



20334

16-50

Introduce: 5-16-16

**WEST "O" STREET  
MAINTENANCE BUSINESS IMPROVEMENT DISTRICT**

ORDINANCE NO. 20334

1 AN ORDINANCE creating a business improvement district under the authority of the  
2 Business Improvement District Act (Neb. Rev. Stat. § 19-4015 et seq.) and based upon the  
3 recommendations received from the duly appointed West "O" Street Business Improvement  
4 Board to be known as the West "O" Street Maintenance Business Improvement District for the  
5 purpose of providing for the maintenance, repair, and reconstruction of certain public facilities  
6 and improvements within the area generally abutting the north and south sides of West O Street  
7 from 3<sup>rd</sup> Street on the east and the Homestead Expressway on the west; providing for special  
8 assessments to be imposed within the district based upon the benefits conferred; and providing  
9 maximum limits upon such assessments.

10 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

11 Section 1. Business Improvement Board. That the West "O" Street Business  
12 Improvement Board appointed by the Mayor with City Council approval by Resolution No. A-  
13 89436 has recommended that the City Council create a maintenance business improvement  
14 district within the boundaries of the business area as declared by Resolution No. A-89436 to be  
15 known the West "O" Street Maintenance Business Improvement District to be funded by special  
16 assessments levied based upon actual valuation and based on special benefits to the property  
17 within the West "O" Street Maintenance Business Improvement District as the same may be  
18 fairly and equitably adjusted by the City Council of Lincoln, Nebraska sitting as a Board of  
19 Equalization.

20 Section 2. Notice of Public Hearing. That on May 13, 2016 notice that the City Council  
21 intended to consider this Ordinance to establish the West "O" Street Maintenance Business  
22 Improvement District was given by (a) publication of a Notice of Public Hearing in the Lincoln  
23 Journal Star, a newspaper of general circulation in the City of Lincoln, setting forth the time,

Return to:  
Teresa @ City Clerk

AMENDED, 06/06/16

768

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1 date, place, and purpose of the public hearing to be held on May 23, 2016 regarding the  
2 establishment of the West "O" Street Maintenance Business Improvement District and (b)  
3 mailing a copy of the Notice of Public Hearing postage prepaid to each owner of taxable  
4 property in the proposed district as shown on the latest tax rolls of the County Treasurer for  
5 Lancaster County. A copy of said Notice of Public Hearing is attached hereto marked as  
6 Attachment "A" and incorporated herein by this reference.

7 Section 3. Public Hearing. That during the regular City Council meeting commencing at  
8 3:00 p.m. on May 23, 2016 in the City Council Chambers on the first floor of the County-City  
9 Building, 555 South 10th, Lincoln, Nebraska the City Council held a public hearing on this  
10 Ordinance to create the West "O" Street Maintenance Business Improvement District; that at  
11 such public hearing, the City Council heard all protests and received evidence for and against  
12 the creation of the proposed West "O" Street Maintenance Business Improvement District; that  
13 the City Council ruled upon all written protests (if any) to the creation of such district which were  
14 received prior to the close of the hearing, and hereby finds that protest (if any) was not made by  
15 the record owners representing over 50% of the assessable units in the proposed district.

16 Section 4. Creation of District; Improvements. That the West "O" Street Maintenance  
17 Business Improvement District is hereby created and established effective on the date of  
18 adoption of this Ordinance for the purpose of maintaining the City medians in West O Street and  
19 the 3<sup>rd</sup> and O Street Plaza ("Maintenance Work") in the district. The Maintenance Work to be  
20 performed in such business improvement district shall consist of:

- 21 a. Litter pick up from the sidewalks, planting areas, and beautification areas;  
22 b. Empty trash receptacles;  
23 c. Care and maintenance of all shrubbery, buffalo grass, and other  
24 plantings, which maintenance shall include mowing, watering, fertilizing, weeding, pruning,  
25 spraying, and removal and replacement of dead plantings;  
26 d. Paint and maintain ornamental light poles;

1 e. Maintain and replace historical signs; and

2 f. Snow removal from the 3<sup>rd</sup> & O Street Plaza parking lot if over 6 inches in  
3 depth.

