



Directors' Meeting Agenda

2 p.m. Monday, September 8, 2025

555 S. 10th St., Lincoln, NE

Bill Luxford Studio

- I. Open Meetings Law Announcement**
- II. Approvals:**
 - a. Directors' Meeting Minutes from August 18**
 - b. 2025-26 Council Aide Fund Reappropriation**
- III. City Clerk Advisories**
- IV. City Council Advisories**
- V. Director Advisories**
- VI. Councilmember Commission, Committee, and Event Updates**
- VII. Public Comment**
- VIII. Post-Meeting Council Members' Calls to City Directors**
- IX. Adjournment**

Next Directors' Meeting – 2 p.m. Monday, September 15

Government Correspondence

County Clerk	Links for meeting and public hearing on 9/9/2025
Planning	BP250829-1 Historical Preservation Committee
"	Administrative Approvals
"	REVISED Planning Commission Action Agenda -
	BPC250903 - 1 REVISED PC Action
"	BP250905- MPO Technical Committee
Human Services	New Americans Task Force Quarterly Consultation
Nebraska Dept. of Water, Energy, and Environment	West Haymarket Park Remedial Action Plan
"	US-77/Warlick Blvd Interchange Construction Schedule

Constituent Correspondence

Everett Neighborhood Association	You're Invited! Party in the Park
Levi Eggers	CPA25004 - Support
Mikayla Tubbs	"

From: [Meggan F. Funke](#)
To: [County Board Agenda](#)
Subject: Links for meeting and public hearing on 9/9/2025
Date: Wednesday, September 3, 2025 11:37:08 AM
Attachments: [image002.png](#)
[image003.png](#)

Here are the links for the Lancaster County Correctional Facility Joint Public meeting and public hearing set for September 9, 2025.

Hearing:

https://www.lancaster.ne.gov/AgendaCenter/ViewFile/Agenda/_09092025-2427

Meeting:

https://www.lancaster.ne.gov/AgendaCenter/ViewFile/Agenda/_09092025-2428



[Meggan Funke](#) | Records Specialist III

Lancaster County Clerk

555 S 10th Street, Room 108 | Lincoln NE 68508

Direct: (402) 441-7485 | Main: (402) 441-7484

Mfunke@lancaster.ne.gov | www.lancaster.ne.gov



From: [Laura A. Tinnerstet](#)
To: [Benjamin A. Sobel](#)
Cc: [David R. Cary](#); [Shelli K. Reid](#)
Subject: BP250829-1 Historical Preservation Committee
Date: Friday, August 29, 2025 1:51:53 PM
Attachments: [BP250829 -1-Historic Preservation Committee.pdf](#)

Good afternoon,

For your information.

Thank you.



Laura Tinnerstet
Administrative Aide II

Lincoln-Lancaster County Planning Department
Office: 402-441-6365 | Fax: 402-441-3894

555 S 10th St, Ste 213
Lincoln, NE 68508
lincoln.ne.gov/Planning

HISTORIC PRESERVATION COMMISSION

The City of Lincoln Historic Preservation Commission will hold a public meeting on Thursday, September 11, 2025, at 2:00 p.m., in the Council Chambers, 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.

AGENDA

1. Approval of HPC meeting record of August 14, 2025.

HEARING AND ACTION

2. CERTIFICATE UDR25073, for the construction of a new garage at the Local Landmark Henry H. Foster House, generally located at 1821 South Pershing Road.
3. CERTIFICATE UDR25079, for the construction of a masonry and iron fence, on property associated with Local Landmark St Francis Chapel, legally described as Lot 2, Saint Francis, Lincoln, Lancaster County, Nebraska, generally located at 1145 South Street.
4. CERTIFICATE UDR25083, for the rehabilitation of a former church into office space, on property that is the Southminster Church Local Landmark, legally described as Lot 12, Block 4, Knob Hill Addition, Lincoln, Lancaster County, Nebraska, generally located at 2915 South 16th Street.
5. CERTIFICATE UDR25085, for an attached garage addition, on property in the Local Landmark East Campus Historic District, legally described as Lot 3, 4, and N 15 feet of Lot 5, Block 4, Hazelhurst, Lincoln, Lancaster County, Nebraska, generally located at 1231 North 38th Street.
6. CERTIFICATE UDR25086, for the erection of an ADA ramp to the main church entrance, on Local Landmark Property Trinity Methodist Episcopal Church, legally described as Lots 6-12, Block 244, Original Plat, Lincoln, Lancaster County, Nebraska, generally located at 1345 South 16th Street.

