatic sprinkler systems to have an automatic shut off control. They are quite inexpensive and would save a tremendous amount of water. I would ask you to look into this and give serious consideration to some type of rule to govern this. Thank you for your consideration.

Jim Wagner  
2303 The Knolls  
402-202-2537

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**From:** [George Wolf](#)  
**To:** [Council Packet](#)  
**Subject:** Discrimination  
**Date:** Friday, July 14, 2023 10:30:38 AM

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Dear Council Members:

FYI: <https://www.atlantaneWSfirst.com/2023/07/12/dekalbs-non-discrimination-ordinance-could-suspend-business-licenses-driver-permits/>

George Wolf



**From:** [Adam Morfeld](#)  
**To:** [Emma D. Martin](#); [Council Packet](#)  
**Cc:** [James M. Bowers](#)  
**Subject:** 23R-95 Project FiftyOne Commons Letter of Support  
**Date:** Friday, July 14, 2023 3:22:14 PM  
**Attachments:** [Family Service Lincoln Letter of Support.pdf](#)

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Hello,

Please see attached letter of support for 23R-95 FiftyOne Commons. Please include this in the Council packet.

Thank you!

Adam

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Adam Morfeld, J.D.  
Law Office of Adam Morfeld, LLC  
[Website](#) | [Twitter](#) | [LinkedIn](#)



# Adam Morfeld

ATTORNEY AT LAW

July 12, 2023

Lincoln City Council  
555 S. 10<sup>th</sup> Street #111  
Lincoln, NE 68508

RE: Support of the 23R-95 Family Service Lincoln Project

Dear Lincoln City Council Members,

As a resident of Northeast Lincoln at 3637 Holdrege Street I am writing to urge you to support the FiftyOne Commons project being led by Family Service Lincoln. As a former member of the Legislature for eight years that represented Northeast Lincoln, the lack of affordable housing, services, and community space was a concern that was consistently brought up when visiting with my constituents. This project will not only provide affordable housing but STEAM, recreational space for youth and adults alike, and classroom spaces for not just the agency but also the community. This lot has consistently been an eyesore for the last few decades and it is exciting to see a trusted community partner invest in our neighborhoods.

Finally, after nearly a decade of working with Family Service Lincoln in various capacities I know they are a trusted community partner who will work closely with neighbors and the surrounding neighborhoods to ensure that they address reasonable concerns and provide community services that are needed. I urge you to support this project down the street from me as it would be an enormous benefit to our Northeast Lincoln neighborhoods and community.

Respectfully,

A handwritten signature in cursive script that reads "Adam Morfeld".

Adam S. Morfeld  
Former State Senator, District 46  
Resident

**From:** [Alex Fayman](#)  
**To:** [Council Packet](#)  
**Subject:** FiftyOne Commons Reference Number 23R-95  
**Date:** Sunday, July 16, 2023 7:28:26 PM

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Hello, my name is Arthur Fayman.

I live at 5621 Fremont St Lincoln, NE 68507. I am emailing in regards to the 51 Commons project that Family Service Lincoln is trying to develop. Reference number 23R-95. I have done research into this project and am in support of it. In today's world of properties being bought and sold to make a profit. Or bought and put up for rent for unreasonable prices. It means a lot to me that Family Service Lincoln is trying to create affordable housing in my area for those wishing to call Lincoln home. I am also in support of the community outreach center that they are trying to develop. There is really nothing like this in our area of town and would be welcomed. Please consider my full support of the project when considering the approval of project 51 Commons at 51st and Holdrege.

Thank you for you time.

Arthur Fayman.  
402-314-2930.  
5621 Fremont Street. Lincoln, NE

Sent from my iPhone

**From:** [Willman, Eric](#)  
**To:** [Council Packet](#)  
**Subject:** Refence # 23R-95  
**Date:** Monday, July 17, 2023 10:44:49 AM  
**Attachments:** [CIty Council letter.docx](#)

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Hello,

Attached is a letter I have intended for the City Council for today's meeting.

