

City Happenings



April 2016

Mother's Day
May 8, 2016

An eNewsletter from the City of Lexington, Nebraska



City Working on Housing Improvements

The City of Lexington has two new housing programs available for income-qualified individuals: (1) The **Housing Rehabilitation Program** helps current homeowners make improvements to their homes; and (2) The **Regional Homeownership Opportunity Program** helps people who are interested in purchasing a home.

The **Lexington Housing Rehabilitation Program**, is a grant-funded project to provide financial assistance to income-qualified homeowners to make home repairs and upgrades. This includes energy efficiency upgrades, accessibility for disabled residents, weatherization, and exterior painting/siding. Each home has a limit of \$25,000, available as a forgivable loan. Priority will be given to applications that eliminate hazardous conditions, eliminating overcrowding, eliminate isolated incidence of deterioration, and or create substantial energy conservation improvements. Applicants who already demonstrate efforts toward proper maintenance will receive priority ranking.

The goals of the program include:

- improving the quality of housing in Lexington;
- immediate improvement for the family in the home;
- long-term improvement to a neighborhood;
- preventing code issues; and
- increasing values.

The City, working with **Dawson Area Development**, intends to provide funding to a minimum of ten homes. Beginning April 25, interested homeowners may get an application from the City Office or Dawson Area Development, located in the Opportunity Center. Applications will be accepted until May 2017, or until all of the available funding is used. To be



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The **Regional Homeownership Opportunity Program** is administered by Dawson Area Development (DAD). The Nebraska Department of Economic Development awarded DAD a grant of \$486,239 to purchase homes in Lexington, Cozad, and Gothenburg, rehabilitate them, and resell them to income-qualified individuals. DAD has already purchased two of the ten homes that will be rehabilitated with this program, and expects to have the first home available for purchase in the summer of 2016. Each home is assessed for compliance with DED Rehab standards, lead-based paint, and local codes.

As construction is completed, homes will be made available on the open market, with updated income restrictions, similar to what is listed for the Lexington Housing Rehabilitation Program. The selling price of the home is set based on valuation limits and income, with the intention of making the houses affordable to individuals in the income levels listed in Table 1 (next page). Buyers are also eligible for up to \$10,000 in down payment

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Table 1

	Number of People in Family or Household							
	1	2	3	4	5	6	7	8
Annual Income	\$33,900	\$38,750	\$43,600	\$48,400	\$52,300	\$56,150	\$60,050	\$63,900

Housing Rehab Program (continued from previous page)

eligible, the home must be within city limits, and the household cannot exceed the income limits, listed by number of people in the house (Table 1).

Once an application has been reviewed by Dawson Area Development, the homeowner will be notified if they have been approved or not. If approved, a contract will be signed by the homeowner, listing the improvements to be done and the estimated amount of construction. A loan will be made available to the homeowner to pay contractors for the work. Once work is completed, the City of Lexington will inspect the project to make certain it meets the standards for rehabilitation. Superior inspection results could mean the loan may be eligible to be forgiven. If the work is not completed as agreed in the contract, and fails inspection, then the loan may have to be repaid.

The homeowner will be responsible for hiring and overseeing the contractor(s) on the project, and keeping receipts for work done and proof of payment – such as cancelled checks or bank statements. Proof of homeowners insurance, a clear title search, and up-to-date property tax payment is required. All homes constructed before 1978 will be tested, at no expense to the homeowner, for lead-based paint. All work must be completed in compliance with HUD’s lead-based paint regulations. The owner must continue to reside in the home for five years after work is completed, or may be responsible to repay part or all of the loan. The value of the home, after work is completed, cannot exceed limits set based on number of bedrooms. For example, a 3-bedroom home must be valued, after rehabilitation, at no more than \$191,000.

The City of Lexington was awarded a grant of \$279,000 from the Nebraska Department of Economic Development (DED) to operate the Lexington Housing Rehabilitation Program, and matched this grant with \$31,000 in local funds and services. Dawson Area Development will administer the program for the City.