DISCUSS AND ADVISE

7. CERTIFICATE UDR24080, update on Old City Hall Walls.

From: [Laura A. Tinnerstet](#)
To: [Benjamin A. Sobel](#)
Cc: [David R. Cary](#); [Steve S. Henrichsen](#)
Subject: Administrative Approvals
Date: Tuesday, September 2, 2025 12:53:19 PM

Good afternoon,

There were no Administrative Approvals this week.

Thank you,



Laura Tinnerstet
Administrative Aide II

Lincoln-Lancaster County Planning Department
Office: 402-441-6365 | Fax: 402-441-3894

555 S 10th St, Ste 213
Lincoln, NE 68508
lincoln.ne.gov/Planning

From: [Shelli K. Reid](#)
To: [Benjamin A. Sobel](#); [Commish](#); [Planning_ALL](#); [Andrew Barness](#); [Chad E. Blahak](#); [David A. Derbin](#); [Elizabeth D. Elliott](#); [John M. Ward](#); [Jon D. Carlson](#); [Pamela L. Dingman](#); [Rick D. Hoppe](#); [Robert K. Simmering](#); [Ron E. Rehtus](#); [Shelli K. Reid](#); [Terry A. Kathe](#); [Tim S. Sieh](#)
Subject: REVISED Planning Commission Action Agenda - BPC250903 - 1 REVISED PC Action
Date: Thursday, September 4, 2025 11:05:51 AM
Attachments: [BPC250903 - 1 REVISED PC Action.pdf](#)

Please see revised Planning Commission Agenda.

Thank you,



Shelli Reid

Administrative Officer | Administration

Lincoln-Lancaster County Planning Department
Office: 402-441-6363 | Fax: 402-441-8323

555 S 10th St, Ste 213

Lincoln, NE 68508

lincoln.ne.gov/Planning

****REVISED ACTION BY PLANNING COMMISSION****

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, September 3, 2025, at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 S. 10th 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, September 3, 2025

[Commissioners Cruz and Feit absent; Ryman Yost arrived at 1:13 p.m.]

Approval of the minutes of the regular meeting held August 20, 2025. ****APPROVED: 5-0 (Campbell abstained; Cruz, Feit and Ryman Yost absent)****

1. CONSENT AGENDA (Public Hearing and Administrative Action)

COMPREHENSIVE PLAN CONFORMANCE

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 25007, for The Bridges Conservation Easement to review as to conformance with the 2050 Lincoln Lancaster County Comprehensive Plan, a request for a permanent conservation easement from Rezac Properties LLC to the City of Lincoln, to preserve the flood storage capacity and natural features, on property generally located at SW 33rd Street and W Bow Bridge Road.
- Staff recommendation: In Conformance with the Comprehensive Plan**
Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov
Planning Commission recommendation: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN: 6-0 (Cruz, Feit and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, September 22, 2025, at 3:00 p.m.

TEXT AMENDMENT:

- 1.2 TEXT AMENDMENT 25010, amending the Lincoln Municipal Code, Chapter 27.06.020 (b) under Classification of Use Types to allow a lot or tract in the AG or AGR District to have up to three main buildings or uses if one of the main buildings is a dwelling and all height and lot requirements are met.
- Staff recommendation: Approval**

Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov
Planning Commission recommendation: APPROVAL: 6-0 (Cruz, Feit and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, September 22, 2025, at 3:00 p.m.

MISCELLANEOUS:

- 1.3 MISCELLANEOUS 25011, for an amendment to the 2050 Long Range Transportation Plan to update the costs for rural road projects (Project ID 171) and updated limits for (Project ID 102) due to completed paving under the Fiscally Constrained Rural Road & Bridge Capital Projects.

Staff recommendation: Approval

Staff Planner: Ayden Johnson, (402) 441-6334, ajohnson@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 6-0 (Cruz, Feit and Ryman Yost absent), as set forth in the conditions of the staff report dated August 6, 2025. Public hearing before the MPO Officials Committee is tentatively scheduled for Friday, September 12, 2025, at 2:00 p.m.

