

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, January 30, 2008, 11:45 a.m.
Room 113, County-City Building, 555 S. 10th Street,
Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Gene Carroll, Michael Cornelius, Dick Esseks, Wendy Francis, Robert Moline, Lynn Sunderman and Tommy Taylor. Leirion Gaylor-Baird and Roger Larson absent.

OTHERS IN ATTENDANCE: Brian Clow and Pat McCole of Carollo Engineers; Steve Masters, Gary Brandt, Gary Thalken, and Brian Kramer of Wastewater Management; Stephen Henrichsen, Mike DeKalb, Brian Will, Christy Eichorn, Brandon Garrett and Michele Abendroth of the Planning Department; other interested parties.

STATED PURPOSE OF MEETING: **Wastewater Facilities Master Plan**

The meeting began at 11:45 a.m.

Steve Masters began by stating that wastewater facility plans are used to identify project needs for the built and growing community. Facility plans are driven by the Comprehensive Plan. It is worthwhile to take a moment to note that if you were to compare the 2025 Comp Plan with the 2030 Comp Plan, the 2030 Plan shows locations in Tier Ia that in 2025 were Tier II. It is important to have a good solid technical facilities study that takes into account those things. They have taken a broader look at the future growth of the community. They have looked at Tier I and the future needs for Tier II and Tier III. Technology is rapidly changing on how to do a facility study. Therefore it is important to do these studies every 3 or 4 years.

Brian Clow began with a PowerPoint presentation on the Wastewater Facilities Master Plan Study. The summary includes planning, collection system evaluation and recommendation, wastewater treatment facility evaluation and recommendation, and planning level costs and the Capital Improvement Program. The planning information was adopted from the 2030 Comp Plan. The starting point for the study was population, because as population grows wastewater increases. The study area was defined by the Comp Plan. The existing service area is approximately 83 square miles. Tier I encompasses an additional 53 square miles. They also identified the population and Tier projected growth.

The existing trunk sewer system has 970 miles of sewer. To do the evaluation and determine the capacity of the existing and new infrastructure, they used a dynamic hydraulic modeling system, which takes into account the time of travel of sewage and the storage in the system. It also finds hidden capacity. This results in a more realistic model

of the system. There are 17 major drainage basins that encompass the City. Most of these flow into the Theresa Street Treatment Facility through the Salt Valley system. A few flow into the Northeast Treatment Facility. For each of these drainage basins, they looked at the existing, Tier I, II and III growth scenarios to determine the capacity of the existing systems and what improvements were needed. Service alternatives were considered for each Tier.

He then presented the Salt Creek Basin as an example. They want to maximize existing infrastructure where possible. To do that, they added storage into the model when they found places where the pipes couldn't handle the flow. In Tier III they found that the existing major pipes were at capacity, so they had to look at other alternatives, including a treatment plant in the southwest part of town, constructing a west-side Salt Creek parallel trunk sewer to convey the sewage from the southwest part of town, constructing an east-side Salt Creek parallel trunk sewer, and leaving the infrastructure alone and increasing storage.

For the southwest treatment plant, they found that it would be needed after 2055. By the end of 2105, that treatment plant would grow to approximately 31 million gallons per day treatment capacity. At the same time, Theresa Street would need to be expanded by 19 million gallons per day. The second alternative has some interesting construction difficulties. In addition to the west-side sewer, they found they would have to add additional storage. The third alternative has some of the same issues as the second alternative. The area is very urbanized, probably resulting in a lot of final construction. The last alternative would require additional storage to previously identified storage facilities. They would also have to add storage at the Theresa Street Treatment Plant. There are also operational considerations as well.

The costs of the four alternatives range from \$415 million to \$441 million. The reason the costs are so close is because it doesn't really matter where the treatment is added as it costs so much for treatment. Alternative 4 was chosen as the preferred alternative, which was also the least costly.

These studies were conducted for all 17 basins.

Additional recommendations on the collection system include continue to fund and expand the collection system, reduce the peak flow, continue to monitor the collection system flow, develop hydraulic modeling, look for opportunities to reduce the flows and loadings from the industrial dischargers, and continue to fund an aggressive repair and replacement program to keep the lift stations in good operating condition.

The wastewater treatment technology is changing rapidly. New technologies include membrane bio-reactors, solids minimization processes, and enhanced solids treatment. The collection system costs in Tier I are \$202 million, \$212 million in Tier II, and \$188 in Tier III. These numbers are for planning purposes only and are based on 2006 dollars.

Esseks expressed his appreciation for their work. He noted that it looks as though they have met the concerns of the Mayor and the City Council. He asked if a cost benefit analysis has been done. Clow stated that a cost benefit analysis could be done, but the parameters need to be defined. It is somewhat difficult to identify what the cost is for a non-monetary benefit when you're looking out 50-100 years. For a planning level document, he is not sure that needs to be done. Henrichsen added they do not believe a cost benefit analysis is necessary. They feel it is a good recommendation based on the conclusions. The alternative being recommended is the easiest in terms of constructability. The alternative does not have any impact on Wilderness Park. Esseks agrees, but he believes Friends of Wilderness Park will oppose using the Park for a treatment facility. He believes the non-monetary benefits need to be addressed.