Homeownership (continued from previous page)

assistance from DAD. If the new homeowner should sell the house within five years, the amount of down payment assistance may have to be repaid to DAD. The home must be the principle residence of the buyer, not a vacation home or income property, and the buyer must complete an approved homeowner education course before closing on the house.

Questions regarding these grants should be directed to Suzanne Brodine at Dawson Area Development, 308-217-0005, or sue@dawsonareadevelopment.com. For translation or interpreter needs for individuals living in Lexington, please contact Assistant City Manager Dennis Burnside at 308-324-2341, or dburnside@cityoflex.com.



The City of Lexington and Dawson Area Development are Fair Housing partners.



Even More Housing Options



New 2016 residential streets are solid lines; dotted lines indicate future planned road extensions.



New Northwest Third Addition paving began March 30. The photo above shows Patriot Drive extension.

New streets are going in at the Northwest Third Addition near 20th & Erie. The City has been installing water, sewer and electricity over the winter, and paving started March 30. This new infrastructure will accommodate 26 new single family homes, with room for future growth to the west and south.

The lots will be made available to individuals and developers for \$5,000. There are some simple conditions for lot buyers, and interested parties may contact City Manager Joe Peplitsch at 308-324-2341, jpepp@cityoflex.com, for more information.



U.S. Department of Housing and Urban Development

Fair Housing Month

FAIR HOUSING IS YOUR RIGHT: USE IT!



April is Fair Housing Month

REWARDS

UP TO \$1,000

DO THE RIGHT THING

CALLCLICKTEXT

100% ANONYMOUS

DAWSONGOSPERCRIMESTOPPERS



Toll Free: 866.652.7383
Local: 308.784.1234
www.DawsonGosperCrimeStoppers.com
Text your tip to CRIMES (274637)
Start with "TIP707"



City Upgrades Online Maps

City of Lexington Nebraska Public

Tools
Layers
Basemaps

Recently the City improved the functionality of its online maps. The link is one click away on the home page, within the green "I Want To..." boxes.

The program allows users to zoom in and view the city layout with line drawings or a variety of aerial photograph overlays. Under "layers" users can view street names, subdivisions, legal lots, flood map, and more.

One of the great new features allows users to view City cemetery lots, and search by name to find out where someone is buried (zoom in over a cemetery then, under "Layers," click the box for "Cemeteries.")

You are invited to go to www.cityoflex.com and explore the online map feature!

Search for PID, Address, Owner, S-T-R

Results

I Want to...

Export to XLS Export to PDF Show All Features

Filter Results By

Cemeteries

Cemeteries (3)

Location	Burial_Lo	Burial_Fl	Burial_La	Name_1	LongFrie_1	BHID
			Lot 4	Division C Block 31	Lot 4	52726
			Block 31	Division C Block 31		51395
			Division C			50631





EnergyWise Tip: **Fluorescent Tubes to LEDs**

Many Nebraska businesses and homes have used linear fluorescent light (LFL) fixtures for years. As of July 14, 2014, fluorescent lamps that cannot meet efficiency levels of 88 lumens per watt are no longer allowed to be

manufactured or imported into

replacement for a fluorescent lamp in an existing unmodified fixture: you pull out the old fluorescent lamp from the fixture and install the LED lamp. Retrofit LED T8 lamps require that the fixture be modified for installation. Typically, the retrofit requires disconnection and possible removal of the ballast, then direct wiring between the lamp and the AC power coming into the fixture.