2. **REQUESTS FOR DEFERRAL:** **None**
3. **ITEMS REMOVED FROM CONSENT AGENDA:** **None**
(Public Hearing and Administrative Action)
4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

COMPREHENSIVE PLAN AMENDMENT:

- 4.1 COMPREHENSIVE PLAN AMENDMENT 25004, to amend the 2050 Lincoln-Lancaster County Comprehensive Plan to adopt the "Belmont Neighborhood Subarea Plan" which includes a strategic vision for enhancements to the Belmont and Landon's neighborhoods and a framework for achieving that vision. The Subarea Plan is generally bounded by I-180 on the west, Superior Street on the north, North 27th Street on the east, and Cornhusker Highway on the south.

Staff recommendation: Approval

Staff Planner: Andrew Thierolf, (402) 441-6371, athierolf@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 7-0 (Cruz and Feit absent). Public hearing before the City Council is tentatively scheduled for Monday, September 29, 2025, at 5:30 p.m.

- 4.2 COMPREHENSIVE PLAN CONFORMANCE 25008, To review as to conformance with the 2050 Lincoln Lancaster County Comprehensive Plan, a proposed one and six year Lancaster County Road and Bridge Construction Program for Fiscal Years 2026 and 2027

Staff recommendation: In General Conformance with the Comprehensive Plan

Staff Planner: Rachel Christopher, (402) 441-7603, rchristopher@lincoln.ne.gov

Planning Commission recommendation: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN: 7-0 (Cruz and Feit absent). Public hearing before the County Board is tentatively scheduled for Tuesday, October 22-14, 2025, at 6:30 p.m.

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION: None

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

Adjournment: 2:03 p.m.

From: [Laura A. Tinnerstet](#)
To: [Benjamin A. Sobel](#)
Cc: [David R. Cary](#); [Shelli K. Reid](#)
Subject: BP250905- MPO Technical Committee
Date: Friday, September 5, 2025 8:41:52 AM
Attachments: [BP250905-1-MPO Technical Committee.pdf](#)

Good morning,

For your information.

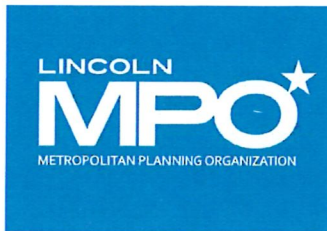
Thank you,



Laura Tinnerstet
Administrative Aide II

Lincoln-Lancaster County Planning Department
Office: 402-441-6365 | Fax: 402-441-3894

555 S 10th St, Ste 213
Lincoln, NE 68508
lincoln.ne.gov/Planning



Lincoln Metropolitan Planning Organization

County-City Building
555 South 10th Street - Suite 213
Lincoln, Nebraska 68508
(402) 441-7491

To: Officials Committee Members
From: Pam Dingman, Technical Committee Chair
Subject: Officials Committee Meeting

Date: September 12, 2025
Time: 2:00 p.m.
Place: Council Chambers, County-City Building

Meeting Agenda:

Roll call and acknowledge the "Nebraska Open Meeting Act"

1. Review and action on the draft minutes of the [May 2, 2025](#) Officials Committee meeting
2. [Review and action](#) on revisions to the [2050 Long Range Transportation Plan \(LRTP\)](#)
 - a. N. 162nd Street (Project ID 171) – Update project costs, description, and year of expenditure under the Fiscally Constrained Rural Road & Bridge Capital Projects
 - b. 98th Street (Project ID 102) – Adjust cost allocation and update the projects limits under the Fiscally Constrained Rural Road & Bridge Capital Projects
3. [Review and action](#) on revisions to the [FY 2026-2029 Transportation Improvement Program \(TIP\)](#)
 - a. N. 162nd Street, Ashland Road to Davey Road – Add project and program federal funds
 - b. N. 162nd Street, Davey Road to US-6 – Add project and program federal funds

- c. FY 2025 PL Fund and Professional Services Agreement for Long Range Transportation Plan and Lincoln Mobility Plan – Add project and program federal funds
- d. FY 2026 PL Fund – Add project and program federal funds
- 4. Other topics for discussion
 - a. Staff update on the 2050 Long Range Transportation Plan Update and Lincoln Mobility Plan
- 5. Public Comment

Anyone wishing to address the committee on a matter not on this agenda, and not planned to appear on a future agenda, may do so.

