

## BRIEFING NOTES

*Advanced public notice of the Planning Commission briefing was posted on the County-City bulletin board and the Planning Department's website.*

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, April 10, 2024, 12:00 noon, City Council Chambers, County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

**MEMBERS IN ATTENDANCE:** Lorenzo Ball, Dick Campbell, Maribel Cruz, Brett Ebert, Gloria Eddins, Cristy Joy, Rich Rodenburg and Cindy Ryman-Yost; (Bailey Feit absent).

**OTHERS IN ATTENDANCE:** David Cary, Paul Barnes, Collin Christopher and Teresa McKinstry of the Planning Department; Lyn Heaton of the Finance Department; and other interested parties.

**STATED PURPOSE:** Briefing on the **“FY 2024/25 – 2029/30 Capital Improvement Plan”**

Chair Ryman-Yost called the meeting to order and acknowledged the posting of the Open Meetings Act in the back of the room.

Paul Barnes stated that staff wanted to brief the commission on the upcoming FY 2024/25 – 2029/30 Capital Improvement Project (CIP). He wanted to highlight that this is a core project of the Planning Dept. The work is established in the City Charter. Staff works in coordination with the Finance Dept. and other departments. There has been a lot of conversation with other departments regarding this document.

Andrew Thierolf stated that the CIP is a six year document. The first two years go into the budget. The CIP can be amended at any time. Department staff and the Capital Improvements Advisory Committee (CIAC) has reviewed all these projects. The timeline started in November 2023 in terms of department submittals. Those submittals are then reviewed by the CIAC. That leads to the Planning Commission version of the CIP that goes to public review. This will appear before Planning Commission for action on April 24, 2024. Each project in the CIP is reviewed for conformance with the Comprehensive Plan. Different factors are used in the recommendation such as explicit reference, plan intent, location, timing or project definition and description. Staff looks at different items for conformance. There is the Long Range Transportation Plan (LRTP) and Climate Action Plan, to name a couple. Planning staff went through the items and gave their recommendation. All projects in the CIP have been found in conformance or general conformance. He wanted to focus on some major projects and some new projects.

Aging Partners has an ongoing project for transportation vehicle replacement. They use federal funding and a local match. Libraries has the downtown library replacement. They are proposing a general obligation bond. Most projects for Lincoln Electric System (LES) are ongoing updates and maintenance. Parks and Recreation has listed funding for the South Haymarket Park. This has been envisioned for some time now. Their target grand opening is 2026. Most of the park will be funded by a capital campaign. They also have park acquisition, emerald ash borer, neighborhood parks land acquisition and facility renovations. There is a quality of life bond being show for FY 2028/29. The Joint Public Safety Bond is \$45 million in 2024/25 for fire station modifications and repairs, and the Lincoln Police Department (LPD) northwest team station. There will be continued community engagement and discussion before any final proposal. Lincoln Fire & Rescue is showing funding for apparatus replacement and a new fire training tower. Police is looking at training campus improvements. Urban Development is showing affordable housing, a commercial district and entryway corridors project. West 'O' St. is an example. There is also a Downtown Entryways Redevelopment Project. Finance Dept. is the umbrella for fleet fuel site upgrades. There are a few different sites around town. They all have aging underground fuel tanks. They are looking at new piping and hardware that could be compatible with future biofuels. The Water Dept. is showing a new source of water supply. That is a big ongoing discussion item, along with continued enhancement to serve new growth and maintain existing areas. Watershed Management is mostly general obligation bonds for flood mitigation projects. Another big project of theirs is an update to our flood maps with Federal Emergency Management Agency (FEMA). That project will be several years in the making. Solid Waste is showing a new landfill phase to accommodate city growth. One new project is adding a liner and leachate system to the landfill system to help filter hazardous runoff. StarTran has the Multi-Modal Center. That will be located downtown and will provide improved bus passenger amenities. They also want to replace 16 of their full size vehicles in 2024/25 and 2025/26. Wastewater is showing continued enhancements to serve new growth areas, along with investments to improve and maintain infrastructure. Transportation is a little different where each individual project is not broken down. They have categories instead for System Preservation, System Growth and System Optimization. There is also a sidewalk replacement program. Lincoln Transportation and Utilities (LTU) will have an online interactive map that will show all their projects. Planning has a new budgeting software provider that was used for this document. A PDF document was created. There will also be a web version that has more details. There will be an interactive map that has all the projects included. Staff believes this will be a huge improvement. The PDF will be available shortly. The next step is the Planning Commission hearing in two weeks. This will then go on to the CIAC and then to City Council as part of the Mayor's budget. The first two years of the CIP will be adopted as part of the Capital budget.