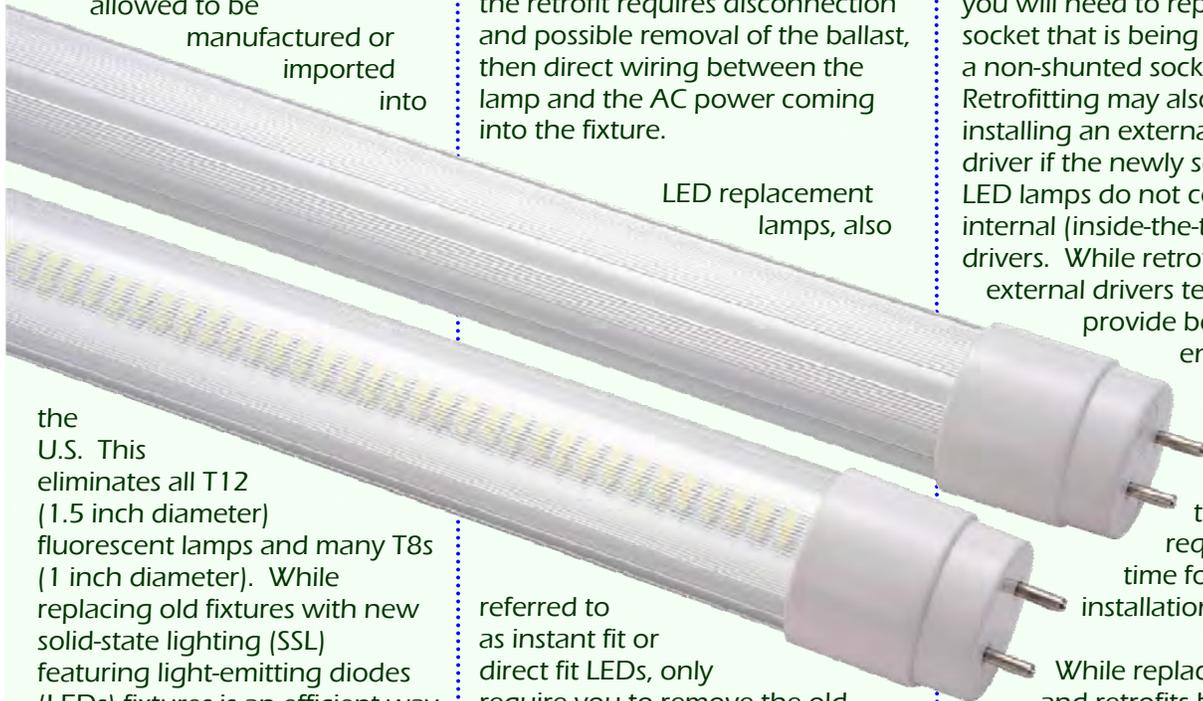
are wired directly to the line voltage. Typically only one socket is rewired and the other socket is left in place to hold the lamp in place. Many fluorescent fixtures have shunted sockets so often times you will need to replace the socket that is being rewired to a non-shunted socket. Retrofitting may also require installing an external LED driver if the newly selected LED lamps do not contain internal (inside-the-tube) drivers. While retrofits with external drivers tend to provide better

energy efficiency and retrofit flexibility, they often require extra time for installation.

While replacements and retrofits both offer energy savings, there are additional advantages to LEDs over LFLs:

- Mercury Free – Unlike fluorescents, LEDs contain no mercury. This makes more them environmentally friendly.
- Dimmable – Many LEDs have full dimming capabilities, whereas fluorescents are expensive to dim and do so poorly.

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LED replacement lamps, also

the U.S. This eliminates all T12 (1.5 inch diameter) fluorescent lamps and many T8s (1 inch diameter). While replacing old fixtures with new solid-state lighting (SSL) featuring light-emitting diodes (LEDs) fixtures is an efficient way to meet the new standards, the upfront cost makes this process often the most expensive way, too.

A less expensive option is to convert your existing LFL fixtures with LED-based tubes.

There are two different approaches for using LEDs in existing fluorescent lighting fixtures: replacement lamps, and retrofit lamps. Replacement lamps are just what the name says – they are a direct

referred to as instant fit or direct fit LEDs, only require you to remove the old fluorescent tube and install the new LED tube. However, this simplicity comes at the cost of being dependent on the longevity of the original ballast, which will likely require replacement before the end of the new LED's life. Also, this approach is usually the least energy efficient, as some power is still being consumed by the old ballast.

With retrofit LED lamps, ballasts are removed from the fixture or bypassed, and the sockets or "tombstones" that hold the tube



EnergyWise Tip: **Fluorescent Tubes to LEDs**



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- **Occupancy Sensors** – Expected lamp life for LFLs is significantly reduced the more it is switched “on-and-off.” This is especially true when occupancy sensor switching is used to control fluorescent fixtures with instant start ballasts. However, LEDs are not impacted at all by frequent switching.
- **Directional Lighting** – LEDs offer directional light (illumination exactly where it is needed). Fluorescents have multi-directional light, which means some light is lost in the fixture and other unnecessary places.
- **Shatterproof** – LED T8 tubes traditionally were made using plastic and aluminum, meaning they are shatterproof. Though there are now glass options as well, which mimic the look of T8 fluorescent lamps, the majority are still made of shatterproof material.