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 Lincoln Commission on Human Rights at 402-441-7624, or the City Ombudsman at 402-441-7511, as soon as possible before the scheduled meeting date in order to make your request.*

If information is needed in another language, please contact mpo@lincoln.ne.gov
Si necesita información en otro idioma, envíe un correo electrónico a mpo@lincoln.ne.gov

如果您需要其他语言的信息，请发送电子邮件至 mpo@lincoln.ne.gov

Nếu bạn cần thông tin bằng ngôn ngữ khác, vui lòng gửi email mpo@lincoln.ne.gov

إذا كنت بحاجة إلى معلومات بلغة أخرى، يرجى إرسال بريد إلكتروني mpo@lincoln.ne.gov

หากคุณต้องการข้อมูลในภาษาอื่น โปรดส่งอีเมล mpo@lincoln.ne.gov

ئەگەر پێویستت بە زانیارییە بە زمانێکی تر، تکایە نێمەیل بنێرە mpo@lincoln.ne.gov

From: [Jenni R. Ryan](#)
To: [Saige Rasmussen](#); [Benjamin A. Sobel](#); [Wyatt, Darrin](#); jskretta@lps.org
Subject: New Americans Task Force Quarterly Consultation
Date: Friday, September 5, 2025 9:13:51 AM
Attachments: [image003.png](#)
[image004.png](#)

Greetings!

The New Americans Task Force Quarterly Consultation meeting to plan and coordinate the local resettlement processes in Lincoln will meet on September 19, 2025. The consultation will be held during our regularly scheduled New Americans Task Force Meetings which meets the third Friday of each month from 12:00-1:30pm. NATF meetings are held at Bryan College of Health Sciences (1535 S 52nd St, Building D, Room 301, Lincoln, NE 68506).

Dates for the Consultation meetings will be:

March 21, 2025

May 16, 2025

September 19, 2025

November 21, 2025

Please save the dates and plan to attend. It is vital to the resettlement program that city/county officials are involved in the resettlement consultation process.

Thanks!

(Saige & Ben - please forward to City Council & County Board members)

Jenni Ryan

Administrative Assistant

Lancaster County Human Services

555 South 10th Street, Suite 107

Lincoln, NE 68508

(402) 441-4944

jryan@lancaster.ne.gov



AUG 25 2025

Lincoln City Council
City of Lincoln
555 S 10th St.
Rm. 111
Lincoln, NE 68508

RE: West Haymarket Park - Former Alter South Site
Facility ID: 80731
Program ID: RAP 36-336-4943
Subject: Public Notice of Remedial Action Plan

Dear Lincoln City Council Members,

The Nebraska Department of Water, Energy, and Environment is public noticing the proposed remedial action described in the Remedial Action Plan for the West Haymarket Park - Former Alter South Site, located south and west of the intersection of 7th and N Streets, Lincoln, Nebraska 68508. Enclosed is one copy of the public notice and one copy of the fact sheet, which describes the proposed remedial action.

The RAP and supporting documents are available online at <https://dee.nebraska.gov/> by selecting "Public Hearings/Notices" at the bottom of the page, then selecting "West Haymarket Park - Former Alter South Site".

If you have any questions, please contact me at 402-471-2223 or Sarah Klescewski at 402-471-2938.

Sincerely,

Jim Borovich
Environmental Specialist II
Superfund/VCP Section
Remediation Division

Enclosures



Public Notice
Proposed Remedial Action
West Haymarket Park - Former Alter South Site, Lincoln, NE

Facility ID: 80731 Program ID: 36-336-4943

Notice is hereby given pursuant to Neb. Rev. Stat. § 81-15, 185.01 that the Nebraska Department of Water, Energy, and Environment (DWEE) is proposing approval of the Remedial Action Plan (RAP) for the West Haymarket Park - Former Alter South Site, which is located south and west of the intersection of 7th and N Streets, Lincoln, Nebraska 68508. The site is located in the northeast quarter of the northwest quarter of Section 26, Township 10N, Range 6E.

Soil, soil gas, and groundwater at the site have been contaminated as a result of previous operations. The contaminants of concern (COCs) for soil are arsenic, lead, polychlorinated biphenyls (PCBs), benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, indeno(1,2,3-cd)pyrene, chrysene, dibenzo(a,h)anthracene, and bis(2-ethylhexyl)phthalate. The COCs for soil gas are 1,2,4-trimethylbenzene, benzene, and ethylbenzene.

