AGENDA FOR THE REGULAR CITY COUNCIL MEETING TO BE HELD MONDAY, SEPTEMBER 16, 2024 AT 3:00 PM

ACTION

ALL MEMBERS PRESENT

PUBLIC HEARING - CONSENT AGENDA

Anyone wishing to address an item on the Consent Agenda may do so at this time.

1. REPORTS OF CITY OFFICERS

1.a. 24R-391
Reappointing Blake Anderson and Michelle Petersen to the Community Health Endowment Board of Trustees for terms to expire September 1, 2027.
(ADOPTED, 7-0; A-94777)
24R-391 Resolution.pdf

1.b. 24R-392
Approving Red Zone Sports Bar & Grill LLC located at 3111 NW 12th St as a keno satellite.
(ADOPTED, 7-0; A-94778)
24R-392 Resolution.pdf

1.c. 24R-393
Approving a Professional Services Agreement Supplement No. 1 for preliminary engineering services between the City of Lincoln and JEO Consulting Group, Inc., for the Cotner Blvd. from O Street to Starr Street Rehabilitation Project, Project No. LCLC-5237(4), CN 13498, City Project No. 705387.
(ADOPTED, 7-0; A-94779)
24R-393 Resolution.pdf
24R-393 Attachment.pdf
705387 Cotner from O to Starr PE Fact Sheet

1.d. 24R-394
Approving a Professional Services Agreement Supplement No. 1 for environmental services between the City of Lincoln and HDR Engineering, Inc., for Cotner Blvd. from O Street to Starr Street Rehabilitation Project, Project No. LCLC-5237(4), CN 13498, City Project No. 705387.
(ADOPTED, 7-0; A-94780)
24R-394 Resolution.pdf
24R-394 Attachment.pdf
705387 Cotner from O to Starr NEPA Fact Sheet

1.e. 24R-395

Approving a LPA Program Agreement between the City of Lincoln and State of Nebraska Department of Transportation for the use of Federal State Transportation Council (STIC) for Phase 2 of the Standardizing Lincoln's Integrated e-Construction, Project No. STIC-STWD(208), State Control No. 01074.
(ADOPTED, 7-0; A-94781)
24R-395 Resolution.pdf
SLIC Phase 2 fact sheet.pdf
SLIC Phase 2 agreement

1.f. 24R-398

Approving a Professional Services Agreement Supplement No. 1 for construction engineering services between the City of Lincoln and Olsson, Inc., for the Fletcher Landmark Trail, Project No. TAP-55(186), Control No. 13442.
(ADOPTED, 7-0; A-94782)
24R-398 Resolution.pdf
24R-398 Attachment.pdf

1.g. 24R-399

Approving a LPA Program Agreement between the City of Lincoln and the State of Nebraska Department of Transportation for use of Carbon Reduction Program (CRP) funds for the widening of the Rock Island Trail, from A Street to Boosalis Trail, Project Number CRP-55(197), Control Number 13581.
(ADOPTED, 7-0; A-94783)
24R-399 Resolution.pdf
24R-399 Attachment.pdf

1.h. 24R-400

Approving a LPA Program Agreement between City of Lincoln and Nebraska Department of Transportation for the use of Carbon Reduction Program (CRP) funds for the Rock Island Trail, from A Street to Boosalis Trail, Project Number CRP-55(198), State Control Number 13583.
(ADOPTED, 7-0; A-94784)
24R-400 Resolution.pdf
24R-400 Attachment.pdf

2. PETITIONS & COMMUNICATIONS

2.a. 24R-402

Setting the hearing date of Monday, September 30, 2024 at 5:30 p.m. on the Application of Pickle Family, LLC dba Let's Pickle for a Class CK Liquor License located at 5601 South 59th Street, Suite B2.
(ADOPTED, 7-0; A-94785)
SHD 24R-402.pdf

2.b. PLACED ON FILE IN THE OFFICE OF THE CITY CLERK:
Administrative Amendment #24051 to Change of Zone #09011 for the Southlake Planned Unit Development (PUD), was approved by the Planning Director on August 29, 2024, to modify the roadway alignment and change the permitted use on Block 2, Lot 2 to "Place of Religious Assembly", generally located east of S. 91st Street and north of Nebraska Parkway.