- **Quality Light** – Today’s LEDs produce light in a variety of color temperatures (warm white to cool white) similar to fluorescent but do not have any flickering issues that can happen with LFLs.
- **Lifespan** - The average life of a T8 LED is 50,000 hours, versus only 30,000 hours for an average T8 LFL.

Lexington Utilities System and Nebraska Public Power District want to help you make the most from the energy you use to light up your world. For more ideas on saving energy while running your business or home, along with possible EnergyWiseSM energy efficiency financial incentives to help with the cost of upgrading to LEDs, contact Lexington Utilities System or visit www.nppd.com.



Remember, you're not just fertilizing your lawn



Fertilize sparingly and carefully

Green your lawn, not the river

Storm drains found in our streets and yards lead directly to our lakes and streams. So, fertilizer from your lawn can easily end up in our water. This fertilizer can form large algae blooms and use up oxygen that fish and other aquatic insects need to survive.

What can you do? Simple:

- Sweep fertilizer off of driveways and sidewalks and back onto your lawn.
- Recycle grass clippings by leaving them on your lawn.
- Use fertilizer with low phosphorus.
- Select a slow-release fertilizer where at least half of the nitrogen is water insoluble (check the label).

Keep the green on the lawn and in your pocket!



Support provided by NDEQ

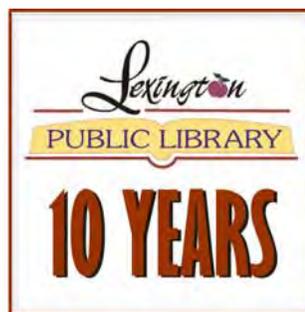
CITY OF **Lexington** NEBRASKA
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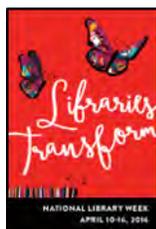
Library News

by Kathy Thomsen
Library Director



at
907
North
Washington
Street

The Library will be celebrating **National Library Week** from April 10 through April 16. The theme of National Library Week 2016 is Libraries Transform. Activities and events that will take place at the Library during National Library Week include:



- Library Trivia Contest and Prizes;
- Check the Library during the week for special features related to the number 10 as we continue to commemorate the Library's 10th Anniversary in its current location;
- Coffee, tea and cookies will be served on Friday, April 15 from 10:00 a.m. to 3:00 p.m.
- Color-Rama - Coloring sheets and crayons, colored pencils or markers provided for those who would like a relaxing coloring experience;
- The Friends of the Library will be selling brownies for 50 cents each beginning Monday, April 11;
- Students in Grades 6 to 8 are invited to play Super Smash Bros. Brawl at the Library on Friday, April 15, 2016 from 3:30 p.m. to 5:00 p.m.
- S.T.E.A.M. Night at the Library – On April 11th we will be having a S.T.E.A.M. Night at the Library from 6:30 p.m. to 8:30 p.m. S.T.E.A.M. stands for

Science, Technology, Engineering, Art and Math. During the S.T.E.A.M. event, we will have educational manipulatives that are S.T.E.A.M. based displayed on tables in the Benthack-Margritz Room and in the Children's Area. We will also have a table with a display of books that students and parents can check out to enhance their learning experience.



Minneapolis based Jack and Kitty Norton will be performing at the Library on Sunday, May 22 at 2:00 p.m.

Jack and Kitty are an award winning duo who describe their unique sound as "organic vaudeville folk." Former teachers, with a rich musical past, they perform high energy, family friendly, folk music. This is a Lexington Library Memorial Fund/Lexington Community Foundation funded program.

Summer Reading 2016

Children's (Pre-school to Grade 5)
Theme – On Your Mark, Get Set... Read!