DWEE is proposing the following remedial actions:

- Installation of sub-grade utility and other infrastructure within the soil cap area in conformance with the technical and administrative requirements of the West Haymarket Redevelopment Site South (WHRSS) Environmental Operation and Maintenance (O&M) Plan (Benesch, 2017), pertaining to protection of minimum cap thickness, maintaining/replacing the visible barrier when disturbed, reuse or disposal of soils, and DWEE coordination;
- Installation of a vapor barrier/control system under the floor slab of the Community Building to include required performance monitoring and required O&M manuals provided by the system contractor; and
- Update the activity and use limitations in the existing 2018 Environmental Covenant and the WHRSS Environmental O&M Plan (Benesch, 2017).

DWEE has assigned this groundwater pollution event as RAC-3, with RAC-1 being highest priority and RAC-3 being lowest. This classification was determined because there are no registered drinking water wells in the area, and registered wells that are nearby are for monitoring or recovery of groundwater for heat pump/industrial use. Additionally, future drinking water wells are unlikely due to the city ordinance restricting new domestic wells within city limits.

The proposed remedial action will address soil and soil gas contamination. The groundwater exposure pathway will not be addressed due to the groundwater remedial action class (RAC) assigned to the site.

The proposed remedial actions are described in more detail in the RAP, dated July 30, 2025 (DWEE Document ID 2025-0080281). The RAP and supporting documents are available online at <https://dee.nebraska.gov/> by selecting "Public Hearings/Notices" at the bottom of the page, then selecting "West Haymarket Park - Former Alter South Site".

Individuals requiring special accommodations or alternate formats of materials should notify the Department by calling 402-471-2186. TDD users should call 800-833-7352 and ask the relay operator to call the Department at 402-471-2186. Si necesita traducción de documentos al Español, por favor llame a DWEE al 402-471-2186.

Any person may submit written comments regarding the proposed remedial action and may also request a public hearing, in writing, on or before September 25, 2025. A request for a public hearing must state the nature of the issue(s) to be raised and all arguments and factual grounds supporting such position(s). If the Director grants a public hearing, the hearing will be advertised by public notice at least 30 days prior to its occurrence. Comments and hearing requests should be emailed to ndee.vcpbrownfields@nebraska.gov or mailed to:

Tom Buell
Environmental Manager
Remediation Division
Nebraska Department of Water, Energy, and Environment
245 Fallbrook Blvd., Suite 100
Lincoln, NE 68521

Please note that physical mail must be post-marked no later than September 25, 2025 to be accepted.

Please contact Jim Borovich at jim.borovich@nebraska.gov or 402-471-2223 with questions or for more information.

DWEE does not discriminate on the basis of race, color, national origin, disability, age, or sex in administration of its programs or activities, and DWEE does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in or oppose actions protected/prohibited by 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.



Fact Sheet
Proposed Remedial Action
West Haymarket Park - Former Alter South Site, Lincoln, NE

Facility ID: 80731 Program ID: 36-336-4943

The Nebraska Department of Water, Energy, and Environment (DWEE) is providing public notice of its intent to approve a Remedial Action Plan (RAP) for the West Haymarket Park - Former Alter South Site in Lincoln, Nebraska. This fact sheet provides background information on the site, a summary of contamination, a description of the proposed final cleanup levels and remedial actions, public participation procedures, and contact information.

Site Location: The site is located south and west of the intersection of 7th and N Streets, Lincoln, Nebraska 68508. The site is located in the northeast quarter of the northwest quarter of Section 26, Township 10N, Range 6E.

Nature and Extent of Contamination: Soil, soil gas, and groundwater at the site have been contaminated as a result of previous operations. The proposed remedial action will address soil and soil gas contamination. The groundwater exposure pathway will not be addressed due to the groundwater remedial action class (RAC) assigned to the site.

The primary contaminants of concern (COCs) in soil and soil gas are listed in Tables 1 and 2. DWEE compared COC concentrations in soil to Nebraska Voluntary Cleanup Program (VCP) Remediation Goals, Tier 1 Background Levels set for the West Haymarket Park Development Site North (2018), and Risk-Based Corrective Action (RBCA) Risk-Based Screening Levels to determine the significance of contamination. The exposure pathways are:

- Soil:
 - Direct Contact Exposure
 - Ingestion or Dust Inhalation
- Soil Gas:
 - Vapor Intrusion to Indoor Air

Groundwater Remedial Action Class: DWEE assigns a RAC to a groundwater pollution event to determine the importance of remedial action based, in part, on the use of the groundwater in the area (Nebraska Title 118, Appendix A, Step 8). Groundwater that is being used as a public drinking water supply or is within the Wellhead Protection Area of one or more public drinking water supply wells is assigned the highest remedial action class of RAC-1. DWEE typically requires extensive cleanup of groundwater

Public Notice - Proposed Remedial Action
West Haymarket Park - Former Alter South Site

that is classified as RAC-1. When the use of groundwater in the area is more limited, the groundwater is assigned a remedial action class of RAC-2 or RAC-3. Generally, groundwater cleanup will be less extensive for these classifications.