2.c. REFERED TO THE PLANNING DEPARTMENT:
Special Permit 19006B, to amend the existing Grandview Estates 2nd Addition CUP (Community Unit Plan) by allowing waivers to the minimum lot area and average lot width for single family dwellings, on property generally located at S 76th Street and Ambrose Drive. The Planning Commission action is final, unless appealed to the Lincoln City Council.
Pre-existing Special Permit 28F, amending an existing Special Permit per the Lincoln Municipal Code Chapter 27.63.075, to modify the approved signage plan and increase the size and area allowed for directional and free standing signs within the permit boundary on property generally located at 3800 South 48th Street. The Planning Commission action is final, unless appealed to the Lincoln City Council.
Change of Zone 24003, from AGR (Agricultural Residential District) to O 3 (Office District) on property generally located on the northwest corner of S 70th Street and Nebraska Parkway.
Use Permit 24003, to allow a use permit in the O 3 (Office District) zoning district for approximately 51,000 square feet of commercial floor area, with waivers to setbacks, on property generally located on the northwest corner of S 70th Street and Nebraska Parkway.

3. MISCELLANEOUS REFERRALS – NONE.

- VOTE ON CONSENT ITEMS -

4. PUBLIC HEARING - LIQUOR RESOLUTIONS

4.a. 24R-403
Manager Application of Ross L. Gorham for On the Rise Lincoln, LLC dba Blaze Pizza located at 1317 Q Street, Suite 170.
(ADOPTED FOR APPROVAL, 7-0; A-94786)
24R-403 Ross Gorham for Blaze Pizza Class I app.pdf
24R-403 Ross Gorham for Blaze Pizza den.pdf
24R-403 Ltr and Application for BlazePizza-manager.pdf

4.b. 24R-404
Manager Application of Rachel McGill for Heinegill Inc. dba Dish Restaurant located at 1100 O Street.

(ADOPTED FOR APPROVAL, 7-0; A-94787)
24R-404 Rachel McGill for Dish Restaurant Class I app.pdf
24R-404 Rachel McGill for Dish Restaurant den.pdf
24R-404 Ltr and Application for Dish Restaurant.pdf

- VOTE ON LIQUORS -

5. PUBLIC HEARING - RESOLUTIONS

5.a. 24R-396
Accepting and approving the report of new and pending claims against the City for August 16 through August 31, 2024.
(VERBAL MOTION TO REMOVE THE CLAIMS OF JUSTIN DUBAS AND ASHLEY BEETUM FROM DENIED AND PLACED ON PENDING FOR TWO WEEKS TO 9/30/24, 7-0, ADOPTED AS AMENDED, 7-0; A-94788)
24R-396 Resolution.pdf
24R-396 Claims Report.pdf

5.b. 24R-397
A resolution declaring September 21st as Otoe Missouria Day.
(ADOPTED, 7-0; A-94789)
24R-397 Resolution.pdf

5.c. 24R-401
Comprehensive Plan Conformance 24016 - Application of the Urban Development Director to review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Antelope Valley Redevelopment Plan to add the Constellation Studios Expansion Redevelopment Project, to include the expansion of the existing Constellation Studios Building and associated streetscape enhancements, on property generally located at 2055 O Street.
(ADOPTED, 7-0; A-94790)
24R-401 Resolution.pdf
24R-401 Attachment.pdf
CPC24016 Summ Rpt.pdf

- VOTE ON RESOLUTIONS -

6. PUBLIC HEARING - ORDINANCES 2ND READING & RELATED RESOLUTIONS (ITEMS 6.A. THROUGH 6.G. HAD 2ND READING)

6.a. 24-108
Approving the lease agreement between the City of Lincoln and Larry Wulf for the lease of space by Aging Partners for its Personal and Family Services at 137 North 8th Street, Geneva, NE from September 1, 2024 through August 31, 2026.
24-108 Ordinance.pdf

24-108 Attachment.pdf

6.b. 24-109

Approving the lease agreement between City of Lincoln and the County of Polk, Nebraska for the lease of space by the Aging Partners for its Personal and Family Services program at 400 Hawkeye Street, Osceola, NE from September 1, 2024 through August 31, 2026.

24-109 Ordinance.pdf

24-109 Attachment.pdf

6.c. 24-110

Approving the lease agreement between City of Lincoln and City of Hickman for the lease of space by Aging Partners for its Senior Program, at 115 Locust Street, Hickman, NE from September 1, 2024 through August 31, 2026.