Moline stated that the fourth alternative, which was the least expensive model, was selected and asked why it was chosen. Clow stated that they considered all four alternatives to be equal from an environmental perspective, so it came down to cost. Moline then asked about the viability of lift stations. Clow stated that there are some lift stations in Lincoln, but their use is site dependent and somewhat municipality driven. Brandt stated that they try to stay away from small lift stations because they become very maintenance intensive.

Carroll asked if the model takes into account the population growth occurring faster in the southwest area. Clow stated that will not change the model because the model is designed to handle flow. Based on the CIP and planning, the City will move up the projects identified and build them faster.

In conclusion, Masters stated that this has been one of the more extensive studies they have done. They have spent \$465,000, and they feel it is money well-spent. He also acknowledged the effort of staff in this analysis.

The meeting was adjourned at 12:38 p.m.

Respectfully submitted,

Michele Abendroth
Planning Department

F:\FILES\PLANNING\PC\MINUTES\2008\pc013008_wastewater_mma.wpd

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, January 30, 2008, 2:50 p.m., Room 113, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Gene Carroll, Michael Cornelius, Dick Esseks, Wendy Francis, Robert Moline, Lynn Sunderman and Tommy Taylor absent; (Leirion Gaylor-Baird and Roger Larson absent).

OTHERS IN ATTENDANCE: Marvin Krout, Christy Eichorn and Teresa McKinstry of the Planning Department; Dave Landis and Wynn Hjermstad of Urban Development.

STATED PURPOSE OF MEETING: **South 19th Street Redevelopment Plan**

Wynn Hermstad stated that the Redevelopment Plan is the next step after an area is declared blighted. The blight designation for this study area was just approved today. The area is just a little larger than one city block. There is a potential project in this area. Essentially, this plan is like every other redevelopment plan. The first part of the plan is the statutes and the review of the existing conditions. This helps us get a picture of what the area looks like now. Guiding principles are identified. Some public improvements are needed in this area. Some sidewalks need repaired for ADA purposes. There are some storm drainage issues that aren't even identified in the CIP yet. Water service is 80 years old and it needs to be replaced at some time. Residential redevelopment is talked about. The first project is a standard project for a redevelopment plan. This gives the authority for Urban Development to acquire properties that come up for sale. The purpose of this piece is to get rid of some really blighted conditions. The other project is a new project providing affordable home ownership opportunities at 1531 and 1541 S. 19th St. It is currently two multiple dwellings. The owner has approached Urban Development about potentially 20 affordable homes. There is an estimate of costs in the plan. Some of the maps will be refined. A cost benefit analysis is a new requirement. It used to be in the Redevelopment Agreement with the individual developer, but is now required to be included in the Redevelopment Plan.

Sunderman likes the idea of affordable housing the best in the plan. How is it ensured that it does not develop into rental properties? Hjermstad replied that a Redevelopment Agreement can include language that the properties not be rental for at least 15 years while TIF is involved. Another way is if there are any Federal funds involved, there is a federal stipulation that a property can't be rental.

Dave Landis believes that a Redevelopment Agreement is a contract.

Hjermstad stated that covenants were involved in the redevelopment of the homes on Vine

Street.

Francis inquired how many units are in the current apartment buildings. Hjermstad believes there are 18 units now. She thinks there are still some design issues, but 16-20 new units have been discussed.

Francis wondered if anyone knew the size of the proposed units. Marvin Krout believes those are issues that will be addressed when the special permit is submitted. Parking will be addressed. He knows that they are trying to do three bedroom, three bath units with a two-car garage.

Francis asked what the price would be for the new units. Landis replied that the target purchase price would be around \$160,000.00 - \$170,000.00. Francis does not consider \$170,000.00 affordable housing.

Esseks wondered if there is any possibility that Urban Development can coordinate with the Police Dept. to help lower crime in the area. Hjermstad stated that there is another effort going on. A group of concerned individuals have been meeting with the Mayor, Police Dept. and Building and Safety officials amongst others. These departments work together quite often. A team is put together so this is a coordinated effort.

Landis believes there is a place where a neighborhood gets into a tipping point. You can spend the next decades' resources trying to fix it. From his perspective, the most significant resource that could be used is code enforcement. The strategic use of code enforcement lets everyone know that all homeowners need to follow the rules. It seems to him, of the rules we have, this can be the most effective.

Hjermstad believes one of the things we are seeing in this area is there is a huge amount of social issues. There is poverty. Linking together the physical environment and the social environment is the trick. Through Community Services Initiatives, this takes on the human side. It has become a link between the two sides.

Carroll inquired if this has been discussed with other property owners. Hjermstad replied that the developer has been trying to get in touch with the Near South Neighborhood Association. She does not know about his contact with other property owners. Urban Development has strongly encouraged this communication.

Francis knows of at least five owner occupied homes in the property area. These people have been in the area for thirty plus years. Hjermstad stated that one of the things they try to do is do more marketing of the various programs that are available. There is a good chance they qualify for the programs now but they just don't know about it.

Francis wondered about the relocation of residents in the area. Landis stated that any cost of relocation is the responsibility of the City, not the developer. The time at which relocation occurs is the time which an agreement is signed between the City and the developer. He believes there would be a 30-day notice to the residents. Landis believes there are many apartment vacancies in Lincoln at this time and does not foresee relocation being a problem.

The meeting was adjourned at 3:25 p.m.