The pollution event for this site has been classified as a RAC-3. This classification was determined because there are no registered drinking water wells in the area, and registered wells that are nearby are for monitoring or recovery of groundwater for heat pump/industrial use. Additionally, future drinking water wells are unlikely due to the city ordinance restricting new domestic wells within city limits.

Proposed Final Cleanup Levels: DWEE is proposing the final cleanup levels shown in Tables 1 and 2, below, for the site. The proposed final cleanup levels are based on the requirements to reduce the concentrations of COCs in soil and soil gas in order to prevent exposures of COCs to people from the pathways listed above. Cleanup is not required to achieve the proposed final cleanup levels for the soil gas exposure pathway; however, the proposed remedial action must ensure there are no exposures via the inhalation pathway.

Table 1. Proposed Final Cleanup Levels – Soil

Contaminant	Soil ^(a) (mg/kg)
Arsenic ^(b)	10.27
Lead	400
Polychlorinated biphenyl ^(c)	0.22
Benzo(a)anthracene	0.15
Benzo(a)pyrene	0.015
Benzo(b)fluoranthene	0.15
Benzo(k)fluoranthene	1.5
Indeno(1,2,3-cd)pyrene	0.15
Chrysene	15.0
Dibenzo(a,h)anthracene	0.015
Bis(2-ethylhexyl)phthalate	35.0

mg/kg - milligrams per kilogram

- (a) SOURCE 1: Alter South & Alter North Minor Parcels Investigation Report (IR) & Remedial Action Plan (RAP) (March 2016).
(b) SOURCE 2: West Haymarket Redevelopment Site North IR & RAP (December 2011).
(c) SOURCE 3: Alter South & Alter North Minor Parcels IR & RAP. Note that Risk Based Cleanup Level approved by the U.S. Environmental Protection Agency and used across the site is <20 mg/kg under the soil cap.

Table 2. Proposed Final Cleanup Levels – Soil Gas

Contaminant	Soil Gas (µg/m ³)
1,2,4-Trimethylbenzene	90.4
Benzene	180
Ethylbenzene	563

µg/m³ - micrograms per cubic meter

SOURCE: Alter South & Alter North Minor Parcels IR & RAP (March 2016).

Proposed Remedial Actions: DWEE is proposing the following remedial actions:

- Installation of sub-grade utility and other infrastructure within the soil cap area in conformance with the technical and administrative requirements of the West Haymarket Redevelopment Site South (WHRSS) Environmental Operation and Maintenance (O&M) Plan (Benesch, 2017), pertaining to protection of minimum cap thickness, maintaining/replacing the visible barrier when disturbed, reuse or disposal of soils, and DWEE coordination;
- Installation of a vapor barrier/control system under the floor slab of the Community Building to include required performance monitoring and required O&M manuals provided by the system contractor; and
- Update the activity and use limitations in the existing 2018 Environmental Covenant and the WHRSS Environmental O&M Plan (Benesch, 2017).

The proposed remedial actions are described in more detail in the RAP, dated July 30, 2025 (DWEE Document ID 2025-0080281). The RAP and supporting documents are available online at <https://dee.nebraska.gov/> by selecting "Public Hearings/Notices" at the bottom of the page, then selecting "West Haymarket Park - Former Alter South Site".

Individuals requiring special accommodations or alternate formats of materials should notify the Department by calling 402-471-2186. TDD users should call 800-833-7352 and ask the relay operator to call the Department at 402-471-2186. Si necesita traducción de documentos al Español, por favor llame a DWEE al 402-471-2186.

Public Participation Procedures: Any person may submit written comments regarding the proposed remedial action and may also request a public hearing, in writing, on or before September 25, 2025. A request for a public hearing must state the nature of the issue(s) to be raised and all arguments and factual grounds supporting such position(s). If the Director grants a public hearing, the hearing will be advertised by public notice at least 30 days prior to its occurrence. Comments and hearing requests should be emailed to ndee.vcpbrownfields@nebraska.gov or mailed to:

Tom Buell
Environmental Manager
Remediation Division
Nebraska Department of Water, Energy, and Environment
245 Fallbrook Blvd., Suite 100
Lincoln, NE 68521

Please note that physical mail must be post-marked no later than September 25, 2025 to be accepted.

