



## *Directors Meeting In Lieu*

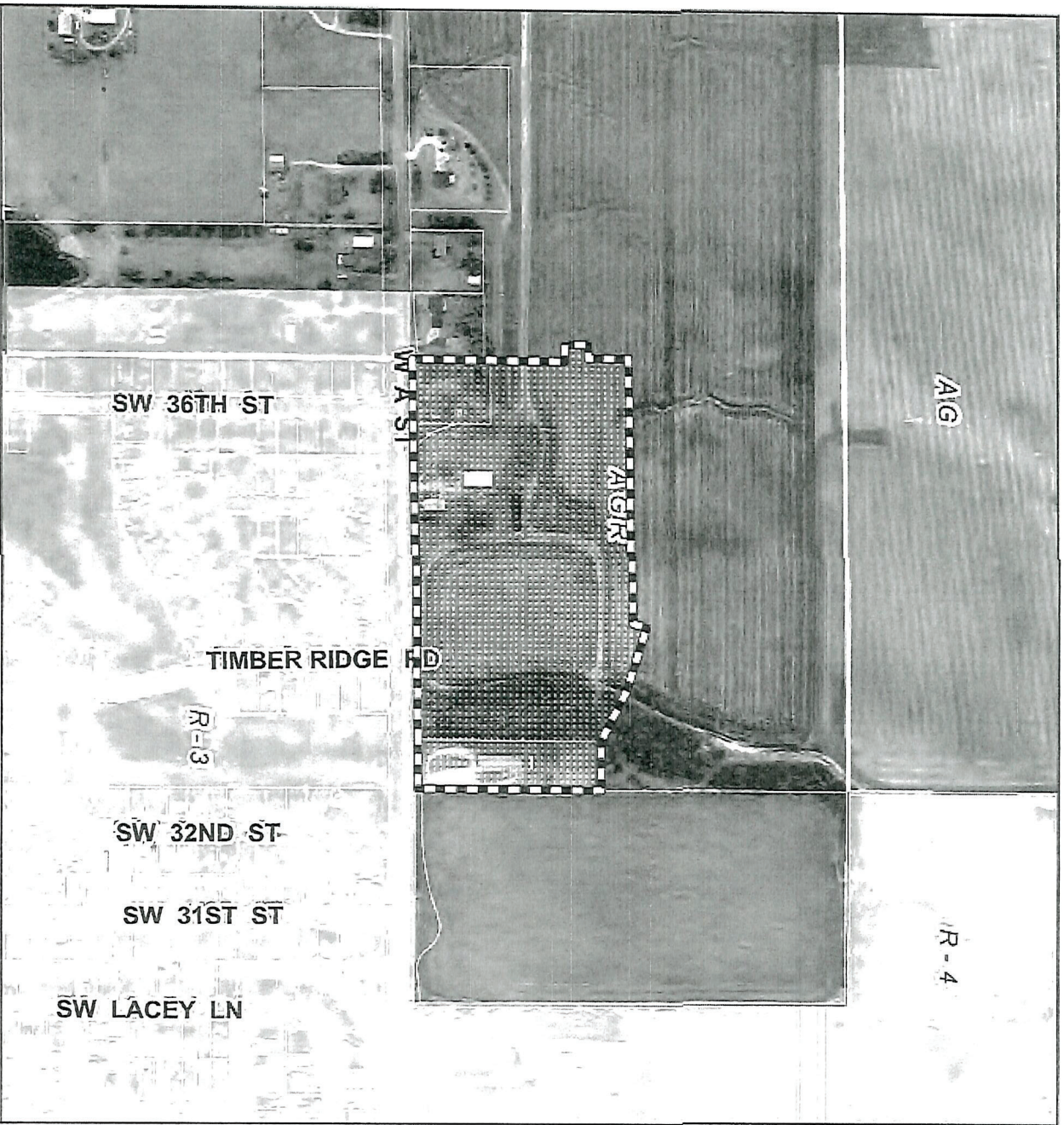
Monday, August 28<sup>th</sup>, 2023

- I. Next Directors Meeting – Sept. 11<sup>th</sup>, 2023, 2:00 p.m.

