



City of Omaha
Jim Suttle, Mayor

Law Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 804
Omaha, Nebraska 68183-0804
(402) 444-5115
Telefax (402) 444-5125

Paul D. Kratz
City Attorney

Honorable President

and Members of the City Council,

Transmitted herewith is an ordinance implementing a portion of the Benson Business Improvement District (BID No. 6875) which was approved by Ordinance No. 38876 on November 23, 2010 that has been requested by Councilman Pete Festersen. The original ordinance contemplated in Item II of Section 5 that additional lighting would be part of the improvements contemplated by the Benson Business Improvement District and which improvements would be paid out of the budget of the District. This ordinance implements that portion of the District by approving a specific plan and detailing the method of paying for it.

The total cost of the improvements to be constructed by the Omaha Public Power District is \$45,250 pursuant to the project description attached to this ordinance. It is anticipated that the City will pay the cost of the project out of Fund 12117 – Misc Contribution, Org 124083 – Benson Business Improvement District. Thereafter, the total amount plus interest at a rate of 3 percent will be assessed against the individuals in the District over a period of ten (10) years as shown on the amortization schedule attached. It is anticipated that property within the district will be specially assessed based on the special benefits to each property with the assessment method to be based on the assessed value of the property.

Respectfully submitted,



12/1/11

Bernard J. in den Bosch
Assistant City Attorney

Date

ORDINANCE NO. 39201

AN ORDINANCE implementing the Benson Business Improvement District (BID No. 6875) under the authority of the Business Improvement District Act, Neb.Rev.Stat. § 19-4105, et seq. for the purpose of approving a street lighting replacement and upgrade project in the Benson area of Omaha, Nebraska, as contemplated by Item II of Section 5 of the ordinance establishing the Benson Business Improvement District, in the amount of \$45,200 to be paid from Fund 12117 – Misc Contribution, Org 124083 – Benson Business Improvement District; to reiterate the properties benefited by the proposed improvements which will be subject to special assessments in accordance with the Benson Business Improvement District Plan; to provide for special assessments of the total principal amount of \$45,200 with interest at a rate of 3 percent over a ten (10) year period to be imposed with such District based upon the benefits conferred; to provide for the assessment of property specially benefited within the District; to provide a method of assessment to be assessed upon properties specially benefited by the District; and to provide the effective date hereof.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. Public Hearing; Project Creation. That a Resolution of Intention to establish a business improvement district to be known as the Benson Business Improvement District (BID No. 6875) was adopted by the Omaha City Council on September 28, 2010, as Resolution No. 1117. On November 23, 2010, the City Council adopted Ordinance No. 38876 which contemplated at Item II of Section 5 that the District would implement a program for light and security upgrades. A copy of said ordinance is attached as Exhibit “A” and herein incorporated by reference.

Section 2. Notice. That notice that the City Council intended to consider the Resolution of Intention at a public hearing for the establishment of the district was made by publication and by

mailing a copy of said Resolution No. 1117 to each owner of taxable property as shown on the latest tax rolls of the County Treasurer within the proposed district; that a public hearing was held by the City Council on September 28, 2010, during the regular City Council meeting, commencing at 2:00 p.m. in the Legislative Chambers of the Omaha/Douglas Civic Center, 1819 Farnam Street, Omaha, Nebraska.

Section 3. Public Hearing. That at such public hearing the City Council heard all protests, received evidence for and against the creation of the proposed Business Improvement District; and the City Council ruled upon all protests to the creation of such district which were received prior to the close of hearing.

Section 4. Creation of Business Improvement District. That the City Council created the Benson Business Improvement District (BID No. 6875) by Ordinance No. 38876 passed on November 23, 2010.

Section 5. Boundaries. That the District is comprised of all property located within the Benson Business Improvement District boundaries as represented on the attached map, Exhibit "B" and described as follows:

The boundaries of the Business Improvement District shall generally extend from starting at the corner of Northwest Radial Highway and 57th Street, north on 57th Street to the north property line of the property addressed as 2930 North 57th Street, west along that property line and that of 2919 North 58th Street to 58th Street, south to Northwest Radial Highway, west on Northwest Radial Highway to the alley between Spencer Street and Bedford Avenue, then west to the rear property line of the property addressed as 6309 Military Avenue, then south past Spencer Street and to the western

edge of the property addressed as 6311 Military Avenue, then east on the alley between Spencer Street and Wirt Street to the western boundary of property addressed as 3106 North 63rd Street, then south to Wirt Street, then east on Wirt Street to 63rd Street, then 63rd Street south to the alley south of Maple Street, then east to the alley between 63rd Street and 62nd Street, then south to the south property line of the property located at 2736 North 62nd Street, then east to 62nd Street, then east along the south property line of property addressed as 2735 North 62nd Street and 2734 North 61st Street, then east to include property at 2729 North 61st Street, then north along the eastern boundary of that property to the alley between 61st Street and 60th Avenue, then east on the alley to the northern portion of the vacated 57th Street, then north to Northwest Radial Highway connecting with 57th Street.

Section 6. Implementation of Item II, Section 5 Program: Lighting and Security of Benson Business Improvement District. The Benson Business Improvement District is permitted to implement those rules and regulations for its operation as allowed by the Nebraska statutes. The work to be performed and specific improvements to be implemented for such Business Improvement District, which were part of those contemplated by Ordinance No. 38876 passed November 23, 2011, consists of the following:

II. Program: Lighting and Security (budgeted at \$9,000.00 in first year)

A. Outcome – Public safety is improved; criminal behavior is discouraged

Activities: lace additional lighting in alleyways, side streets and parking lot

Inputs: Lights; contract with electrician/OPPD; equipment; survey of needs

Resources: \$4,500.00

Measurable Objective:

- Criminal activity is reduced
- Merchant and citizen security is enhanced

- Annual survey measures actual and perceived improvement

B. Outcome – Public safety is improved; Criminal behavior is discouraged

Activities: Partner with constituent organizations to encourage formation of citizen's patrol; coordinate private security efforts with merchants; place security nodes within BID boundaries

Inputs: Equipment; personnel to monitor and coordinate

Resources: \$4,500.00

Measurable Objective:

- Criminal activity is reduced
- Merchant and citizen security is enhanced
- Annual survey measures actual and perceived improvement

Section 7. Project budget and limitations. The total project cost for the street lighting replacement and upgrade project is \$45,250 for project B2-LED as shown in the attached Exhibit "C" which describes the work to be done. The specific improvements are listed for purposes of estimating costs and expenses of performing the proposed work and improvements.

Section 8. Method of Assessment. The cost and expenses for the street lighting replacement and upgrade project within such Business Improvement District shall be raised through special assessments based upon the special benefits to the property as fairly and equitably assessed by the City Council.

The cost and expenses for the work proposed to be performed for the lighting project within such Business Improvement District in the amount of \$45,250 are to be levied as Special Assessments, fairly and equitably based upon the special benefits to the property within the District. After performance of the work, the assessment shall be levied annually as a percentage of assessed valuation of the taxable property within the District, as described in Ordinance No. 38876 passed on November 23, 2010 which created the Benson Business Improvement District (No. 6875).

It is anticipated that the City will initially pay the cost of the entire project with the Omaha

Public Power District as described in Exhibit "C" attached. After completion of the work, the total amount of \$45,250 plus accrued interest of 3 percent will be assessed against those individuals in the District for a period of 10 years. Attached as Exhibit "D" is the amortization schedule for the Benson BID Street lighting replacement and upgrade project.

It is understood that the amount shown in the amortization schedule will be assessed each year against the properties within the district described in this Section. Any individual assessment shall become delinquent fifty (50) days from and after submission of an invoice from the Douglas County Treasurer. Interest at a rate of fourteen percent per annum, as provided by state law, payable in advance shall be paid on each delinquent installment.

Section 9. Commonly owned property. Commonly owned properties that are intersected by a boundary line established in the district shall be considered entirely in the district unless otherwise determined by the City Council when sitting as the Board of Equalization.