Rodenburg inquired if any public open houses are part of this process. Cary stated that staff does not do anything specific for the CIP. We don't typically do open houses as part of this process. There will be several public hearings and opportunity for public comment. This is just the beginning of the budget process.

Campbell asked if all the projects are funded by property taxes, as well as private fundraising. Thierolf stated that any general obligation bonds will be added to your property tax bill.

Joy wondered if staff foresees any contentious projects. Thierolf wouldn't think so. He doesn't know that there has ever been much contention in relation to the CIP. Cary added that the first public hearing on this document will be in two weeks. If there is an item of public interest, we would address it at that time. He doesn't believe there is anything that is controversial. This body isn't asked to delve into funding levels and amounts. That is more of a budget conversation with City Council and Mayor's office. Staff is not asking Planning Commission to consider hard financial numbers. Their role is to determine conformance with the Comprehensive Plan. Right now, every project has been found in conformance or general conformance with the Comprehensive Plan. He stated that Lyn Heaton mentioned that some projects have already had some public discussion.

Thierolf added that there are 229 projects in this CIP and 195 were in the previous CIP. A majority of these projects have already had Planning Commission review. The CIAC consists of staff from the Planning Dept., Finance Dept., Lincoln Transportation and Utilities and Mayor's Dept. staff.

Ball remembers going through this process a few years ago. The number of projects is fairly large. At some point, he assumes some of these projects don't get done. He wondered what happens when that occurs. Barnes believes there is a variety of factors. Some is anticipated grant funding that may or may not happen, and some are ongoing projects. Other special projects are quite large and take time to build up the amount of funding needed. As the community grows and we do new Comprehensive Plans, there can be new priorities of the community.

Rodenburg has heard a lot of talk about a new convention center. Barnes stated that is not a part of this CIP. He believes that has its' own process. The City will have some involvement at some point.

Cary noted another unique project showing in the CIP is Water 2.0. This project is well over \$1 billion. This is needed to continue our growth beyond 2050. Water would come from the Missouri River. This will involve significant investments over the years. This will allow us to build up funding for the future project.

Campbell asked if a decision has been made on sanitary sewer. There was discussion in the past about building a new plant in southwest Lincoln, as opposed to piping. Cary stated that there has been no decision to build a new treatment plant. The decision was made for some investment for more holding. Non peak hours would be pumped to existing facilities. Campbell believes that sounds more economical. For southwest Lincoln to continue their growth patterns, there needs to be more solutions. Cary believes this is adequate for now.

Rodenburg asked how Lincoln is addressing lead pipes and drinking water. Cary stated there is an ongoing effort for a lead pipe replacement program. Thierolf added that there is funding in the CIP for that.

Joy inquired if there has been any other discussion on the Tax Increment Financing (TIF) issue statewide and how that would affect us. Lyn Heaton believes that is on the State Legislature agenda for today. It seems to change on a daily basis. The most recent amendment is that the concern about TIF as a redevelopment tool has been removed. TIF would remain as a redevelopment tool as it

already is and hasn't been diminished. Cary added if there is some significant change about how City and County budgets are to be done at the Legislature, we will discuss that and bring any potential changes back.

There being no further business, the briefing was adjourned at 12:45 p.m.