24-110 Ordinance.pdf

24-110 Attachment.pdf

6.d. 24-111

Approving the lease agreement between the City of Lincoln and Americans Legion Post # 280 for the lease of space by Aging Partners for its Senior Center program at 970 Monroe, Bennet, NE from September 1, 2024 and August 31, 2026.

24-111 Ordinance.pdf

24-111 Attachment.pdf

6.e. 24-112

Approving the lease agreement between City of Lincoln and Village of Firth-Firth Community Center for lease of space by Aging Partners for its Senior Center Program located at 311 Nemaha Street, Firth, NE from September 1, 2024 and August 31, 2026.

24-112 Ordinance.pdf

24-112 Attachment.pdf

6.f. 24-113

Approving the lease agreement between the City of Lincoln and Rex and Jane Rehmer for lease of space by Aging Partners for its Personal and Family Services located at 370 N. 5th St., David City, NE from September 1, 2024 and August 31, 2026.

24-113 Ordinance.pdf

24-113 Attachment.pdf

6.g. 24-114

Approving the lease agreement between the City of Lincoln and Village of Malcolm, for the lease of space by Aging Partners for its Senior Center program at 137 East 2nd Street, Malcolm, NE from September 1, 2024 through August 31, 2026.

24-114 Ordinance.pdf

24-114 Attachment.pdf

- END PUBLIC HEARING -

7. ORDINANCES - 3RD READING & RELATED RESOLUTIONS

7.a. 24-106
Amending Lincoln Municipal Code Section 3.24.080 Telecommunication Occupation Tax by amending the applicable tax rate from 6% to 4% pursuant to state law.
(PASSED, 6-0; ABSENT: BOWERS; #21656)
24-106 Ordinance (3.24.080).pdf

7.b. 24R-373
Approving the N. 26th & U Street Redevelopment Agreement between the City and Maureen Development, LLC., relating to the redevelopment of property generally located at 2517, 2521, 2525, and 2529 Vine Street, and 2540, 2546, 2552, and 2558 U Street. (Related Items: 24R-373, 24R-374, 24-107)(Action Date: 9/16/24)
(MTA#1 ADOPTED, 6-0; ADOPTED AS AMENDED, 6-0; ABSENT: BOWERS; A-94791)
24R-373 MTA .pdf
24R-373 Resolution.pdf
23R-373 Agreement MTA.pdf
24R-373 Attachment.pdf

7.c. 24R-374
Amending the FY 23/24 CIP to authorize and appropriate $357,706. in Tax Increment Financing (TIF) for the N. 26th & U Redevelopment Project. (Related Items: 24R-373, 24R-374, 24-107)(Action Date: 9/16/24)
(MTA#1 ADOPTED, 6-0; ADOPTED AS AMENDED, 6-0; ABSENT: BOWERS; A-94792)
24R-374 MTA.pdf
24R-374 Resolution (Substitute).pdf
24R-374 Resolution.pdf

7.d. 24-107
Authorizing the issuance of Tax Allocation Bonds for the N. 26th & U Street Redevelopment Project. (Related Items: 24R-373, 24R-374, 24-107)
(PASSED, 6-0; ABSENT: BOWERS; #21657)
24-107 Lincoln TIF Bonds (26th & U Street) - Bond Ordinance.pdf

8. RESOLUTIONS - 1ST READING (ITEMS 8.A. THROUGH 8.G. HAD 1ST READING)

8.a. 24R-405
Approving a Health Insurance Agreement between the City and Blue Cross Blue Shield of Nebraska. (Related Items: 24R-405, 24R-414)
24R-405 Resolution.pdf

8.b. 24R-414
Approving a Pharmacy Insurance Agreement between the City of Lincoln and Employers Health Purchasing Corporation. (Related Items: 24R-405, 24R-414)
24R-414 Resolution.pdf

8.c. 24R-406
Special Permit 24026 - Application of Unitarian Church of Lincoln to allow for an Early Childhood Care Facility for up to 35 children with associated waivers on the property generally located at 6300 A Street.
24R-406 Resolution.pdf
SP24026 Summary Report.pdf