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

Section 11. Payment. The City shall pay the initial cost of the project described in Exhibit "C" to the Omaha Public Power District for the Benson BID Lighting Project in the amount of \$45,250 which funds shall be paid from Fund 12117 – Misc Contribution, Org 124083 – Benson

ORDINANCE NO. 39207
PAGE 6

Business Improvement District.

Section 12. That this ordinance shall be in full force and take effect fifteen days from and after its passage.

INTRODUCED BY COUNCILMEMBER

Thomas Mulligan

APPROVED BY:

Jim Suttle 12/22/11
MAYOR OF THE CITY OF OMAHA DATE

PASSED DEC 20 2011 7-0

ATTEST:

Christina 12/22/11
CITY CLERK OF THE CITY OF OMAHA DATE

APPROVED AS TO FORM:

R. E. ... 12/1/11
ASSISTANT CITY ATTORNEY DATE



City of Omaha
Jim Suttle, Mayor

RECEIVED
10 OCT 29 PM 1:19
CITY OF OMAHA
OMAHA, NEBRASKA

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

R. E. Cunningham, RA, F.SAME
Director

Honorable President

and Members of the City Council,

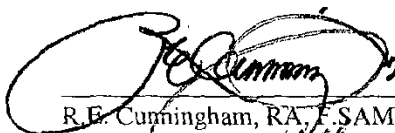
Transmitted herewith is an ordinance establishing the Benson Business Improvement District (BID No. 6875). The ordinance establishes the district boundaries, the purpose and activities of the district and provides for special assessments. The Benson Business Improvement District will form the creation of a district contemplated by a resolution of intention considered and adopted by the City Council on September 28, 2010. This is the second and final step in the development and funding of a business improvement district.


The amount to be specially assessed for the Benson Business Improvement District is forty thousand five hundred dollars (\$40,500) for the first year an allowance for growth at a rate of five percent (5%) per year. It is anticipated that property within the district will be specially assessed based on the special benefits to each property with the assessment method to be based on the assessed value of the property. For the first year of said district, it is proposed that the assessment shall not exceed two dollars and fifty cents (\$2.50) per thousand dollars of assessed value.

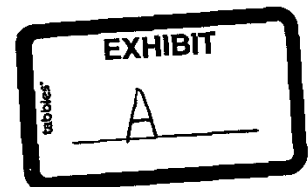
The Planning Department requests your consideration and approval of the attached ordinance.

Respectfully submitted,

Referred to City Council for Consideration:


R. E. Cunningham, RA, F.SAME
Planning Director
Date 27 Oct 2010


Mayor's Office
Date 29 Oct 2010



ORDINANCE NO. 38876

AN ORDINANCE establishing the Benson Business Improvement District (BID No. 6875) under the authority of the Business Improvement District Act, Neb.Rev.Stat. § 19-4105, et seq. for the purpose of providing specified activities, work and improvements in the Benson area of Omaha, Nebraska; to create the Benson Business Improvement District pursuant to the City Council's Resolution of Intention to so establish; to define the boundaries of such District; to identify that the properties benefited by the proposed improvements will be subject to special assessments in accordance with the Benson Business Improvement District Plan; to provide for special assessments in the total amount of \$40,500 for the first year with such assessments growing no more than five percent (5%) per year to be imposed with such District based upon the benefits conferred; to provide for the assessment of property specially benefited within the District; to provide a method of assessment to be assessed upon properties specially benefited by the District; and to provide the effective date hereof.

WHEREAS, there has been a request by the Benson Business Improvement District Board that the City Council of the City of Omaha establish an Improvement District providing specified work and improvements as described herein.

WHEREAS, in accordance with Neb.Rev.Stat. § 19-4015 to § 19-4038 (Reissue 2007), such improvements may be made as cited in the Business Improvement District Act; and,

WHEREAS, the City Council by Resolution No. 1117 on September 28, 2010 adopted a Resolution of Intention to create such Business Improvement Districts; and,

WHEREAS, in accord with the Resolution of Intention, a public hearing was held by the City Council at its meeting of September 28, 2010, in the Legislative Chambers of the Omaha/Douglas Civic Center concerning the formation of such district; and,

ORDINANCE NO. 38876
PAGE 2

WHEREAS, the City Council, following the public hearing has directed that an Ordinance providing for the establishment of the Business Improvement District be presented for its consideration.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. Public Hearing; project creation. That a Resolution of Intention to establish a business improvement district to be known as the Benson Business Improvement District (BID No. 6875) was adopted by the Omaha City Council on September 28, 2010, as Resolution No. 1117, a copy of which is attached as Exhibit "A".

Section 2. Notice. That notice that the City Council intended to consider the Resolution of Intention at a public hearing for the establishment of the district was made by publication and by mailing a copy of said Resolution No. 1117 to each owner of taxable property as shown on the latest tax rolls of the County Treasurer within the proposed district; that a public hearing was held by the City Council on September 28, 2010, during the regular City Council meeting, commencing at 2:00 p.m. in the Legislative Chambers of the Omaha/Douglas Civic Center, 1819 Farnam Street, Omaha, Nebraska.

Section 3. Public Hearing. That at such public hearing the City Council heard all protests, received evidence for and against the creation of the proposed Business Improvement District; and the City Council has ruled upon all protest of the creation of such district which were received prior to the close of hearing and hereby finds that the protests were not made by record owners representing over 50% of the assessable units in the proposed district.

Section 4. Boundaries. That the District shall comprise all property located within the

ORDINANCE NO. 38876

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Benson Business Improvement District boundaries as represented on the attached map, Exhibit "B" and bounded as follows:

The boundaries of the proposed Business Improvement District shall generally extend from starting at the corner of Northwest Radial Highway and 57th Street, north on 57th Street to the north property line of the property addressed as 2930 North 57th Street, west along that property line and that of 2919 North 58th Street to 58th Street, south to Northwest Radial Highway, west on Northwest Radial Highway to the alley between Spencer Street and Bedford Avenue, then west to the rear property line of the property addressed as 6309 Military Avenue, then south past Spencer Street and to the western edge of the property addressed as 6311 Military Avenue, then east on the alley between Spencer Street and Wirt Street to the western boundary of property addressed as 3106 North 63rd Street, then south to Wirt Street, then east on Wirt Street to 63rd Street, then 63rd Street south to the alley south of Maple Street, then east to the alley between 63rd Street and 62nd Street, then south to the south property line of the property located at 2736 North 62nd Street, then east to 62nd Street, then east along the south property line of property addressed as 2735 North 62nd Street and 2734 North 61st Street, then east to include property at 2729 North 61st Street, then north along the eastern boundary of that property to the alley between 61st Street and 60th Avenue, then east on the alley to the northern portion of the vacated 57th Street, then north to Northwest Radial Highway connecting with 57th Street.

Section 5. Creation of Benson Business Improvement District. The Benson Business Improvement District (BID No. 6875) is hereby created. The Benson Business Improvement District may implement those rules and regulations for its operation as permitted by the Nebraska statutes.