### Correspondence – Online for Review

- I. Directorial Correspondence
- i. BP230821 – 1 Annexation 23006 – Shelli Reid
  - ii. BP230823 – AA Weekly Approvals – Jennifer McDonald
- II. Constituent Correspondence
- i. Tax hikes – Jon Zvolanek
  - ii. Problem Properties – Jayne Sebby
  - iii. Sidewalks W Nance Ave – Maria Alvarez
  - iv. City budget – Lisa & Dan Klein
  - v. Please fight against proposed new prison – Zach Brown
  - vi. New prison – Tobias Pace
  - vii. Re: Automatic reply: May 9th Public Comment – Wally Graeber
  - viii. New Budget – Deanna McClintick
  - ix. Proposed Prison 102nd and Adams Street – Todd Furasek
  - x. sidewalk problem – Bob Reeves

The Directors Meeting Agendas and Minutes may be accessed online at:  
<https://www.lincoln.ne.gov/City/City-Council/Directors-Minutes-Agendas>



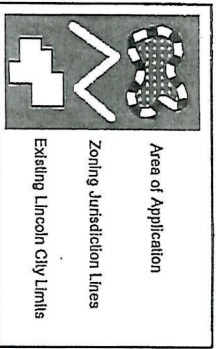
**Annexation #: AN23006**  
**West View**  
**SW 40th St & W A St**

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District
- PUB: P:Board of Police/Police

**One Square Mile:**

**Sec.29 T10N R06E**



# *Memorandum*

**Date:** August 22, 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 August 15, 2023, through August 21, 2023:

**AA23046** to Pre-Existing Special Permit 33B, was approved by the Planning Director on August 15, 2023, to revise the site layout authorized for the sale of alcohol for consumption on and off the premises showing the former motel being replaced by a convenience store, generally located at 1105 West Bond Street.

**AA23045** to the Conditional Zoning and Annexation Agreement of Change of Zone 23035, was approved by the Planning Director on August 18, 2023, to revise the landscape plan to allow alternate landscape screening along Nebraska Parkway, generally located at South 98<sup>th</sup> Street.

**From:** [Jon Zvolanek](#)  
**To:** [Council Packet](#)  
**Subject:** Tax hikes  
**Date:** Thursday, August 17, 2023 7:39:53 AM

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<https://www.foxbusiness.com/economy/rising-property-taxes-housing-market-killer.amp>

Americans are pouring out of cities with [high property taxes](#) and relocating to places like Tennessee in search of lower rates as they try to reduce hidden costs of homeownership.

Jon Zvolanek  
6946 Ash Hollow Lane  
Lincoln, 68516

Sent from my iPhone



**From:** [Jayne Sebby](#)  
**To:** [Council Packet](#); [Mayor](#)  
**Subject:** Problem Properties  
**Date:** Thursday, August 17, 2023 6:07:05 PM

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Does the Problem Properties Resolution Team still exist? We've got at least a half dozen properties in my neighborhood, almost all owned by residential landlords, that have been condemned or otherwise determined to be uninhabitable over the last year. Despite numerous complaints by several neighbors to the City and every relevant Department, nothing ever seems to be done to get these properties repaired, brought up to code, and made available to be rented. And none of them ever get torn down or sold to someone who will fix them up.

It wasn't perfect but at least the PPRT stood up to the slumlords and forced them to either fix up their properties or sell to someone else. The house a few blocks from me that had been red-tagged for 30 years was finally torn down, thanks to PPRT and some changes in the City Code.

Meanwhile, I just got an invitation from the City's Planning Department to take part in a survey of Heart of Lincoln neighborhoods about whether we have enough bike lanes and sidewalks to attract young people. And don't forget the free \$\$\$ being given to slumlords in central Lincoln neighborhoods to fix up their rental properties in exchange for only the promise that at least one apartment in any given property might actually be affordable by non-wealthy Lincoln residents.

Yes, I'm extremely frustrated. I've lived in my house for 30 years and still can't get anyone to stand up to slumlords in my neighborhood. And then there's the transitional housing and collaborative living slumlords who manage to get the Legal Department to agree to anything they want.

Seriously, try getting some outside legal counsel once in a while. You might be surprised at what state and federal law actually says.

Jayne Sebby, J.D.  
320 South 29th Street  
Lincoln, NE 68510  
402-474-3059  
[jaynesebby@gmail.com](mailto:jaynesebby@gmail.com)

**From:** [Maria Alvarez](#)  
**To:** [Council Packet](#)  
**Subject:** Sidewalks W Nance Ave  
**Date:** Monday, August 21, 2023 10:24:25 AM

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Good morning,

I'm writing to ask about the lack of sidewalks on W Nance Ave, off 4th Street. This is a road that many children attending West Lincoln Elementary use to walk to and from school. At this time, they share the road with the many cars also going to and from the school.