8.d. 24R-407
Approving the natural gas supply contract with Heartland Natural Gas.
24R-407 Resolution.pdf
24R-407 Contract.pdf
Natural Gas Supply Fact Sheet.pdf

8.e. 24R-408
Approving the Constellation Studios Expansion Redevelopment Project Redevelopment Agreement between the City and Constellation Studios, LLC, relating to the redevelopment of the property generally located at 2055 O Street and adjacent rights of way. (Related Items: 24R-408, 24R-409)
24r-408 Resolution.pdf

8.f. 24R-409
Amending the FY 2024-2025 CIP to authorize and appropriate $230,000 in TIF funds for the Constellation Studios Expansion Redevelopment Project. (Related Items: (Related Items: 24R-408, 24R-409)
24R-409 Resolution.pdf

8.g. 24R-410
Establishing the property tax levy to fund the adopted budget for the City's 2024-25 fiscal year.
24R-410 Resolution.pdf

9. ORDINANCES - 1ST READING & RELATED RESOLUTIONS (ITEMS 9.A. THROUGH 9.F. HAD 1ST READING)

9.a. 24-115
Annexation 24008 - Application of Medallion Custom Homes to annex 4.6 acres of property generally located at S. 56th Street and Cavvy Road.
24-115 Attachment.pdf
24-115 Ordinance.pdf

AN24008 Summary Report.pdf

9.b. 24-116

Approving an Agreement for Tower Space and Appurtenances between the City and Cellco Partnership d/b/a Verizon Wireless, to occupy and use certain city-owned parcel of real property and Tower generally located at 7401 S. 56th Street.

24-116 Ordinance.pdf

24-116 Attachment.pdf

9.c. 24R-411

Approving the Center Terrace Redevelopment Agreement between the City and CT Redevelopment, LP., relating to the redevelopment of the property generally located at D Street on the south, S. 13th Street on the west, and E street on the north. (Related Items: 24R-411, 24R-412, 24R-413, 24-117)(Action Date: 9/30/24)

24R-411 Resolution.pdf

24R-411 Attachment.pdf

9.d. 24R-412

Amending the FY 24/25 CIP to authorize and appropriate $2,476,000 in Tax Increment Financing (TIF) for the Center Terrace Redevelopment Project. (Related Items: 24R-411, 24R-412, 24R-413, 24-117)(Action Date: 9/30/24)

24R-412 Resolution.pdf

9.e. 24R-413

A resolution declaring the official intent of the City of Lincoln, Nebraska, to issue a multifamily housing revenue bonds in an aggregate principal amount not to exceed $24,000,000 to finance a portion of the construction and acquisition of a multifamily housing facility generally located at 1000 S. 13th St. (Related Items: 24R-411, 24R-412, 24R-413, 24-117)(Action Date: 9/30/24)

24R-413 Resolution.pdf

9.f. 24-117

Authorizing the issuance of Tax Allocation Bonds for the Center Terrace Redevelopment Project in the amount not to exceed $2,476,000. (Related Items: 24R-411, 24R-412, 24R-413, 24-117)

24-117 Ordinance.pdf

10. PENDING LIST (EXTENDED ONE WEEK)

10.a. 24R-18

Comprehensive Plan Conformance 23019 - Application of the Urban Development Department to review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, and to adopt the "NW 48th & W Vine Redevelopment Plan", including the "Falcon Corner Redevelopment Project," for the construction of a large retail building and associated commercial uses, on property generally located at NW

48th Street and Interstate 80. (1/22/24 – Action delayed to 1/29/24) (1/29/24 - Verbal Motion to move item to Pending List - No Date Certain)
CPC23019 SUMMARY REPORT.pdf
24R-18 Resolution.pdf
24R-18 Attachments.pdf
24R-18 Memo to Council.pdf

10.b. 24R-35
Approving the Falcon Corner Project Redevelopment Agreement between the City and FFF, LLC., relating to the redevelopment of the property generally located in the northeast corner of NW 48th Street and Interstate 80. (Related Items: 24R-35, 24R-36, 24-10) (1/29/24 - Verbal Motion to move item to Pending List - No Date Certain)
24R-35 Resolution.pdf
24R-35 Attachment.pdf