Please contact Jim Borovich at jim.borovich@nebraska.gov or 402-471-2223 with questions or for more information.

Public Notice - Proposed Remedial Action
West Haymarket Park - Former Alter South Site

DWEE does not discriminate on the basis of race, color, national origin, disability, age, or sex in administration of its programs or activities, and DWEE does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in or oppose actions protected/prohibited by 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.



Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION



LINCOLN CITY COUNCIL
555 S 10TH ST RM 111
LINCOLN, NE 68508-2803

1825 - 4

August 28, 2025

NDOT Project:
S-77-2(1077) US-77/Warlick Blvd Interchange; C.N. 12552C

Dear Stakeholder,

Please see enclosed information sheet regarding the upcoming construction of the *US-77/Warlick Blvd Interchange* project on U.S. Highway 77 (US-77) in Lancaster County. This project is part of the broader *Lincoln West Beltway* project and will be constructed as a segment of that project.

The Nebraska Department of Transportation (NDOT) has worked to develop this project to minimize inconvenience and hardships. We are dedicated to improving Nebraska's highway system and with your help we can achieve this goal.

Motorists are reminded to drive cautiously in and near work zones, to buckle up, and to put phones down.

If you have any project related questions, please contact Brian Schoen, NDOT Project Manager, brian.schoen@nebraska.gov, 402-471-0850.

Sincerely,

Sarah Fisher
Public Involvement Specialist
Nebraska Department of Transportation
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PRE-CONSTRUCTION UPDATE

US-77/Warlick Blvd Interchange

S-77-2(1077); C.N. 12552C

CONSTRUCTION SCHEDULE

Anticipated Start: September 2025 | **Anticipated Completion: Fall 2027** *(weather permitting)*

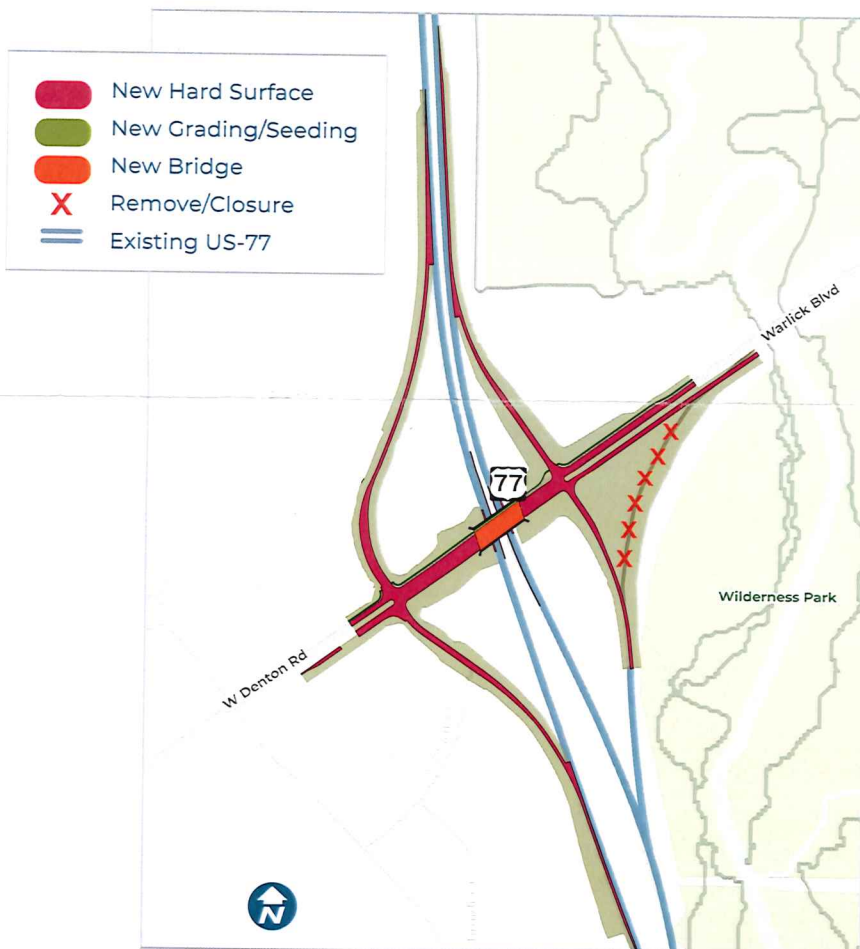
IMPROVEMENTS

Work will consist of constructing an interchange at U.S. Highway 77 (US-77), Warlick Boulevard, and West Denton Road. Approximately 0.80 miles of West Denton Road west of the interchange and approximately 0.30 miles of Warlick Boulevard east of the interchange will be reconstructed. Street lighting and traffic signals will be constructed. Existing roadway culverts will be extended or replaced as determined by hydraulic analysis.