There is certainly the space for sidewalks, and I feel as though this would be a lot safer for these young children. The situation is made worse in the winter months when the road is icy and snow is pushed to the sides.

Thank you,  
Maria Alvarez

**From:** [Dan Klein Jr](#)  
**To:** [Council Packet](#)  
**Subject:** City budget  
**Date:** Sunday, August 20, 2023 1:51:59 PM

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Council,

Please consider voting to reduce the levy to meet the original bi-annual budget of 2023-24.

Post pandemic, low economic conditions, inflation, and high property taxes in Lincoln are a concern and have placed an undue hardship on the people of Lincoln. Lincoln tax payers have their own budget obligations to meet. The recent high property valuation increases would be less burdensome if all government bodies would not take advantage of the citizens by taking monies that they were not planning on. This is the citizens money. You have monies for emergencies and unplanned needs but instead you place more burden on the tax payers. Your burden impact's all people regardless of their means. Lincoln tax payers do not have ways, like you in government, to increase their budgets when there is a big unexpected increase in property taxes due.

Please lower the tax levy and only take what you budgeted for this year.

Lisa & Dan Klein Jr  
3745 Calvert St, Lincoln, NE 68506

**From:** [Zach Brown](#)  
**To:** [Council Packet](#)  
**Subject:** Please fight against proposed new prison  
**Date:** Saturday, August 19, 2023 10:16:36 AM

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To Lincoln City Council,

I think we, as a city, need to fight against the Governor's plans for a new prison at 112th and Adams Street. We were not given any heads up about this. I'm sure taxpayer money goes into building this structure so we as citizens should have more say in the location of this new prison. The governor is using his power improperly and I would also suspect, vindictively. Putting a prison at the proposed location will essentially cut off any expansion in that direction of the city. Is Gov. Pillen trying to stifle the growth of our city? Considering we are a "blue dot" in an otherwise red sea, I wouldn't be surprised if this is a subtle "middle finger" to our city.

Also, I work at the new Robinson Elementary. This proposed prison is in close proximity of the school and would give a bad look to the area.

Counteract Gov. Pillen and propose building new facilities around the already existing State Pen.

Thank you  
~Zach Brown



**From:** [Tobias Pace](#)  
**To:** [Council Packet](#)  
**Subject:** New prison  
**Date:** Tuesday, August 22, 2023 12:49:37 AM

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Council members,

I have read in the news that many of you are opposed to Governor Pillen's plan for a new prison in Lincoln. While I share your concerns, I would like to point out that this prison is being designed as a replacement for Nebraska State Penitentiary. I personally think that NSP is an eyesore, and it inhibits new development in the surrounding area. I can think of many better uses for that land, and I would much rather have a new prison on the edge of town than a crumbling one sitting on what could be prime real estate. I would encourage you to reconsider your opposition to the new prison, and instead secure a commitment from Governor Pillen to close and demolish NSP immediately after the new prison opens.

Tobias Pace

**From:** [Wally Graeber](#)  
**To:** [Council Packet](#)  
**Subject:** Re: Automatic reply: May 9th Public Comment  
**Date:** Tuesday, August 22, 2023 4:54:48 PM

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Dear City of Lincoln,

The City of Edmonton, Canada- after 17 years of working on creating a partnership with the indigenous community, has dedicated city land towards sacred sweat, ceremony, celebration, etc.

[https://www.edmonton.ca/projects\\_plans/parks\\_recreation/kihcihkaw-aski-development](https://www.edmonton.ca/projects_plans/parks_recreation/kihcihkaw-aski-development)

If there is a desire to learn more about this community partnership, I would be happy to make an introduction to their team.

Thank you for the consideration of this vision as you decide on the vacancy of 1st St. next Monday.

Wally Graeber

[pronouns:](#) he/him/his

Cell: 608.800.1186

As a leader, I acknowledge the land I inhabit occupies the ancestral and contemporary territory of the Pâri ([Pawnee](#)), the Otoe-Missouria ([Jiwere](#)), and the Očhéthi Sakowin Nations ([Sioux](#)) nations

Might you want to set some time aside on my calendar to connect? If so, please [click here](#) to reserve up to an hour together in the coming weeks. :)

"Everything is impossible until it happens." -Nelson Mandela

 Please consider the environment before printing this e-mail.