ORDINANCE NO. 38874

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The work to be performed and specific improvements to be made or maintained for such Business Improvement District may consist of the following:

Benson Business Improvement District Proposed Work Plan

I. Program: Cleaning and Maintenance (budgeted at \$16,000.00 in first year)

A. Outcome – Litter and trash is removed from public spaces

Activities: Clean up curbs and alleys, planters and parking lot

Inputs: Paid cleaning crew; volunteers

Resources: \$2,500.00

Measurable Objective:

- Litter is reduced to minimal amount
- Benson is more attractive
- Annual survey measures actual and perceived improvement

B. Outcome – Graffiti removed

Activities: Volunteers/crew record graffiti; city is notified; city response is monitored for 4 months

Inputs: Volunteers; potentially paid crew

Resources: \$200.00

Measurable Objective:

- Graffiti is removed promptly
- Annual survey measures actual and perceived improvement

C. Outcome – Snow removed in a timely manner; sidewalks and alleys are unobstructed

Activities: Contract is let

Inputs: Board develops RFP; determines components of compliance; designates staff/volunteer to monitor contract

Resources: \$12,600.00

Measurable Objective:

- Compliance is verified by visual inspection
- Annual survey measures actual and perceived improvement

D. Outcome – Walking safety and aesthetic appearance is improved in downtown Benson

Activities: BID monitors brick condition

Inputs: Volunteers

Resources: \$100.00

Measurable Objective:

ORDINANCE NO. 38876

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- 100% repair of bricks
- Ongoing repair
- Annual survey measures actual and perceived improvement

E. Outcome – Appearance of trees and surrounding area is improved

Activities: BID monitors condition of trees and sewer grates

Inputs: Volunteers

Resources: \$100.00

Measurable Objective:

- Grates are kept clean and removed if broken
- Ongoing maintenance
- Annual survey measures actual and perceived improvement

F. Outcome – Establish a recycling program for businesses within the BID boundaries

Activities: BID provides street recycling bins; BID facilitates and monitors larger recycling bins on public and private property

Inputs: BID reviews companies offering recycling bins for advertising \$\$; lets contract to selected company; volunteers to facilitate recycling at large bins; promotional materials

Resources: \$250.00

Measurable Objective:

- More recycling takes place
- Annual survey measures actual and perceived improvement

G. Outcome – Coordinate waste removal contracts for businesses within the BID boundaries

Activities: Gather information about businesses' contracts; survey current waste removal methods and needs

Inputs: Nonpaid personnel to gather information; BID develops survey

Resources: \$250.00

Measurable Objective:

- Majority of businesses within the BID participate in common contract
- Annual survey measures actual and perceived improvement

II. Program: Lighting and Security (budgeted at \$9,000.00 in first year)

A. Outcome – Public safety is improved; criminal behavior is discouraged

Activities: lace additional lighting in alleyways, side streets and parking lot

Inputs: Lights; contract with electrician/OPPD; equipment; survey of needs

Resources: \$4,500.00

Measurable Objective:

- Criminal activity is reduced

ORDINANCE NO. 38876

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- Merchant and citizen security is enhanced
- Annual survey measures actual and perceived improvement

B. Outcome – Public safety is improved; Criminal behavior is discouraged

Activities: Partner with constituent organizations to encourage formation of citizen's patrol; coordinate private security efforts with merchants; place security nodes within BID boundaries

Inputs: Equipment; personnel to monitor and coordinate

Resources: \$4,500.00

Measurable Objective:

- Criminal activity is reduced
- Merchant and citizen security is enhanced
- Annual survey measures actual and perceived improvement

III. Program: Signage (budgeted at \$7,500.00 in first year)

Outcome – Benson downtown users have sense of place; way finding is improved

Activities: Placement of directional, informational, historical and promotional signage; approval by appropriate government board

Inputs: signs; established design standards; personnel for design standards; personnel to install

Resources: \$7,500.00

Measurable Objective:

- Uniform look
- public perception of place
- increased pedestrian traffic
- appropriate parking behavior
- surge in business income
- Annual survey measures actual and perceived improvement

IV. Program: Landscaping (budgeted at \$3,000.00 in first year)

Outcome – Beautification of the BID

Activities: Place additional planters; enhance sustainable plantings; trim trees; weed and mow

Inputs: Survey of existing planters and trees; mapping of potential locations; additional planters; planting materials; paid personnel

Resources: \$3,000.00

Measurable Objective:

- Plantings increased by 50%
- Trees trimmed twice a year
- Weeds pulled every week
- Annual survey measures actual and perceived improvement

V. Administration: budgeted at \$5,000.00 in first year

Outcome – Oversight of programs

Activities: Personnel oversees carrying out of programmatic initiatives

ORDINANCE NO. 38876

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Inputs: Paid staff

Resources: \$5,000.00

Measurable Objective:

Additional Activities that may be done in subsequent years or that may be done with money that is not generated by a special assessment under Neb.Rev.Stat. § 19-4018:

- Management of Public Parking Areas.
- Community development, including undertaking ongoing research and maintaining Benson area market information, assisting property owners and brokers to recruit and retain tenants, supporting the growth of existing businesses.
- Consumer marketing to promote Benson as a regional destination, including the creation of a Benson map and directory and Benson area information website.
- Enhanced maintenance on a limited and targeted basis, including litter pick-up, graffiti removal, landscaping and spot cleaning.
- Parking coordination activities to improve the ease and affordability of parking for employees, visitors and other user groups.
- Cosmetic capital improvements, including gateways, wayfinding signage, banners, public art, streetscape, design plans, etc.
- The identification and securing of additional funds, including grants, sponsorships and earned income, to leverage and increase the impact of District resources.
- Program management costs, including salary, rent, annual audit, insurance, supplies, and other costs of operations.
- All other functions as permitted by law.

Section 6. Annual budget and limitations. The District shall become effective on December 1, 2010. The estimated total annual cost and expense for the work to be performed within the first year for the district is \$40,500, with said amount to grow each year at a rate of 5%. The specific

ORDINANCE NO. 38876

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improvements for the first year are listed for purposes of estimating costs and expenses of performing the proposed work and improvements. The Business Improvement District may secure grants or other funding which may be used for other improvements.

Section 7. Method of Assessment. The cost and expenses for the work to be performed within such Business Improvement District shall be raised through special assessments based upon the special benefits to the property as fairly and equitably assessed by the City Council.

It is recommended that from and after the date of approval of the Ordinance creating the proposed Business Improvement District, the cost and expenses for the work proposed to be performed within such Business Improvement District up to the initial amount of \$40,500 be levied as Special Assessments with the amount to grow each year at a rate of up to five (5) percent, fairly and equitably based upon the special benefits to the property within the District. The assessment shall be levied annually as a % of assessed valuation of the taxable property within the District. Such special assessments shall be levied per \$1,000 of assessed valuation and for the first year of the life of said District (base year), it is proposed not to exceed Two dollars and 50 cents (\$2.50) per thousand dollars (\$1,000) of assessed value.

Section 8. Contributions. Based on the recommendation of the Business Improvement District Board, all owners of property exempt from property taxes used in the district shall be invited to contribute annually to the City of Omaha to support BID activities, promotions and improvements. Any contribution shall be allocated to reduce assessment rates in the district.

Section 9. Commonly owned property. Commonly owned properties that are intersected by a boundary line established in the district shall be considered entirely in the district unless otherwise

ORDINANCE NO. 38876

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determined by the City Council when sitting as the Board of Equalization.

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

Section 11. That this ordinance shall be in full force and take effect fifteen days from and after its passage.

INTRODUCED BY COUNCILMEMBER

Henry Hernandez

APPROVED BY:

Jim Fittle 11/24/10
MAYOR OF THE CITY OF OMAHA DATE

PASSED NOV 23 2010 7-0

ATTEST:

Dwight Brown 11/24/10
CITY CLERK OF THE CITY OF OMAHA DATE

APPROVED AS TO FORM:

[Signature] 10/27/10
ASSISTANT CITY ATTORNEY DATE



City of Omaha
Jim Suttle, Mayor

Honorable President

and Members of the City Council,

Transmitted herewith is a Resolution of Intention to establish the Benson Business Improvement District (BID No. 6875) to provide for the financing of public improvements, providing certain public facilities, developing public activities, promoting public events, undertaking projects for the betterment of public facilities, contracting with personnel for improvement programs, providing certain functions through special assessments against properties within the District's boundaries, to secure grants to further enhance the improvement of the Benson business environment and for any other purpose allowed by law.