Young Adults
(Grade 6 to Grade 12) Theme – Get in the Game – Read!

Adult Theme – Exercise Your Mind – Read!

Registration for children and young adults for the summer reading program begins May 19.



The first activity for the children's summer reading

program will be an event at 5:30 p.m. on May 24. The first activity will be "Decorate Your Dog," where children are invited to "decorate" their hot dogs with a variety of toppings. Chips, a drink, and a cookie will also be provided. Then **Jim Birkel** from Pleasant Hill, Iowa, will present the program **Go, Go, Go with Mad Science!**



The Kick-Off for the Library's summer reading programming will be an exciting presentation by the **Hanson Family** on Wednesday, June 1 at 10:30 a.m. Mark Hanson is the world's fastest three-ball juggler. Members of the family also perform gravity defying unicycle tricks. After the program, attendees will have a chance to practice their own juggling techniques.

Registration for the adult summer reading program will begin on June 1.





ATTENTION DOG OWNERS

As you and your dog are out walking in your neighborhoods, in the City's parks or on the trails, please remember to clean up after your dog. A simple plastic bag slipped over your hand like a glove makes an efficient and clean pick-up tool. Picking up is just part of having a dog. It may seem silly at first, but people who see you do it will know any mess left behind is NOT from your dog. Picking up shows pride in your community, in yourself, and in your dog. You'll set a great example for others, and will help create a positive image for dogs and their owners.

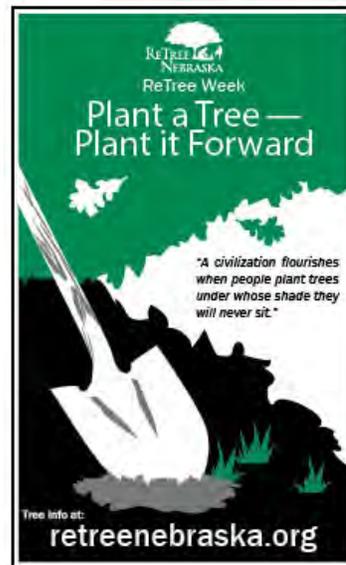


Pet Waste Disposal System

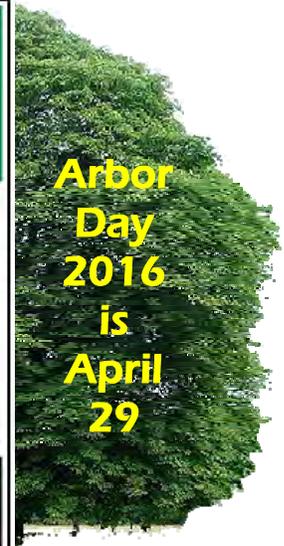
The City is installing eco-friendly pet waste dispensers and biodegradable bags throughout the town's parks. Owners who walk their dogs in these spaces can take a bag to clean up after their pets.

According to Parks and Recreation Director Ann Luther, "This is a great opportunity to provide dog owners who use the parks and trails with a convenient resource that will allow them to be responsible owners and help keep our parks sanitary and safe areas to play."

Used pet waste bags may be disposed of in trash receptacles, or taken home and transferred to toilets.



Arbor Day 2016 is April 29



Like us on Facebook!

Get the latest scoops about what's going on in Lexington!