10.c. 24R-36
Amending the FY 2023-2024 CIP to authorize and appropriate $4,290,090.00 in TIF funds for the Falcon Corner Redevelopment Project. (Related Items: 24R-35, 24R-36, 24-10) (1/29/24 - Verbal Motion to move item to Pending List - No Date Certain)
24R-36 Resolution.pdf

10.d. 24-10
Authorizing the issuance of Tax Allocation Bonds for the Falcon Corner Redevelopment Project in an amount not to exceed $4,290,090.00. (Related Items: 24R-35, 24R-36, 24-10) (1/29/24 - Verbal Motion to move item to Pending List - No Date Certain)
24-10 Ordinance.pdf

10.e. 23R-638
Comprehensive Plan Amendment 23005- Application of FFF, LLC to amend the Lincoln-Lancaster County 2050 Comprehensive Plan to revise the Future Land Use Map by changing the designation from Industrial Use to Commercial Use, on property generally located at the northeast corner of NW 48th Street and Interstate 80. (Related Items: 23R-638, 23-158, 23R-639, 23-159) (Action date: 1/22/24) (1/8/24 – Public hearing continued to 1/22/24) (1/22/24 – Action delayed to 1/29/24) (1/29/24 - Verbal Motion to move item to Pending List - No Date Certain)
23R-638 Resolution.pdf
23R-638 Attachment.pdf
CPA23005 SUMMARY REPORT.pdf

10.f. 23-158
Annexation 23005- Application of FFF, LLC., to annex approximately 52 acres, more or less, on the property generally located at the northeast corner of NW 48th Street and Interstate 80. (Related Items: 23R-638, 23-158, 23R-639, 23-159) (1/8/24 –

Public hearing continued to 1/22/24) (1/22/24 – Action delayed to 1/29/24) (1/29/24 - Verbal Motion to move item to Pending List - No Date Certain)
23-158 Ordinance.pdf
23-158 Attachment.pdf
AN23005 SUMMARY REPORT.pdf

10.g. 23R-639
Approving the Conditional Annexation and Change of Zone Agreement between the City, FFF, LLC., and Helen Belle Kitzel Farms, LLC., for property generally located near NW 48th Street and Interstate 80. (Related Items: 23R-638, 23-158, 23R-639, 23-159) (Action date: 1/22/24) (1/8/24 – Public hearing continued to 1/22/24) (1/22/24 – Action delayed to 1/29/24) (1/29/24 - Verbal Motion to move item to Pending List - No Date Certain)
23R-639 Resolution.pdf
23R-639 Attachment.pdf

10.h. 23-159
Change of Zone 23019 - Application of FFF, LLC., to change the zoning designation of 15 acres more or less, from AG Agricultural District to H-4 Highway Commercial District, on property generally located at the northeast corner of NW 48th Street and Interstate 80. (Related Items: 23R-638, 23-158, 23R-639, 23-159) (1/8/24 – Public hearing continued to 1/22/24) (1/22/24 – Action delayed to 1/29/24) (1/29/24 - Verbal Motion to move item to Pending List - No Date Certain)
23-159 Ordinance.pdf
23-159 Attachment.pdf
CZ23019 SUMMARY REPORT.pdf

PUBLIC COMMENT

Anyone wishing to address the council on a matter not on this agenda, and not planned to appear on a future agenda, may do so at the open microphone session. Individuals are allowed a total of 5 minutes to speak regardless of the number of topics. For the month of September, open microphone sessions will be held on September 16 & 30, 2024.

ADJOURNMENT 4:34P.M.

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The Lincoln City Council meets every Monday at 3 p.m. except for the last Monday of the month which begins at 5:30 p.m. All City Council meetings are aired live on LNKTV City and re-aired later. For a schedule, visitlincoln.ne.gov (keyword: LNKTV). LNKTV City can be found on all three cable television systems: ALLOChannel 2; Spectrum Channel 1300; Kinetic Channel 1005. Meetings are also streamed live at lincoln.ne.gov(keyword: LNKTV) and available later at youtube.com/LNKTVcity.

LNKTV, the City government access group of channels, is now available on Roku and Apple TV. The free apps allow people without cable and those living outside of Lincoln to view livestreamed and archived LNKTV City, Health, and Education programs. Residents with Roku or Apple TV devices will find LNKTV in the channel guide or app store.

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The City Council Agenda and Action Sheet may be accessed on the Internet at: lincoln.ne.gov

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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.