The Benson Business Improvement District was created in 1977 to provide for various improvements, and the Benson Business Improvement Board desires to change the focus and extent of the District. This Benson Business Improvement District's boundaries shall extend from a point starting at the corner of Northwest Radial Highway and 57th Street, north on 57th Street to the north property line of the property addressed as 2930 North 57th Street, west along that property line and that of 2919 North 58th Street to 58th Street, south to Northwest Radial Highway, west on Northwest Radial Highway to the alley between Spencer Street and Bedford Avenue, then west to the rear property line of the property addressed as 6309 Military Avenue, then south past Spencer Street and to the western edge of the property addressed as 6311 Military Avenue, then east on the alley between Spencer Street and Wirt Street to the western boundary of property addressed as 3106 North 63rd Street, then south to Wirt Street, then east on Wirt Street to 63rd Street, then 63rd Street south to the alley south of Maple Street, then east to the alley between 63rd Street and 62nd Street, then south to the south property line of the property located at 2736 North 62nd Street, then east to 62nd Street, then east along the south property line of property addressed as 2735 North 62nd Street and 2734 North 61st Street, then east to include property at 2729 North 61st Street, then north along the eastern boundary of that property to the alley between 61st Street and 60th Avenue, then east on the alley to the northern portion of the vacated 57th Street, then north to Northwest Radial Highway connecting with 57th Street. This designation was considered and recommended by the Planning Board on August 4, 2010.

The Business Improvement District area designation is the first step in the development of a business improvement district. A Benson Business Improvement District Board, appointed by the Mayor with the consent of the City Council, studied the area's needs and has developed a specific program and a recommended method of assessment for financing the program. The City Clerk's office has on file a detailed plan filed by the Board of the Benson Business Improvement District.



RECEIVED
10 SEP -8 PM 2:31
CITY CLERK
OMAHA, NEBRASKA

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

R. E. Cunningham, RA, F.SAME
Director

Honorable President
and Members of the City Council
Page 2

The total amount to be assessed each year by the Benson Business Improvement District is estimated at \$40,500 with a maximum increase of 5% per year. The special assessments will be based on the special benefits to the property and will take into account the assessed valuation of the property. For the first year of the life of said District, it is proposed not to exceed \$2.50 per thousand dollars (\$1,000) of assessed value.


The remainder of the Resolution specifies that a public hearing on the proposed establishment of Business Improvement District No. 6875 be held at 2:00 p.m. on September 28, 2010. The Planning Department requests your consideration and approval of the attached Resolution.

Respectfully submitted:

Referred to City Council for Consideration:

 R.E. Cunningham, R.A. F. SAME Planning Director	8 Sept 2010 DATE	 Mayor's Office/Title	8 Sept 2010 DATE
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Approved as to Funding:

 Pam Spaccarotella Finance Director	9-8-10 DATE
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CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, the continued development and improvement of the Benson Business Area is a priority of the City of Omaha; the business community, and the citizens of Omaha; and,

WHEREAS, Nebraska Revised Statutes §§ 19-4015 to 4038, as amended, originally adopted by the Nebraska Legislature in 1979, allows for the establishment of Business Improvement Districts; and,

WHEREAS, under Nebraska State Statutes, Business Improvement Districts may finance public improvements, provide public facilities, develop public activities, promote public events, undertake projects for the betterment of public facilities, contract with personnel for improvement programs, and provide for certain activities through special assessments against properties within the district's boundaries; and,

WHEREAS, the Board of the Benson Business Improvement District, appointed by the Mayor with the consent of the City Council, has been engaged in a study of the needs of the Benson area concerning the creation of a Business Improvement Area and proposes the creation of a Business Improvement District; and,

WHEREAS, during the process, the Benson Business Community expressed interest in the designation of a Business Improvement Area in the Benson area; and,

WHEREAS, the duly appointed Board of the Benson Business Improvement District has engaged in a thorough examination of the conditions of Benson, conducted numerous meetings, held public hearings, hired a consultant and prepared a business plan for the Benson Business Improvement District, such plan being on file in the City Clerk's Office, which by this reference becomes a part hereof; and,

WHEREAS, in such plan, the Board of the Benson Business Improvement District determined that a Business Improvement District (BID No. 6875) should be formed; and,

By.....
Council member

Adopted.....
City Clerk

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

PAGE 2

Omaha, Nebraska

WHEREAS, such business plan details the area boundaries, the work to be performed by, the costs, and the method of raising revenue for the Benson Business Improvement District; and,

WHEREAS, this method of raising revenue is fair and equitable; and,

WHEREAS, the City of Omaha Planning Board at its August 4, 2010 meeting recommended that Business Improvement District No. 6875 be formed; and,

WHEREAS, Section 19-4024 of the Nebraska Statutes requires that a public hearing be held before the City Council relative to the establishment of any proposed Business Improvement District; and,

WHEREAS, the Board of the Benson Business Improvement District has requested that the public hearing be held on September 28, 2010 in compliance with State Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, pursuant to the provisions of the Business Improvement District Act, Nebraska Revised Statutes Section 19-4015, et seq. (Reissue 2007), and based on the recommendations received from the duly appointed Benson Business Improvement District Board and the City of Omaha Planning Board, the City Council of the City of Omaha hereby declares its intention to create Business Improvement District No. 6875 for the purpose of financing public improvements, providing public facilities, developing public activities, promoting public events, undertaking projects for the betterment of public facilities, contracting with personnel for improvement programs, and providing certain activities through special assessments against properties within the district's boundaries and for any other purpose allowed by law as hereinafter more specifically described.

By.....
Councilmember

Adopted.....
City Clerk

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

BE IT FURTHER RESOLVED, that in accordance with provisions of Nebraska Revised Statutes Section 19-4024 (Reissue 2007), the following information is provided regarding the creation of such Business Improvement District:

1. Description of boundary. The boundaries of the proposed Business Improvement District shall generally extend from Starting at the corner of Northwest Radial Highway and 57th Street, north on 57th Street to the north property line of the property addressed as 2930 North 57th Street, west along that property line and that of 2919 North 58th Street to 58th Street, south to Northwest Radial Highway, west on Northwest Radial Highway to the alley between Spencer Street and Bedford Avenue, then west to the rear property line of the property addressed as 6309 Military Avenue, then south past Spencer Street and to the western edge of the property addressed as 6311 Military Avenue; then east on the alley between Spencer Street and Wirt Street to the western boundary of property addressed as 3106 North 63rd Street, then south to Wirt Street, then east on Wirt Street to 63rd Street, then 63rd Street south to the alley south of Maple Street, then east to the alley between 63rd Street and 62nd Street, then south to the south property line of the property located at 2736 North 62nd Street, then east to 62nd Street, then east along the south property line of property addressed as 2735 North 62nd Street and 2734 North 61st Street, then east to include property at 2729 North 61st Street, then north along the eastern boundary of that property to the alley between 61st Street and 60th Avenue, then east on the alley to the northern portion of the vacated 57th Street, then north to Northwest Radial Highway connecting with 57th Street. Said boundaries are more specifically shown on the map which is attached hereto marked as Attachment A and made a part hereof by reference.

2. Time and place of hearing on creation of District. The time and place of the hearing to be held by the City Council of the City of Omaha to consider the establishment of Business Improvement District No. 6875 shall be September 28, 2010, at the hour of 2:00 p.m. or as soon thereafter as possible, in the Legislative Chambers, Level LC, Omaha/Douglas Civic Center, 1819 Farnam Street, Omaha, Nebraska 68183.