TRAFFIC IMPACTS

The work on US-77 will be constructed primarily under traffic with lane closures controlled by appropriate traffic control devices and practices. Limited overnight closures of US-77 will be required for bridge girder installation. Designated detours will be provided. A temporary intersection will be constructed to accommodate all movements to and from US-77, West Denton Road, and Warlick Boulevard via left and right turn lanes on all approaches. Crossovers will be constructed and utilized as needed on West Denton Road and Warlick Boulevard.

Minimal impacts are anticipated on the floodplain of Salt Creek, located to the east of the project. No impacts to the floodway are anticipated.



COST

\$23.6 Million

Graham Construction Inc. has been awarded the contract.

CONTACTS

Brian Schoen

Project Manager
Nebraska Department of Transportation
(402) 471-0850
brian.schoen@nebraska.gov

Martin Potgieter

Sr. Project Manager
Graham Construction Inc.
(402) 909-3838
martin.potgieter@grahamus.com

Learn more about this project:
ndot.info/12552C

Benjamin A. Sobel

From: Everett Neighborhood <everettneighborhoodassociation@gmail.com>
Sent: Tuesday, September 2, 2025 6:13 PM
To: Jeff Keidel
Subject: You're Invited! Party in the Park

Categories: Copied to Constituent



Hey neighbors,

Everett Neighborhood Association is kicking off the fall season with a Party in the Park on Tuesday, September 16th, from 6 to 8 p.m. at Cooper Park in the shelter. We'd love for you to join us for an ice cream social at 6 p.m. and dive into discussion during our neighborhood meeting at 7 p.m. *Whether you're a long time resident, business owner, or a new neighbor, we'd love to see you there and explore how we can work together to support our community in Everett!*

Plus, join us for future meetings! We meet regularly on the third Tuesday of every month at House Pioneer (1130 H St, Lincoln, NE 68508) at 7:00 p.m. to discuss neighborhood projects, updates from the Mayor's Roundtable, and other emerging opportunities to strengthen our neighborhood. **From ice cream socials to plant exchanges and more, we're excited to support our community in Everett,** and you can help support by lending your time and creativity, and renewing your membership dues! All funds go directly to support projects that benefit our neighborhood, and you can renew your dues by bringing \$15 to the Party at the Park or mailing a check to Everett Neighborhood Association, PO Box 80433, Lincoln, NE 68501.

Looking forward to seeing you on September 16th! If you have any questions in the meantime, please email us at everett-neighborhood-association@googlegroups.com.

Warm regards,
Your friends at Everett Neighborhood Association



EVERETT
NEIGHBORHOOD
ASSOCIATION

Everett Neighborhood Association

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

<https://www.facebook.com/everettneighborhoodassociation>

Email: everettneighborhoodassociation@gmail.com

Address: PO Box 80433, Lincoln, NE 68501



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Email: everettneighborhoodassociation@gmail.com

Address: PO Box 94624, Lincoln, NE 68509



PC Public Record Comment

Name: Levi Eggers

Email: [REDACTED]

Home Address: [REDACTED] Lincoln, NE 68503

Application Number or Project Name:
CPA25004

Your Position on the Application:
In Support

Comments:

Hello, my name is Levi Eggers. I support the Belmont Neighborhood Subarea Plan because this is a community that is a staple here in Lincoln and serves a great number of students, families, and community members. This is a step in the right direction and I ask that you vote to move this project forward.



PC Public Record Comment

Name: Mikayla Tubbs

Email: [REDACTED]

Home Address: [REDACTED] Lincoln, NE 68524

Application Number or Project Name:
CPA25004

Your Position on the Application:
In Support

Comments:

Hello, my name is Mikayla. I support the Belmont Neighborhood Subarea Plan because it will improve the quality of the community for long standing and new residents. I ask that you vote to move this project forward.