Thank you,

Eric Willman

7/17/2023  
Lincoln City Council  
555 S 10th St Ste 111  
Lincoln, NE 68508

Eric Willman  
7030 Dudley Street  
Lincoln, NE 68505

Dear Council Members,

My name is Eric Willman and I am writing to express my concern for our young people here in Lincoln. With very few spaces of belonging with solid programming and people in our community who would care for our youth, I fear for what happens to our future community leaders or lack of if they continue to be underserved. As a passionate advocate for education and youth development I am writing you to express my strong support and urge the City Council to consider establishing the community center proposed by Family Service Lincoln at 52<sup>nd</sup> and Holdrege. Currently I serve as a teacher and head wrestling coach at Boys Town, but live here in Lincoln. Prior to my time at Boys Town I was a youth Outreach worker at inCOMMON community development in Omaha and the Director of Children's Ministry at City Impact here in Lincoln. I have witnessed firsthand the transformative power of community centers for our young people and future leaders in our community, but more over in how they transform entire neighborhoods as well.

Lincoln has always been a place that values our young people, education and invests in the growth and well being of all its residents. However, without these nurturing spaces of belonging that provide opportunities for our youth to learn, engage, and thrive I am very worried for some of Lincoln's most vulnerable citizens; our children. By allowing for the creation of this community center as well as affordable housing proposed by Family Service Lincoln, we would not only meet this critical housing gap, but also create an environment that fosters education, empowerment and positive youth development.

As a teacher and head coach at Boys Town, I have seen the tremendous impact that extracurricular programs and community engagement can have on student's academic performance, personal growth and overall well-being. A community center would provide a safe and inclusive space where young learners could access tutoring services, engage in enrichment programs, and receive academic support beyond the traditional school day. It could serve as a hub for educational workshops, STEAM activities, arts and cultural events and mentoring programs, inspiring a love for learning and cultivating the talents of our future leaders

Furthermore, as a youth outreach worker and program director for children, I have observed the challenges faced by many young individuals who lack supportive environments and positive role models. A community center would serve as a beacon of hope, offering guidance, resources, at a sense of belonging for at-risk youth. By providing mentorship programs, job training initiatives, leadership development opportunities and counseling services, the center would empower young people to overcome adversity and reach their full potential. It would be a place where they can build relationships, gain essential life skills, and discover their passions, setting them on a path toward a successful future. I am reminded at these times a quote by Father Flanagan: "When you help a child today, you write the history of tomorrow."

Beyond the academic and personal development aspects, a community center would contribute to the overall well-being of our residents of all ages. It would provide access to recreational facilities, sports programs, and fitness resources, promoting a healthy and active lifestyle for individuals and families. The center would address the holistic needs of our community, ensuring that every individual has the opportunity to lead a fulfilling and balanced life. Through my time at inCOMMON I saw first hand how our community center: the Park Ave Commons transformed the neighborhood of Park Avenue. While addressing Housing needs and necessary classes such as English class and citizenship classes I witnessed inCOMMON build playgrounds, community gardens and much needed soccer fields in the neighborhood Hanscom Park as they were lead by local leaders spearheading the cause for making their neighborhood better.

In conclusion, I implore the City Council to seriously consider the establishment of a community center at 52<sup>nd</sup> and Holdrege. By investing in our youth and creating a nurturing environment for their growth, we will not only uplift the current generation but also sow the seeds for a prosperous and vibrant future for our entire community.

Thank you for your time and consideration. I eagerly await your positive response and look forward to witnessing the realization of a community center that will transform the lives of our youth and strengthen the fabric of our city.

Sincerely,

Eric Willman

**From:** [Petra Wahlqvist](#)  
**To:** [Council Packet](#)  
**Subject:** Letter of Support - Reference number 23R-95  
**Date:** Monday, July 17, 2023 12:47:25 PM  
**Attachments:** [Outlook-t01uikiz.png](#)  
[Fifty One Commons Letter of Support BLIXT.pdf](#)

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Dear City Council,

Please accept this letter of support for Family Service's Fifty One Commons Project. Please let me know if you have any questions.