By.....
Councilmember

Adopted.....
.....
City Clerk

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

PAGE 4

Omaha, Nebraska

3. Work to be performed within the District. The work to be performed within the proposed improvement District shall include:

Benson Business Improvement District Proposed Work Plan

I. Program: Cleaning and Maintenance (budgeted at \$16,000.00 in first year)

A. Outcome – Litter and trash is removed from public spaces

Activities: Clean up curbs and alleys, planters and parking lot

Inputs: Paid cleaning crew; volunteers

Resources: \$2,500.00

Measurable Objective:

- Litter is reduced to minimal amount
- Benson is more attractive
- Annual survey measures actual and perceived improvement

B. Outcome – Graffiti removed

Activities: Volunteers/crew record graffiti; city is notified; city response is monitored for 4 months

Inputs: Volunteers; potentially paid crew

Resources: \$200.00

Measurable Objective:

- Graffiti is removed promptly
- Annual survey measures actual and perceived improvement

C. Outcome – Snow removed in a timely manner; sidewalks and alleys are unobstructed

Activities: Contract is let

Inputs: Board develops RFP; determines components of compliance; designates staff/volunteer to monitor contract

Resources: \$12,600.00

Measurable Objective:

- Compliance is verified by visual inspection
- Annual survey measures actual and perceived improvement

By.....
Councilmember

Adopted.....

.....
City Clerk

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

D. Outcome – Walking safety and aesthetic appearance is improved in downtown Benson

Activities: BID monitors brick condition

Inputs: Volunteers

Resources: \$100.00

Measurable Objective:

- 100% repair of bricks
- Ongoing repair
- Annual survey measures actual and perceived improvement

E. Outcome – Appearance of trees and surrounding area is improved

Activities: BID monitors condition of trees and sewer grates

Inputs: Volunteers

Resources: \$100.00

Measurable Objective:

- Grates are kept clean and removed if broken
- Ongoing maintenance
- Annual survey measures actual and perceived improvement

F. Outcome – Establish a recycling program for businesses within the BID boundaries

Activities: BID provides street recycling bins; BID facilitates and monitors larger recycling bins on public and private property

Inputs: BID reviews companies offering recycling bins for advertising \$\$; lets contract to selected company; volunteers to facilitate recycling at large bins; promotional materials

Resources: \$250.00

Measurable Objective:

- More recycling takes place
- Annual survey measures actual and perceived improvement

By.....
Councilmember

Adopted.....
City Clerk

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

PAGE 6

Omaha, Nebraska

G. Outcome – Coordinate waste removal contracts for businesses within the BID boundaries

Activities: Gather information about businesses' contracts; survey current waste removal methods and needs

Inputs: Nonpaid personnel to gather information; BID develops survey

Resources: \$250.00

Measurable Objective:

- Majority of businesses within the BID participate in common contract
- Annual survey measures actual and perceived improvement

II. Program: Lighting and Security (budgeted at \$9,000.00 in first year)

A. Outcome – Public safety is improved; criminal behavior is discouraged

Activities: lace additional lighting in alleyways, side streets and parking lot

Inputs: Lights; contract with electrician/OPPD; equipment; survey of needs

Resources: \$4,500.00

Measurable Objective:

- Criminal activity is reduced
- Merchant and citizen security is enhanced
- Annual survey measures actual and perceived improvement

B. Outcome – Public safety is improved; Criminal behavior is discouraged

Activities: Partner with constituent organizations to encourage formation of citizen's patrol;

coordinate private security efforts with merchants; place security nodes within BID boundaries

Inputs: Equipment; personnel to monitor and coordinate

Resources: \$4,500.00

Measurable Objective:

- Criminal activity is reduced
- Merchant and citizen security is enhanced
- Annual survey measures actual and perceived improvement

By.....
Councilmember

Adopted.....

.....
City Clerk

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

PAGE 7

Omaha, Nebraska

III. Program: Signage (budgeted at \$7,500.00 in first year)

Outcome - Benson downtown users have sense of place; way finding is improved

Activities: Placement of directional, informational, historical and promotional signage; approval by appropriate government board

Inputs: signs; established design standards; personnel for design standards; personnel to install

Resources: \$7,500.00

Measurable Objective:

- Uniform look
- public perception of place
- increased pedestrian traffic
- appropriate parking behavior
- surge in business income
- Annual survey measures actual and perceived improvement

IV. Program: Landscaping (budgeted at \$3,000.00 in first year)

Outcome - Beautification of the BID

Activities: Place additional planters; enhance sustainable plantings; trim trees; weed and mow

Inputs: Survey of existing planters and trees; mapping of potential locations; additional planters; planting materials; paid personnel

Resources: \$3,000.00

Measurable Objective:

- Plantings increased by 50%
- Trees trimmed twice a year
- Weeds pulled every week
- Annual survey measures actual and perceived improvement

By.....
Councilmember

Adopted.....
City Clerk

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

PAGE 8

Omaha, Nebraska

V. Administration: budgeted at \$5,000.00 in first year
Outcome – Oversight of programs

Activities: Personnel oversees carrying out of programmatic initiatives

Inputs: Paid staff

Resources: \$5,000.00

Measurable Objective:

Additional Activities that may be done in subsequent years or that may be done with money that is not generated by a special assessment under Neb.Rev.Stat. § 19-4018:

- Community development, including undertaking ongoing research and maintaining Benson area market information, assisting property owners and brokers to recruit and retain tenants, supporting the growth of existing businesses.
- Consumer marketing to promote Benson as a regional destination, including the creation of a Benson map and directory and Benson area information website.
- Enhanced maintenance on a limited and targeted basis, including litter pick-up, graffiti removal, landscaping and spot cleaning.
- Parking coordination activities to improve the ease and affordability of parking for employees, visitors and other user groups.
- Cosmetic capital improvements, including gateways, wayfinding signage, banners, public art, streetscape, design plans, etc.
- The identification and securing of additional funds, including grants, sponsorships and earned income, to leverage and increase the impact of District resources.
- Program management costs, including salary, rent, annual audit, insurance, supplies, and other costs of operations.
- All other functions as permitted by law.

By.....
Councilmember

Adopted.....
City Clerk

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

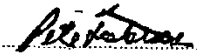
4. Estimated costs. The estimated total annual cost and expense for the work performed within the Business Improvement District is forty thousand five hundred dollars (\$40,500).

5. Method of raising revenue. It is recommended that from and after the date of approval of the Ordinance creating the proposed Business Improvement District, the cost and expenses for the work proposed to be performed within such Business Improvement District up to the initial amount of \$40,500 be levied as Special Assessments with the amount to grow each year at a rate of up to five (5) percent, fairly and equitably based upon the special benefits to the property within the District. Such special assessments shall be levied per \$1,000 of assessed valuation and for the first year of the life of said District (base year), it is proposed not to exceed Two dollars and 50 cents (\$2.50) per thousand dollars (\$1,000) of assessed value.

APPROVED AS TO FORM:

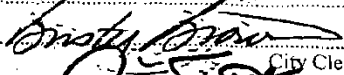
 9/8/10
 ASSISTANT CITY ATTORNEY DATE

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By 

 - Councilmember

Adopted SEP 28 2010 1-0



 City Clerk

 9/8/10

 Mayor

11/19/09



NO. *1119*.....

Resolution by

THAT, pursuant to the provisions of the Business Improvement District Act, Nebraska Revised Statutes Section 19-4015, et seq. (Reissue 2007), and based on the recommendations received from the duly appointed Benson Business Improvement District Board and the City of Omaha Planning Board, the City Council of the City of Omaha hereby declares its intention to create Business Improvement District No. 6875 for the purpose of financing public improvements, providing public facilities, developing public activities, promoting public events, undertaking projects for the betterment of public facilities, contracting with personnel for improvement programs, and providing certain activities through special assessments against properties within the district's boundaries and for any other purpose allowed by law as hereinafter more specifically described as Northwest Radial Highway from 57th to 63rd Streets to Corby Street.