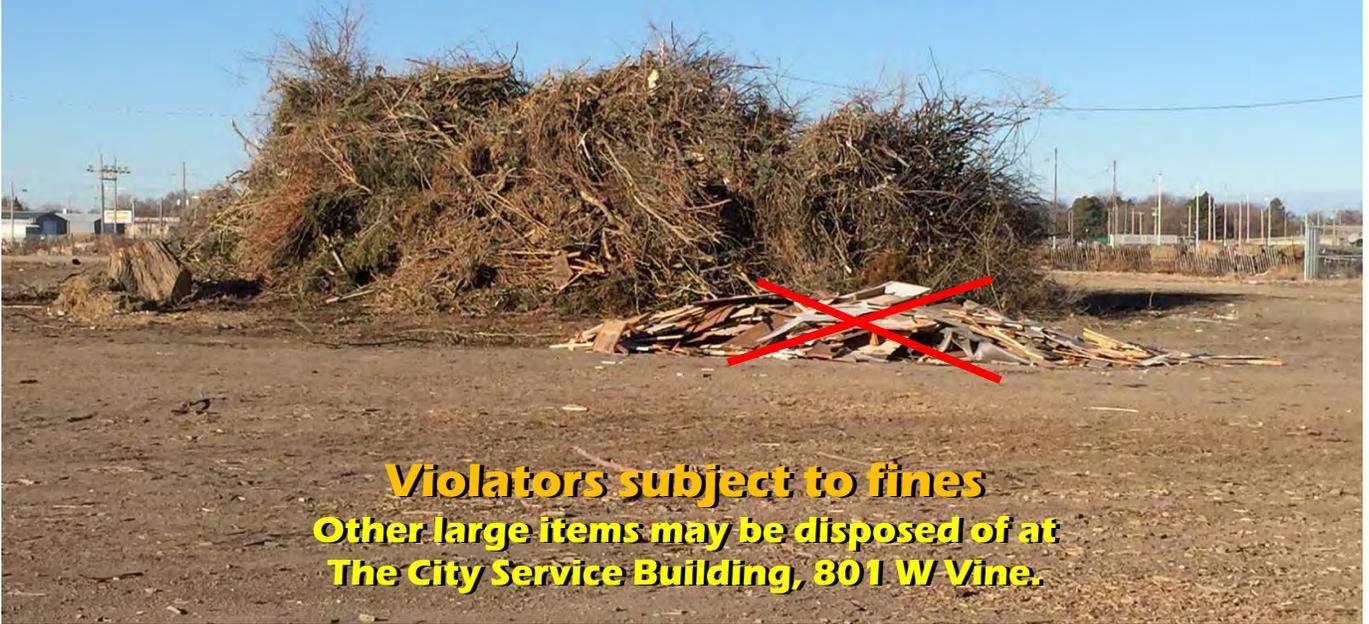
FaceBook users: be sure to search for "City of Lexington, Nebraska" (not to be confused with the generic page the FaceBook folks created). Only our official page gives you the latest news and updates.

<https://www.facebook.com/pages/City-of-Lexington-Nebraska/157277430966096>



YARD WASTE ONLY!

At the yard waste site on East Walnut



Violators subject to fines
Other large items may be disposed of at
The City Service Building, 801 W Vine.



CLIP AND SAVE

TORNADO

Now that tornado season is here, Emergency Management Warning Sirens will sound to alert residents of an impending tornado in our area.

**TORNADO
NATURAL DISASTER
TECHNICAL HAZARD**

3 MINUTE STEADY SIGNAL



This signal indicates that a tornado, natural disaster, or technical hazard is pending. Persons should take cover or move to a place of safety

and listen to the local radio or TV station for information on further instructions. This siren may sound more than once if deemed necessary by Emergency Management.

Do not call the police or radio station to ask for information.

People SIGHTING a tornado or funnel in this area are urged to notify the Dawson County Emergency Center at 911.

ALL-CLEAR

An all-clear bulletin will be issued by the Local Radio and TV Stations in cooperation with the National Weather Service.

Local Emergency Management will not issue an all-clear statement.

During unusual threatening weather or emergency conditions listen to the Local Radio or TV Stations for further information.

SAFETY GUIDELINES

The following are general safety guidelines for seeking shelter:

- Move to a lower level or basement.
- If no lower level is available, move to an interior room or hallway on the lowest floor and get under a sturdy piece of furniture. Put as many walls as possible between you and the outside.
- Stay away from windows.
- Flying debris from tornadoes causes most deaths and injuries. Cover your head and make yourself the smallest target possible.
- Do not try to outrun a tornado in your car; instead, get out of the vehicle and seek safe shelter in a nearby building.
- If you are outside and there is no shelter immediately available, avoid trees and vehicles. Do not get under an overpass or bridge. You are safer in a low, flat location. Lie flat in a nearby ditch or depression and cover your head with your hands.



Emergency warning system tests of one minute in duration are conducted the first Thursday of each month at 9:00 a.m.

CLIP AND SAVE