Warmly,  
Petra



## Petra Wahlqvist

Co-Founder and Managing Director

BLIXT LOCALLY GROWN

2626 North 48th Street, Lincoln, NE 68504

[petra@blix.info](mailto:petra@blix.info) / (402)817-8176 / [www.blix.info](http://www.blix.info)

**NOT TOO FAR DISTANT by Becky Boesen is a BLIXT production featured as part of the Lied Center for the Performing Arts' upcoming season. Please join us for this powerful production by purchasing your tickets at [liedcenter.org](http://liedcenter.org).**

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City Council of Lincoln  
555 S 10th Street, Suite 111  
Lincoln, NE 68508



July 17, 2023

**Reference Number: 23R-95**

Dear Lincoln City Council,

I am happy to submit this letter of support for the **Fifty One Commons** project proposed by Family Service.

I am one of the co-founders of BLIXT Locally Grown, a nonprofit organization located in the historic UNI Place neighborhood. We at BLIXT have collaborated with Family Service the past few years, including leading several creative after-school clubs at Dawes Middle School (2021 to present). This past June, we hosted a special theater summer camp for students from Dawes and Goodrich Middle Schools.

Family Service also asked us to host the public meeting about the project, since our Storefront Theater is centrally located in the neighborhood, and easily accessible. We were happy to welcome the neighborhood residents into our space to learn more about the project, ask questions, and voice their concerns.

At BLIXT, we are in support of the project, since we feel it will have a positive impact on the neighborhood. At the moment, a group of creative businesses and nonprofits in the area are in the process of applying for the Creative District certification from Nebraska Arts Council. The Fifty One Commons would be another creative asset in the potential district.

The project will provide an accessible and active space for area youth, and it will also have outdoor spaces for gatherings. As long-term collaborators with Family Service, we are excited about the possibilities the facilities provide. Our Storefront Theater has a maximum capacity of 49, which is ample for most of our activities, but there are times when a larger space would be helpful, for example when we are sharing showcase performances that our campers have created with their families and friends. On those occasions, we know we would be able to rely on Fifty One Commons as our performance space, and it would still be accessible and convenient for neighborhood families.

The project would also provide affordable housing, which would be a tremendous asset to our North Lincoln neighborhood.

In short, we are excited about the positive aspects this project would bring to UNI Place.

Thank you for your time and consideration! Don't hesitate to contact me if you have any questions about this letter of support.

Sincerely,  
Petra Wahlqvist

[petra@blix.info](mailto:petra@blix.info) | 402 817 8176 | [www.blix.info](http://www.blix.info)



**From:** [Jude](#)  
**To:** [Council Packet; Planning](#)  
**Subject:** Lancaster County farmed acres  
**Date:** Tuesday, July 18, 2023 9:26:46 AM

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I'd like to commend our city and county leaders for suggesting increasing Lancaster County acres for farming. I would much rather buy locally grown fruits and vegetables to support local growers. I love driving in the county and finding local farmer's stands that are selling their produce. Produce that we can be assured is grown clean. Fresh-picked corn, tomatoes, cucumbers, peppers, peaches, and apples to name a few. I always buy locally when it's available. The only roadblock I can see is that you have already approved solar farms on thousands of acres in Lancaster County. We do not need solar farms! Nebraska feeds America. Don't be a hypocrite. Look after Nebraskans and their need for food and livestock rather than pad the pockets of solar companies that don't call Nebraska home.

Thank you for your consideration ~

Judy Showen

**From:** [George Wolf](#)  
**To:** [Council Packet](#)  
**Subject:** FiftyOne Commons Project  
**Date:** Tuesday, July 18, 2023 5:41:02 PM

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Dear Council Memebbers,

I urge you to make it possible for the carefully planned FiftyOne Commons Project to proceed. The need for affordable housing in Lincoln is acute. The planning for the project meets the neighborhood's needs. The 52<sup>nd</sup> and Holdrege site is ideal for this badly needed project. There is an opportunity to address real neighborhood and city needs.

Sincerely,

George E. Wolf  
1226 South 25<sup>th</sup> Street  
Lincoln 68502