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60 ✓

Presented to City Council

SEP 28 2010

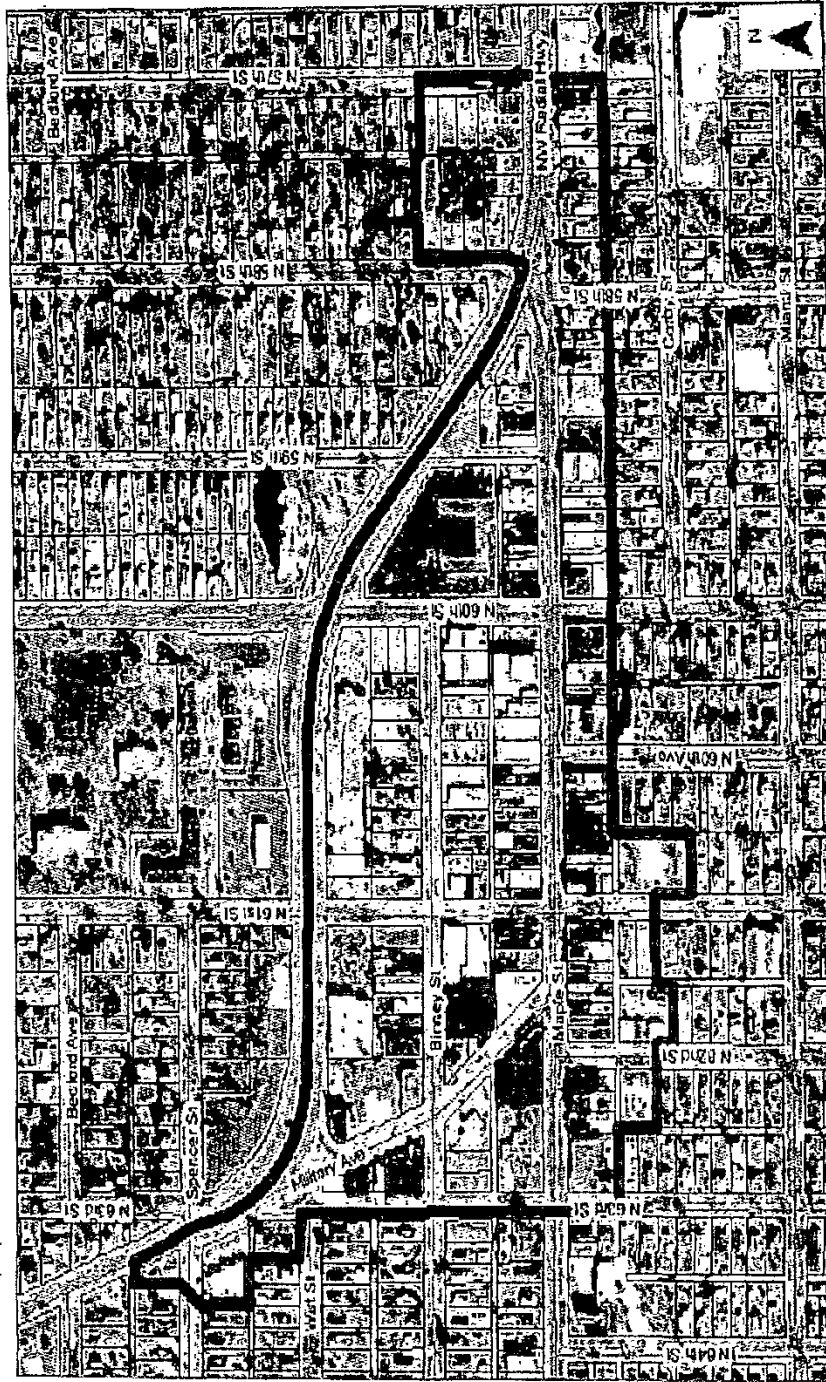
Adopted 7-0

Buster Brown

City Clerk

ATTACHMENT "A"

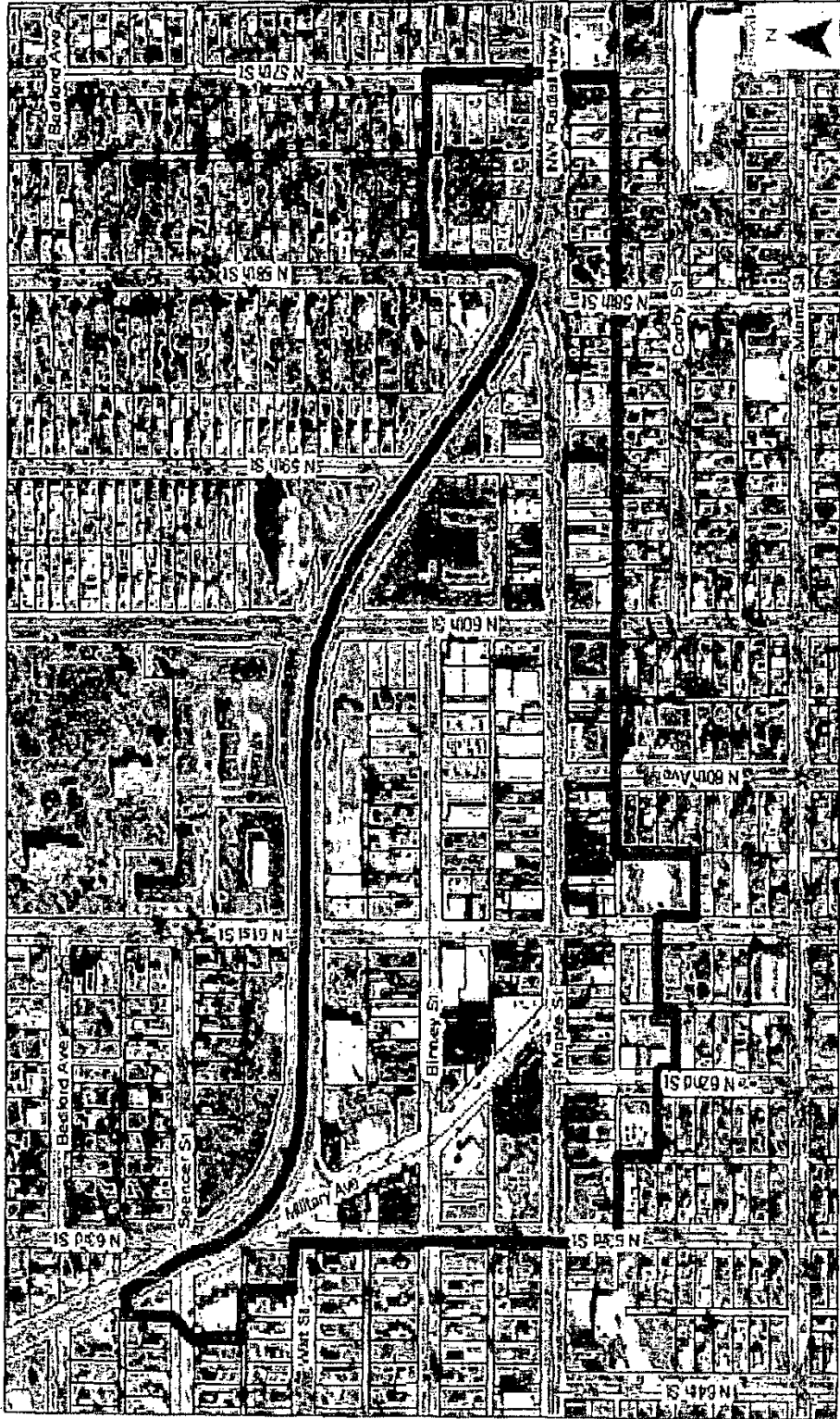
Downtown Benson Business District - Proposed BID Boundary



EXHIBIT

B

Downtown Benson Business District - Proposed BID Boundary



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1290

Council

ORDINANCE NO. 388712

AN ORDINANCE establishing the Benson

Business Improvement District (BID No. 6875) under the authority of the Business Improvement District Act, Neb.Rev.Stat. § 19-4105, et seq. for the purpose of providing specified activities, work and improvements in the Benson area of Omaha, Nebraska; to create the Benson Business Improvement District pursuant to the City Council's Resolution of Intention to so establish; to define the boundaries of such District; to identify that the properties benefited by the proposed improvements will be subject to special assessments in accordance with the Benson Business Improvement District Plan; to provide for special assessments in the total amount of \$40,500 for the first year with such assessments growing no more than five percent (5%) per year to be imposed with such District based upon the benefits conferred; to provide for the assessment of property specially benefited within the District; to provide a method of assessment to be assessed upon properties specially benefited by the District; and to provide the effective date hereof.