On Mon, May 9, 2022 at 4:38 PM Council Packet <[CouncilPacket@lincoln.ne.gov](mailto:CouncilPacket@lincoln.ne.gov)> wrote:

Your message has been received and we thank you for reaching out! Know that we value your input and consider this communication as one of many ways to stay connected to the heartbeat of our city. For other opportunities to remain informed, please visit: <https://www.lincoln.ne.gov/Home>

Thank you!

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**From:** [Jim & Deanna McClintick](#)  
**To:** [Mayor](#)  
**Cc:** [Tom Duden](#); [Council Packet](#)  
**Subject:** New Budget  
**Date:** Tuesday, August 22, 2023 5:07:22 PM

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Hello,

Disappointed that \$8 million was added to the so called two year budget. Not only do our house assessments continue to rise, but one would think with Lincoln expanding that the new property owners being added would also generate more income.

Government continues to expand and add newly created positions. Hopefully, the gambling income will be used to offset future increases.

Best regards  
Deanna McClintick



**From:** [Todd Furasek](#)  
**To:** [Mayor](#)  
**Cc:** [Council Packet](#); [Tom Duden](#); [James M. Bowers](#); [Justin P. Carlson](#); [Brodey B. Weber](#); [Sandra J. Washington](#); [Tom J. Beckius](#); [Bennie R. Shobe](#)  
**Subject:** Proposed Prison 102nd and Adams Street  
**Date:** Wednesday, August 23, 2023 8:45:50 AM  
**Attachments:** [image001.png](#)

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Mayor Gaylor Baird,

Good morning! My name is Todd Furasek. My wife Anne Marie and our three daughters, Randi, Delani, and Zelli live at approximately 94th and Adams Street in Lincoln. I am reaching out and **pleading with you** to help us, lead us, and try and **negotiate a different site** for the proposed NE Prison that is to be located just 8 blocks from our home! I work for UBT here in Lincoln, a Commercial Lender, and know the value of economic development, real estate, and of course, the location of the real estate and the impact of location on property value and quality of life. I am a lifelong Lincoln resident and have lived in NE Lincoln my entire life.

Bottom line, nobody wants a prison in their neighborhood! I know that and get that. I don't want one in our neighborhood. I fully understand that not everyone will be happy in this endeavor of relocating the prison and can see why this prison needs to be located between Lincoln and Omaha. When Anne Marie and I bought our home at 3040 N 94th Street, of course there was not any consideration to a prison being relocated to this part of town. Not in my wildest dreams did I ever think that this would be a possibility. Now I am faced with this coming near to our home, I just cannot understand how this happened without valuable public input or the voicing of concerns either at the State or City level. I have attached and am referencing the letter from several Lincoln leaders that was recently sent to Governor Pillen. From the bottom of my heart, I am asking you to help NE Lincoln and find a better place for this prison. The proposed location is simply just not right for the area and the plan of growth for the City. I know that there must be other sites that would be further from Schools, Churches, Neighborhoods, and other public places. This location is close to all of these. The approximate location as stated is 112th and Adams, but with the size, it "lays out" back to the West so it is much closer to the neighborhood that I live, it extends to 102<sup>nd</sup> and Adams St. I know that the HOA's and other groups are rallying to try and get this changed and "fight" for the neighborhood. It is going to take much money, time, and work from all of us, your staff, potentially attorneys, neighborhood organizations, citizens, etc. Can this be worked out a different way? I am willing to contribute to helping fight this at our neighborhood level and "put my money where my mouth is". I don't have a lot, I have earned everything that I have, and would much rather spend time and the money doing things with my three Daughter's rather than trying to fight the location of this prison. **Once again, I am pleading to you for help and leadership!**

My last comment is, please stay true to what is best for Lincoln and help us negotiate a better location with the Governor. I understand that relocating the prison point blank is not desirable in any area, we just need to move it to a favorable location for all involved. I have talked to hundreds of people about this issue, know that several have joined forces, and no-one, not anywhere in town, not one, thinks this is a good location for the prison in one of Lincoln's highest growth areas. I feel like the Governor is "playing politics" with this site selection and those in NE Lincoln have a ton to lose. Why can this not be located further North of Lincoln, closer to I-80, where wonderful

neighborhoods like Prairie Village North will not be impacted. We have just a great neighborhood. Tons of friends there. I invite you anytime, day or night, to come over and meet with my family, my neighbors, and my friends, all that will be impacted. If you would like to see our neighborhood, please call me at (402) 440-1417 and I will give you a tour and show you how this will impact our neighborhood. I think that this is a great opportunity for you to **BE THE BETTER PERSON** (as I always tell my daughters) in all of this and get something done for Lincoln in what I feel is just a great area of town that you should be very proud of!