4 Section 5. District Boundaries. That the boundaries of the West "O" Street Maintenance  
5 Business Improvement District shall generally extend (north and south of West O Street) from  
6 3<sup>rd</sup> Street on the east and Homestead Expressway on the west. The properties included within  
7 the district are those properties abutting the north and south sides of West O Street from 3<sup>rd</sup>  
8 Street on the east and Homestead Expressway on the west. Commonly owned properties that  
9 are intersected by a boundary line establishing the district shall be considered as entirely within  
10 the district unless otherwise determined by the City Council when sitting as a Board of  
11 Equalization. The district boundaries and properties included herein are shown on the map  
12 attached hereto as Exhibit B and incorporated herein by this reference.

13 Section 6. Special Assessment; Method of Assessment. That the costs and expenses  
14 for the Maintenance Work proposed to be performed within this business improvement district  
15 will be funded through special assessments against the property in the district based upon the  
16 special benefits to the property as fairly and equitably equalized by the City Council sitting as a  
17 board of equalization. The special assessments will be levied annually on a front foot basis.

18 Section 7. Special Assessment of Property Exempt from Ad Valorem Taxes. All owners  
19 of property exempt from ad valorem taxes within the district benefit from the maintenance work  
20 and shall be specially assessed to support the Maintenance Work.

21 Section 8. Annual Budget and Limitations. The estimated total annual costs and  
22 expenses for the Maintenance Work to be performed within such district during the remainder of  
23 the January 1, 2016 through December 31, 2016 calendar year are \$7,000.00 (first partial fiscal  
24 year estimate); provided that the maximum amount of the first partial fiscal year's annual  
25 assessment for the district shall not exceed the total costs and expenses thereof. In each  
26 succeeding calendar year the City Council shall estimate the total annual costs and expenses

1 for the Maintenance Work, and after public hearing, shall approve an annual budget for the  
2 Maintenance Work. The Maintenance Work annual assessment for such succeeding calendar  
3 year shall not exceed the actual costs and expenses thereof.

4 Section 9. Enforcement and Penalties. That the special assessments provided  
5 herein shall be a lien on the property assessed superior and prior to all other liens except  
6 general taxes and other special assessments which shall be of equal priority. Liens for special  
7 assessments may be foreclosed and are subject to interest at the statutory rate when payment  
8 of the assessment is delinquent as provided by law. No special assessment made hereunder  
9 shall be void for any irregularity, defect, error, or informality in procedure, in levy or equalization  
10 thereof.

11 Section 10. Effective Date. Pursuant to Article VII, Section 7 of the City Charter, this  
12 ordinance shall be posted on the official bulletin board of the City, located on the wall across  
13 from the City Clerk's office at 555 S. 10th Street, in lieu of and in place of newspaper publication  
14 with notice of passage and such posting to be given by publication one time in the official  
15 newspaper by the City Clerk. This ordinance shall take effect and be in force from and after its  
16 passage and publication as herein and in the City Charter provided.

See further Council Proceedings on  
next page. Thank you.

Approved as to Form & Legality:

*Asst* *Richard*  
City Attorney

Introduced by:

*Cyndi Lamm*  
AYES: Camp, Christensen, Eskridge,  
Fellers, Gaylor Baird, Lamm,  
Raybould; NAYS: None.

PASSED  
JUN 06 2016  
BY CITY COUNCIL

Approved this 9<sup>th</sup> day of June, 2016:  
*Christina*  
Mayor

16-50

05/23/16 Council Proceedings:

CAMP Moved to continue Public Hearing with 3<sup>rd</sup> reading on 06/06/16.

Seconded by Eskridge and carried by the following vote: AYES: Camp, Christensen, Eskridge, Fellers, Gaylor Baird, Lamm, Raybould; NAYS: None.

06/06/16 Council Proceedings:

ESKRIDGE Moved to Amend Bill No. 16-50 as follows: Substitute the district boundary map attached hereto marked as EXHIBIT B for the existing map attached to Bill No. 16-50 as EXHIBIT B.

Seconded by Christensen and carried by the following vote: AYES: Camp, Christensen, Eskridge, Fellers, Gaylor Baird, Lamm, Raybould; NAYS: None

TO BE PUBLISHED ONCE IN THE LINCOLN JOURNAL STAR ON FRIDAY, May 13, 2016:

NOTICE OF PUBLIC HEARING  
TO ESTABLISH THE WEST O STREET MAINTENANCE BUSINESS IMPROVEMENT  
DISTRICT

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, May 23, 2016**, at 3:00 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following item.