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37 ✓

PUBLICATIONS

PUBLICATION OF HEARING

Date 11-5-10

PUBLICATION OF ORDINANCE

Date _____

PRESENTED TO COUNCIL

1st Reading NOV 2 - 2010 - Hearing
112310 pursuant to City Council
Resolution #

Hearing NOV 9 - 2010 - City to
112310 pursuant to City
Council Resolution #

Final Reading NOV 23 2010

Passed 7-0

BUSTER BROWN
City Clerk

Benson BID Street Lighting Cost Estimates

Option	Description	Total Cost
B1	Replace 9 lights with new acorn poles and; <i>replace 5 poles (near intersections) with 30' bronze pole hockey puck 200W light fixtures</i>	\$32,800.00
B2	Replace 9 lights with new acorn poles and; <i>replace 5 poles (near intersections) with 30' bronze pole hockey puck 400W light fixtures</i>	\$41,200.00
B3	Replace 9 lights with new acorn poles and; <i>maintain 5 existing poles (near intersections) with cobra head 200W light fixtures</i>	\$19,800.00
D1	Refurbish 9 light poles with new acorn light fixtures and; <i>refurbish 5 poles (near intersections) to 30' bronze pole hockey puck 200W light fixtures</i>	\$26,140.00
D2	Refurbish 9 light poles with new acorn light fixtures and; <i>refurbish 5 poles (near intersections) to 30' bronze pole hockey puck 400W light fixtures</i>	\$33,490.00
D3	Refurbish 9 light poles with new acorn light fixtures and; <i>maintain 5 existing poles (near intersections) with cobra head 200W light fixtures</i>	\$17,640.00
B1-LED	Replace 9 lights with new acorn poles with LED light fixtures and; <i>replace 5 poles (near intersections) with 30' bronze pole hockey puck 200W light fixtures</i>	\$36,850.00
B2-LED	Replace 9 lights with new acorn poles with LED light fixtures and; <i>replace 5 poles (near intersections) with 30' bronze pole hockey puck 400W light fixtures</i>	\$45,250.00
B3-LED	Replace 9 lights with new acorn poles with LED light fixtures and; <i>maintain 5 existing poles (near intersections) with cobra head 200W light fixtures</i>	\$23,850.00
D1-LED	Refurbish 9 light poles with new acorn LED light fixtures and; <i>refurbish 5 poles (near intersections) to 30' bronze pole hockey puck 200W light fixtures</i>	\$30,190.00
D2-LED	Refurbish 9 light poles with new acorn LED light fixtures and; <i>refurbish 5 poles (near intersections) to 30' bronze pole hockey puck 400W light fixtures</i>	\$37,540.00
D3-LED	Refurbish 9 light poles with new acorn LED light fixtures and; <i>maintain 5 existing poles (near intersections) with cobra head 200W light fixtures</i>	\$21,690.00



LIGHTING OPTIONS FOR BENSON BID

OPTION A.

Replace all 14 lights with acorn fixtures

- Upfront cost of \$2200.00 per acorn = \$30,800.00.
- **Total = \$30,800.00.**

OPTION B.

Replace 9 lights with acorns and 5 poles (near intersections) with 30' bronze poles hockey puck fixtures

- Upfront cost of \$2200.00 per acorn = \$19,800.00.
- Upfront cost of \$4280.00 per 400W HPS bronze or Upfront cost of \$2600.00 per 200W HPS bronze
- **Total = \$41,200.00 w/ 400W HPS bronze.**
- **Total = \$32,800.00 w 200W HPS bronze.**

OPTION C.

Cut down all 14 poles, paint black and install standard acorn fixtures

- Cost of \$910.00 per location = \$12,700.00.
- Upfront cost of \$1050.00 per fixture = \$14,700.00.
- Pole would be maintained on a job order.
- 5 year warranty on paint.
- **Total = \$27,400.00.**

OPTION D.

Cut down all 9 poles, paint black and install standard acorn fixtures and paint 5 poles (near the intersections) bronze and install hockey puck fixtures

- Cost of \$910.00 for the 9 cut off locations = \$8,190.
- Cost of \$900.00 for the 5 location painted bronze = \$4,500.00.
- Upfront cost of \$1050.00 per fixture = \$9450.00.
- Upfront cost of \$2270.00 each for 5-400W fixtures or \$800.00 each for 5-200W fixtures.
- Pole would be job order maintenance.
- **Total = \$33,490.00 (w/ 400W HPS).**
- **Total = \$26,140.00 (w/ 200W HPS).**

OPTION E.

Cut down all 14 poles, paint black and install an LED fixture (cost depends on fixture) Philips LED fixture used for example purposed only.

- Cost of \$910.00 per location = \$12,700.00.
- LED fixture cost \$1500.00 each = \$21,000.00.
- All Maintenance would be job ordered.
- 5 year warranty on fixtures.
- **Total = \$33,700.00.**

* All estimates are assuming that existing wiring and bases can be used.

* All cost to be billed to city of Omaha, city to get reimbursed through BID.

* Painting and pole modification costs supplied by Electric Products "EP". Warranty by EP. City or customer will need to work with EP if this route is chosen.

Urban Design Review Board
Best Practice for Urban Design Areas
Street and Sidewalk Lighting Standards
April 21st, 2011

Purpose of this Standard

The purpose of this Best Practice standard is to establish clear and consistent application of street lighting policy for Urban Design Districts subject to review by the Urban Design Review Board (UDRB) including, Areas of Civic Importance (ACI), Mixed-Use (MU), Neighborhood Conservation/Enhancement districts (NCE). A street lighting standard practice will ensure consistent application of coordinated lighting solutions by proactively informing designers and engineers for public and private projects about policies and procedures for lighting the public right of way in urban design areas. The creation of a best practice standard is also intended to expedite the urban design review and approval process for publically funded projects when applicable.

Urban Design districts establish minimum standards for design quality that previously did not exist for the City of Omaha. Depending on the context, these minimums may address visual aesthetics of certain features and the quality and character of the environment. These districts promote and facilitate improved pedestrian environments on the adjacent public facilities of the roadway. Specific zoning regulations extend into and regulate design activity in the public right-of way. The right of way design requirements for such public facilities should be in keeping with the regulations for the adjacent private development. Development in such urban districts is by definition a joint public/private activity.

Providing appropriate street and sidewalk lighting improves the usefulness of public right-of-ways during hours of darkness. Properly designed roadway lighting may have numerous effects on the public realm including:

- An increase in safety and the reduction in accidents, human misery and economic loss
- Aid to police protection and an enhanced sense of personal security
- Increased use and the promotion of businesses adjacent to public facilities during the night

Basis of Design

Roadway and pedestrian lighting in urban design areas shall conform to the recommendations of the American National Standard and Illuminating Engineering Society of North America ANSI/IESNA RP-8-00 lighting guide.

For the purposes of this standard all roadway lighting in Urban Design Districts shall be comprised of two basic categories:

- Intersection Lighting
- Continuous Roadside Lighting

Roadway intersections contain the highest number of pathway conflicts for all modes of transportation. Illumination of vertical surfaces in combination with reduced glare and subdued horizontal surfaces provides the optimal lighting for object recognition as described in ANSI/IESNA RP-8. It is presumed that Urban Design Districts will include higher than average amounts of vehicular and pedestrian activity based on context.

The degree of pedestrian activity is organized into three classes considering activity over a one hour period during the first hour of darkness:

- High – over 100
- Medium – 11 to 100
- Low – 10 or fewer

Pedestrian lighting in Urban Design Districts will provide lighting suitable for medium levels of pedestrian activity. In certain cases where high volumes are anticipated, such as event areas, illumination levels for high pedestrian activity should be used.