Thank you and I would love to hear from you on what we can do to help stop this nonsense!!!

Sincerely,

Todd Furasek  
3040 N 94th Street  
Lincoln, NE 68507  
(402) 440-1417

**Todd Furasek**

Vice-President — Commercial Lending

**402-323-1795 Direct**

402-440-1417 Cell

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

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James Michael Bowers  
Lincoln City Council – Northeast District 1  
555 South 10<sup>th</sup> Street Suite 111 | Lincoln, NE 68508  
W: 402-441-7515 | F: 402-441-6533 | jbowers@lincoln.ne.gov

August 21, 2023

Dear Governor Pillen,

We are writing as Lincoln area leaders on behalf of our constituents and Nebraska taxpayers who are concerned about the recent announcement regarding the location of a massive new prison complex in Northeast Lincoln. The announcement has generated a lot of confusion and discomfort for homeowners, families, businesses, and other residents.

As such, we respectfully request more information and a stronger commitment to transparency and dialogue about this issue with you in the coming weeks and months so leaders and the general public can learn more about how this decision was made and to urge a thoughtful reconsideration of the placement of this massive new prison which is misaligned with our fast growing and vibrant North Lincoln neighborhoods.

Initially, we have come together to extend an invitation to you, the Director of Corrections, and Lincoln leaders and voters to an upcoming town hall meeting Councilman Bowers regularly host to discuss local issues. The next meeting will be held September 21<sup>st</sup> at 5:30. The meeting is typically held at the Anderson Branch Library. We will host this discussion at an alternative location in Northeast Lincoln to accommodate all residents who wish to attend. If another date and time work better for your team, we can schedule a time, date, and venue that can accommodate schedules and ensure robust citizen engagement.

This will provide an opportunity for those of us in Northeast Lincoln to engage in an open dialogue and share concerns about the location, the process, and the approval of the proposed prison project. Our voice and participation in this process have been taken away from us. You, and your team's, presence at this event would demonstrate a commitment to hearing the voices of Northeast Lincoln residents and allow us to work together to find a solution that addresses both your plans for a prison and the concerns of Northeast Lincoln families.

Sincerely,

James Michael Bowers  
Northeast Lincoln City Councilman

Cathy Martinez  
Northeast Lincoln Leader

Danielle Conrad  
Nebraska State Senator North Lincoln

George Dungan  
Nebraska State Senator Northeast Lincoln

Jane Raybould  
Nebraska State Senator Central Lincoln

Bennie Shobe  
Lincoln City Councilman At Large

Sandra Washington  
Lincoln City Councilwoman At Large

Brodey Weber  
Northwest Lincoln City Councilman

Justin Carlson  
Southwest Lincoln City Councilman

Christa Yoakum  
County Commissioner Chair Northwest

Rick Vest  
County Commissioner Northeast Lancaster County Commissioner Northeast/Southeast

CC: Rob Jeffreys, Director of the Nebraska Department of Correctional Services, Nebraska State Senators, Lancaster County Board of Commissioners, Lincoln City Council, Mayor Gaylor Baird, Lincoln Public Schools Board of Education members



**From:** [Bob Reeves](#)  
**To:** [James M. Bowers](#); [Council Packet](#); [Bennie Shobe, Jr.](#)  
**Subject:** sidewalk problem  
**Date:** Wednesday, August 23, 2023 9:26:00 AM

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Dear City Council members:

Once again I tried to submit a complaint on UPLNK and it refused to accept by email and password. So I'm sending this to you folks. Please pass it on to the appropriate office. I find UPLNK very frustrating because I've set up an account in the past and after using it once or twice, then it begins to reject me. So I set up a new account, and the same thing happens. Must be a glitch in the system.

Anyhow, my complaint is about the sidewalks in Piedmont. Here's what I tried to submit on UPLNK:

I walked this morning in the Piedmont neighborhood. I've always considered this one of Lincoln's nicest neighborhoods. But the sidewalks there are in terrible shape. Many are badly cracked, out of line and need of replacement. The photo shows one of the worst examples, in front of 1335 Crestdale Rd.

What is the closest address to this sidewalk issue?  
1335 Crestdale Rd.

I'm attaching a photo that I also tried to upload on UPLNK and failed.

Bob Reeves  
3236 Dudley St.  
Lincoln, NE 68503  
[bobreeves63@gmail.com](mailto:bobreeves63@gmail.com)