(Bill No. 16-50) An Ordinance to establish the West O Street Maintenance Business Improvement District and providing for the cost and expenses of the Maintenance Activities to be funded by special assessments levied upon the property within the district as more particularly described below.

District Boundaries. The boundaries of the West O Street Maintenance Business Improvement District shall generally include the properties abutting the north and south side of West O Street from 3<sup>rd</sup> Street on the east and the Homestead Expressway on the west ("Exterior Boundary Area"). The properties included within the district are those properties lying within the Exterior Boundary Area of the district.

Core Management Activities. The Maintenance Activities in the district shall consist of:

- Litter pick up from the sidewalks, planting areas, and beautification areas;
- Empty trash receptacles;
- Care and maintenance of all shrubbery, buffalo grass, and other plantings, which maintenance shall include mowing, watering, fertilizing, weeding, pruning, spraying, and removal and replacement of dead plantings;
- Paint and maintain ornamental light poles;
- Maintain and replace historical signs; and
- Snow removal from the 3rd & O Street Plaza parking lot if over 6 inches in depth.

Estimated cost of the Maintenance Activities. The estimated cost and expenses for the Maintenance Activities to be performed within the district during the remainder of the January 1, 2016 through December 31, 2016 calendar year is \$7,000. In each succeeding calendar year the City Council shall estimate the total annual cost and expenses for the Maintenance Activities, and after public hearing, shall approve an annual budget for the Maintenance Activities.

Special Assessment. The costs and expenses for the Maintenance Activities to be performed in the district will be raised through special assessments based upon the special benefits to the property within the district as fairly and equitably equalized by the City Council sitting as a Board of Equalization.

Method of Assessment. The special assessment will be levied annually on a front foot basis.

Teresa Meier  
City Clerk

**West O Street  
Maintenance Business Improvement District**

NORTH MANCHESTER, BLOCK 3, LOT 20 - 27, EX S27'
NORTH MANCHESTER, BLOCK 2, LOTS 20 - 25, & W1/2 S250' VAC N CODDINGTON AVE
NORTH MANCHESTER, BLOCK 1 & E1/2 S223' N CODDINGTON AVE
WOODS BROS LAKEVIEW ACRES, BLOCK 9, LOTS 5-6
WOODS BROS LAKEVIEW ACRES, BLOCK 10, LOTS 5-6
WOODS BROS LAKEVIEW ACRES, BLOCK 11, LOTS 5-6
WOODS BROS LAKEVIEW ACRES, BLOCK 12, LOTS 5-6
WOODS BROS LAKEVIEW ACRES, BLOCK 13, LOT 5-6
WOODS BROS LAKEVIEW ACRES, BLOCK 14, LOT 5-6
WOODS BROS LAKEVIEW ACRES, BLOCK 16, LOTS 5-6 & VAC NW 13TH ST ADJ
WOODS BROS LAKEVIEW ACRES, BLOCK 15, LOTS 5-6 & VAC NW 13TH ST ADJ
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 122 SW
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 156 SW
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, LOT 233 SW
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOTS 164 & 270 SW
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOTS 119, 120 & 167 SW
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, IT LOT 301 & SURPLUS STREET ROW LYING EAST OF NW ROUNDHOUSE RD SW
WEILERS SUBDIVISION, LOT 3 - 8, EX S PT FOR RD
FIELDS SUBDIVISION (OF PT SW 22-10-6), BLOCK 4, LOTS 19 - 24 & WEILERS SUB LOTS 1 & 2
IT LOT 181 SW 22-10-6