- The following illumination levels shall be provided for roadway and pedestrian lighting in urban design areas:

	Intersection Lighting		Continuous Roadside Lighting	
	Y/N	Avg. Fc	Y/N	Avg. Fc High/Med
ACI-1	Y	0.8	Y	1.0/0.5
ACI-2	Y	0.8	Y	1.0/0.5
ACI-3	Y	0.8	Y	1.0/0.5
ACI-4	Y	0.8	N	--
MU ¹	Y	0.8	Y ¹	1.0/0.5
MCC ²	Y	0.8	N	--
NCE	Y	0.8	Y	Per Plan
Green Streets	Y	0.8	N	--

Notes:

For "main street" configurations. Lighting for "Internal Streets"

1. provided as land use and context requires.
Not currently reviewed by the UDRB, provided here for reference.
2. reference.

- Roadway and pedestrian lighting shall be provided by approved standard Omaha Public Power District (OPPD) street lighting fixtures described below.
- Redundant or duplicate lighting systems shall be avoided.
- Spacing of fixtures shall be sufficient to meet light level minimums stated above.
- Fixtures shall be co-linear to within 12 inches.
- Fixture bases shall not be placed less than 2 feet from the back of roadway curb.
- When new lighting is provided in existing areas, the new lighting shall extend a minimum of one block length or 350 feet, whichever is less.

Approved Standard Fixtures

Roadway and pedestrian lighting shall be provided with the following standard approved OPPD fixtures.

Approved Standard Fixtures for Urban Design Districts					
Name	OPPD Std. Detail	OPPD Ident.	Height	Color	Notes
Acorn	0770S*	Method 90	12 foot	Black	Provide internal cut-off shield
Hockey-puck	0754*	Method 59	30 foot max.	Bronze	

* See attached OPPD standard details

Supplemental Lighting and Non-standard lighting

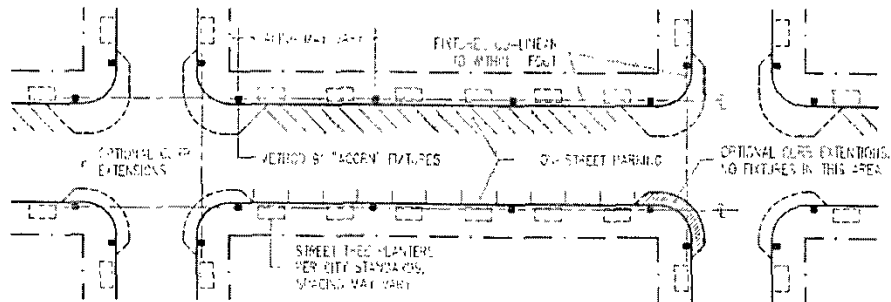
Lighting in excess of the above levels shall be considered supplemental lighting. Supplemental lighting may be provided in certain areas by request provided that fixture cost, installation, power and maintenance for the life of the fixture is provided by the adjacent property owner or another private party. Supplemental lighting is subject to review and approval from the Directors of Planning Department and the Director of the Public Works Department and shall be provided with standard OPPD fixtures described above. The requesting party shall agree to a standard form of agreement arranged by the Public Works Department and be responsible for all associated costs.

Requests for non-standard lighting fixtures may be granted per conditions and restrictions for supplemental lighting described above, however, an alternate fixture may be used. Such lighting is contingent upon approval from the Directors of Planning and Public works and review and approval from the Urban Design Review Board.

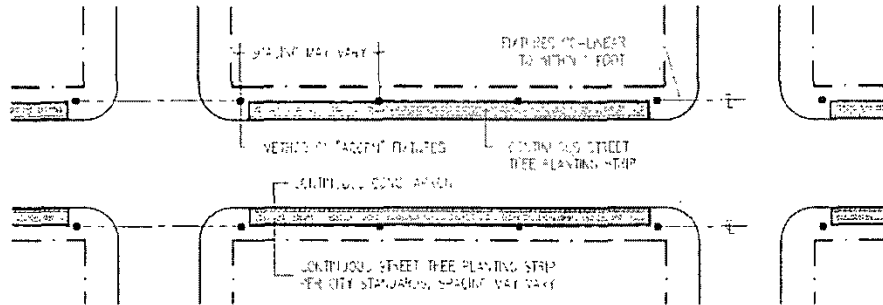
Standard Fixture Layout

The following standard design templates shall be used in urban design districts. Specific design layout may vary to due infrastructure obstructions and or site specific conditions.

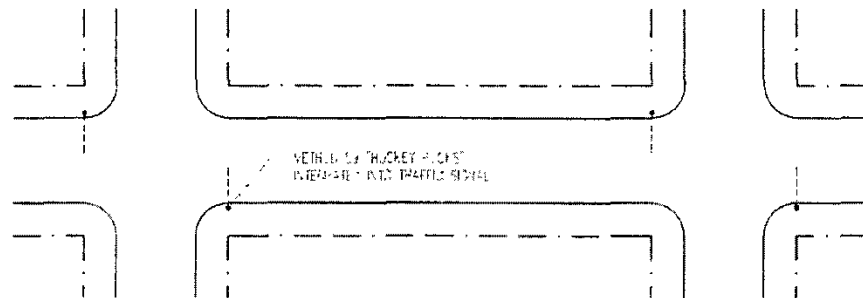
Layout A – Urban with on-street parking



Layout B – Urban/Suburban with no on-street parking



Layout C – Suburban with no on-street parking



Review and Approval Process

Street lighting in urban design districts that conform to the recommendations of this standard practice shall be granted approval for Administrative Disposition per the Urban Design Review Board Rules of Procedure and be exempt from full board review. Approval for lighting not conforming to this standard practice may be granted only upon full review, hearing and disposition by the Board.

Amortization for Benson BID Lighting Plan Project

<u>Amount</u>	<u>Interest</u>	<u>Principal</u>	<u>Balance</u>
			\$45,250.00
\$5,304.68	\$1,357.50	\$3,947.18	\$41,302.82
5,304.68	1,239.08	4,065.60	37,237.22
5,304.68	1,117.12	4,187.56	33,049.66
5,304.68	991.49	4,313.19	28,736.47
5,304.68	862.09	4,442.59	24,293.89
5,304.68	728.82	4,575.86	19,718.02
5,304.68	591.54	4,713.14	15,004.88
5,304.68	450.15	4,854.53	10,150.35
5,304.68	304.51	5,000.17	5,150.18
<u>5,304.68</u>	154.51	5,150.17	0.00
\$53,046.80			



1474

C. Council
5

ORDINANCE NO. 39201

AN ORDINANCE implementing the Benson Business Improvement District (BID No. 6875) under the authority of the Business Improvement District Act, Neb.Rev.Stat. § 19-4105, et seq, for the purpose of approving a street lighting replacement and upgrade project in the Benson area of Omaha, Nebraska, as contemplated by Item II of Section 5 of the ordinance establishing the Benson Business Improvement District, in the amount of \$45,200 to be paid from Fund 12117 - Misc Contribution, Org 124083 - Benson Business Improvement District; to reiterate the properties benefited by the proposed improvements which will be subject to special assessments in accordance with the Benson Business Improvement District Plan; to provide for special assessments of the total principal amount of \$45,200 with interest at a rate of 3 percent over a ten (10) year period to be imposed with such District based upon the benefits conferred; to provide for the assessment of property specially benefited within the District; to provide a method of assessment to be assessed upon properties specially benefited by the District; and to provide the effective date hereof.

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PUBLICATIONS

PUBLICATION OF HEARING

Date 12-9-11

PUBLICATION OF ORDINANCE

Date _____

95 ✓

PRESENTED TO COUNCIL

1st Reading DEC - 6 2011 - Hearing
12/13/11

Hearing DEC 13 2011 - Over to
12/20/11

Final Reading DEC 20 2011

Passed 7-0

BUSTER BROWN
City Clerk