

PLANNING COMMISSION RECORD

Briefing Session

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, October 27, 2004, 12:00 Noon, Room 113, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jon Carlson, Eugene Carroll, Roger Larson, Melinda Pearson and Tommy Taylor; (Gerry Krieser, Dan Marvin, Mary Bills-Strand and Lynn Sunderman absent). Marvin, Krout, Steve Henrichsen and Teresa McKinstry of the Planning Dept.; Brian Kramer of Public Works and Utilities - Wastewater Division; and other interested parties.

STATED PURPOSE Staff briefing on the **Proposed Temporary Pump Station/Force Mains**

Steve Henrichsen explained that the Draft Policy on Temporary Pump Stations and Force Mains is a result of discussions between Planning staff and Public Works staff. One of the main things to stress is the importance of maintaining the standard of the gravity system which is in the Comprehensive Plan and Capital Improvements Program.

Larson wondered how common pump stations are in other communities. Brian Kramer stated that pump stations are more common in other parts of the country. The gravity system is the way that Lincoln was set up and it has served us very well over the decades.

Mr. Henrichsen noted that future service limits can easily be defined with the use of the gravity system. It has helped the city keep to its goals of contiguous growth. Temporary pump stations would only be allowed on a temporary basis.

Larson wondered where the sewer plants are. Mr. Henrichsen replied that there is the Theresa St. station and the northeast station which is north of 70th and Cornhusker, south of the Abbott Sports Complex.

Mr. Henrichsen stated that the Capital Improvements Program is key in maintaining the gravity system. Pump stations and force mains would only be allowed in Tier 1-Priority A areas, provided that the gravity trunk line to the service area is in the 6 year CIP with funding clearly identified.

Larson wondered how much the proposed pump station at 98th & "O" will cost. Mr. Kramer replied he hasn't been involved in the design, but would estimate it would cost about \$500,000 to keep in line with city standards. Mr. Henrichsen believes it would be closer to \$1,000,000.

Mr. Henrichsen noted that it is a very inefficient way to provide services. It can also be very costly. A force main is a main under pressure. It forces the water from the pump station into the city's gravity system. These would only be used on a limited basis.

Pump stations would also impact other services. Permanent lift stations to transfer sewage from one side of a creek to the other, as part of a gravity system, have always been permitted. There are situations where a lift station to cross a creek is the best solution.

The city is responsible for contacting all other property owners that may reasonably be served by a pump station, early in the review process. No one would be forced to hook up to a pump station.

Mr. Henrichsen stated that staff is hopeful that by the time this policy appears before Planning Commission, staff will have more language on the third party costs and maintenance.

Pearson wondered about pump stations being inside city limits. Mr. Henrichsen replied that any land being served must be in the city. You cannot be served without being inside the city limits. Annexation would occur first.

Mr. Henrichsen stated that a meeting was held last week with the development community to discuss pump stations. There was not a very large turnout. There were some comments about not being able to turn the station over to a homeowners association.

Mr. Henrichsen reviewed the main points of temporary pump stations as they apply to 3 different proposals: Northbank Junction, Vintage Heights and 98th & "O" St. Northbank Junction would be temporary, there is enough capacity, the length of the force main is acceptable, but the developer proposed to transfer the costs to the association in 2008 and only provide bond assistance through 2008. In the case of Vintage Heights, it could be 30-40 years before a trunk line is in place to serve this area. It is not a large area and would be very costly for the homeowners to maintain this for a long period of time. The developer was also looking at an Omaha company to maintain the system. This would be unacceptable. What would happen if the company decided to stop serving the Lincoln market anymore or went out of business? This case would not meet the city's policy. The case of 98th & "O" is still under review on some points.

The meeting was adjourned at 12:50 p.m.

Respectfully submitted,

Teresa McKinstry
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