*NOMA*

*WOODLAAE*

*IT*

*WEILERS  
FIELDS*

x



**West O Street  
Maintenance Business Improvement District**

T O HAAS SUBDIVISION, LOT 3
HUTCHISON BROTHERS ADDITION, LOT 1
T O HAAS 4TH ADDITION, LOT 1
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, LOT 163 SE
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, LOT 155 SE
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 265 SE
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 222 SE
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, LOT 153 SE
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 189 SE
S22, T10, R6, 6TH PRINCIPAL MERIDIAN, LOT 266 SE
SUN VALLEY ADDITION, LOT 1 AND LOT 3
T O HAAS 3RD ADDITION, LOTS 1-2
LINCOLN ORIGINAL, BLOCK 251, LOT 7 - 18, & THE E14' OF NORTH 1ST ST FROM THE SOUTH LINE OF LOT 7 TO THE CENTERLINE OF THE VACATED E/W ALLEY & W1/2 VAC 2ND STREET
LINCOLN ORIGINAL, BLOCK 250, LOTS 7 - 18, & E1/2 VAC 2ND STREET
LINCOLN ORIGINAL, BLOCK 249, LOT 7 - 18, & E20' VAC 3RD ST ADJ
LINCOLN ORIGINAL, BLOCK 46, LOT 1 - 3, & VAC W14' S2ND ST ADJ LOT 1
LINCOLN ORIGINAL, BLOCK 47, LOT 1 - 12 AND VAC 3 ST ADJ
LINCOLN ORIG BLK 48 LOTS 1-12 AND VAC 3 ST ADJ
DURST ADDITION, LOT 1
S27, T10, R6, 6TH PRINCIPAL MERIDIAN, LOT 69, LOTS 82-83 NW, AND LOT 109

TO HAAS  
H+BRO  
TO HAAS 4

FX

SUNVA  
TO HAAS 3  
LINCOLN

DURST  
FX

**West O Street  
Maintenance Business Improvement District**

URBAN SUBDIVISION, LOTS 1-3
BRK ADDITION, LOTS 1-2
S27, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOTS 46 & 64 NE
S27, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOTS 52, 70, AND LOTS 96 AND 97 NE
S27, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 98 NE EX 100' X 100' TRACT IN NW PART (INSTR# 99-17794) & EX 8.87+- AC IN NE PART (INSTR# 89-25736)
345 WEST O STREET CONDOMINIUM, AMENDED, UNITS 1-2
345 WEST O STREET CONDOMINIUM, AMENDED, UNIT B
UNION LAND COMPANY SUBDIVISION, LOTS 1-2
S28, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 107 NW EX NORTH PART FOR ROAD (EXCEPTION DESCRIBED IN INST #87-37383)
S28, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 106 NW EX PART IN NORTH FOR ROAD (EXCEPTION DESCRIBED IN INST #87-37383)
S28, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 105 NW EX PART IN NORTH FOR ROAD
MANCHESTER HEIGHTS, BLOCK 1, LOT 1 - 6, EX N27'
MANCHESTER HEIGHTS, BLOCK 2, LOTS 1-6
G & C ADDITION, BLOCK 1, LOT 8
S28, T10, R6, 6TH PRINCIPAL MERIDIAN, LOT 66-72 NE AND LOT 102 NE
S28, T10, R6, 6TH PRINCIPAL MERIDIAN, IRREGULAR TRACT LOT 73 NE
HOBELMANS SUBDIVISION BLOCK 1 S115' LOTS 1 - 6 & & VAC SW 13 ST ADJ (DESC INST #2003-62558 , ORD #18180)
EARL CARTER ADDITION, BLOCK 1, LOT 1 AND LOT 7
WEST HOBELMAN 1ST ADDITION, LOT 1

URBAN  
 NO BRK  
 IT  
 345 WEST CO  
 UMLACO  
 IT  
 MAHE  
 GC  
 IT  
 HOBELMANS  
 EACA  
 WESHOB1



## C E R T I F I C A T E

I, Teresa J. Meier, City Clerk of the City of Lincoln, Nebraska, do certify that the above and foregoing is a true and correct copy of the Ordinance #20334 - Approving the establishment of the West "O" Street Maintenance Business Improvement District within the exterior boundaries of an area generally along West "O" Street from 3rd Street on the east to Homestead Expressway on the west and including the property abutting the north and south sides of said West "O" Street right-of-way, passed by the Lincoln City Council, on June 6, 2016, as the original appears of record in my office, and is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially & affixed the seal of the City of Lincoln, Nebraska, this 26<sup>th</sup> day of April, 2017.

*Teresa J. Meier*  
City Clerk

