

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, April 11, 2018, 1:00 p.m., Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Tom Beckius, Tracy Corr, Tracy Edgerton, Deane Finnegan, Cristy Joy, Maja V. Harris, Dennis Scheer; Chris Hove and S ndra Washington absent. David Cary, Steve Henrichsen, Tom Cajka, Dessie Redmond, Kellee Van Bruggen, Geri Rorabaugh, and Amy Huffman of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chair Scheer called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Scheer requested a motion approving the minutes for the regular meeting held March 28, 2018. Motion for approval made by Beckius, seconded by Finnegan and carried, 7-0: Beckius, Corr, Edgerton, Finnegan, Harris, Joy, and Scheer voting 'yes'; Hove and Washington absent.

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

April 11, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Joy, and Scheer; Hove and Washington absent.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 18002, TEXT AMENDMENT NO. 18004, SPECIAL PERMIT NO. 18010 and SPECIAL PERMIT NO. 09022C.**

There were no ex parte communications disclosed.

Beckius moved approval of the Consent Agenda, seconded by Edgerton, and carried, 7-0: Beckius, Edgerton, Finnegan, Harris, Joy, Corr and Scheer voting 'yes'; Hove and Washington absent.

Note: This is a recommendation to City Council on all Consent Agenda items.

COMPREHENSIVE PLAN CONFORMANCE NO. 18018, TO REVIEW AS TO CONFORMANCE WITH THE 2040 LINCOLN LANCASTER COUNTY COMPREHENSIVE PLAN, A REQUEST TO ADD A PROJECT TO THE FY 2016/17-2021/22 CAPITOL IMPROVEMENT PROGRAM TO UPDATE CITY WIDE STREET LIGHTS TO LED:

April 11, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Joy, and Scheer; Hove and Washington absent.

Staff recommendation: General Conformance with the Comprehensive Plan.

AND

TEXT AMENDMENT NO. 18005, AMENDING THE DESIGN STANDARDS TO ALLOW BIDDING ON DESIGN AND INSTALLATION OF THE CITY'S STREET LIGHT SYSTEM AND REPEALING SECTION 6, CHAPTER 3.100 AS HITHERTO EXISTING: April 11, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Joy, and Scheer; Hove and Washington absent.

Staff recommendation: Approval.

There were no ex parte communications disclosed on this item.

Staff Presentation: Kellee Van Bruggen of the Planning Department stated these two items are related. The CIP items looks to add this new project to the current CIP year. The change in text is a proposed amendment of the design standards to allow LES and others to bid on design and installation of these projects. Review of this proposal was conducted with LES who reviewed and provided comment.

PROPONENTS:

1. Jon Carlson, Mayor's Office, said this has been a multi-departmental effort to streamline Lincoln's conversion to LED technology for streetlights throughout the city. If passed at this level, both items will move on to City Council.

LED lighting provides energy savings, increases safety by providing better lighting, and the energy use is better for the environment. All of these are priorities called out in the Comprehensive Plan. Though Lincoln has done a good job of taking advantage of the new technology to provide savings, the majority of street lights throughout the city are Non-LED. The energy savings are dramatic when compared with the traditional high-pressure sodium lights. They provide better visibility, more accurate colors, and are brighter white. The fixtures can also be focused straight down, resulting in less glare and light pollution.

The energy use goes from 312 watts down to 108 watts. Over the period of a year, if 27,000 lights are converted, that is a savings of 10 million kilowatt hours totaling \$370,000. The regular street lights last around 5 years before bulbs need to be changed out. That doesn't sound bad, but there are 27,000 lights, so it does amount to a lot of labor and increased safety risks. The LEDs last 25 years, with no bulb changes. There is still maintenance costs for the pole and wiring, but not for the fixture itself. That is another savings of \$495,000. LED lights also drop greenhouse gas emissions and reduce use of trees and gas.

In 2016, the City adopted a policy that failed lights be replaced with LED fixtures and around 1,300 have been. It has now become a valid question to ask why the City should wait. Replacement cost is \$226.68, not including labor. Around \$300,000 is budgeted for that purpose. At the current pace, the lights would not all be replaced for approximately 20 years. A contractor came in to do an audit and make a recommendation. They offer a guaranteed design cost, procurement, commission and that is a “not to exceed” number. The annual savings are guaranteed to be in line with their analysis. Today, there is a broad selection of LED fixtures, including ones appropriate for historic areas.

The CIP amendment puts in a ceiling dollar amount of \$12.5 million. We are confident that will be less. The contractor offers to finance the project until they are paid back. In our circumstance, it is more appropriate for the City to finance the project due to the cheaper rates. Reserves can be tapped into to fund the project and be paid back, with interest, on a repayment plan. The baseline budget covers streetlight energy, maintenance, and conversion. If the City continues to budget the same way, as if this project were not to take place, the costs add up to around \$1.2 million per year. If this funding is reallocated to the payback of the reserves, it will take 10.4 years. Considering the 25-year life of the LED fixtures, that leaves 15 years for rate payers to enjoy the asset. Why wait to enjoy the benefits provided by LED lighting when we can do the comprehensive conversion at one time and use that money that would otherwise have been spent for the remaining ten years.

STAFF QUESTIONS:

Beckius noted that the text change speaks to LES having the authority to determine whether or not they are the best fit as contractor. He wondered if others will not be doing work traditionally done by LES. Carlson said this will not create much change because LES has contracted out to the private sector simply due to capacity of people they keep on staff full-time. Beckius wondered if the text change was proposed with this project in mind. Carlson said it is meant to be flexible. Maintenance will still be performed by LES. This is only talking about the design of certain things.

Scheer asked if there were issues foreseen with replacement in 25 years, particularly any disposal of hazardous materials or something similar. **Frank Uhlarik, Mayor’s Office**, stated that the LEDs are toxin free.

There was no public testimony on these items.

COMPREHENSIVE PLAN CONFORMANCE NO. 18008
ACTION BY PLANNING COMMISSION:**April 11, 2018**

Corr moved Conformance with the Comprehensive Plan, seconded by Joy.

Scheer said there is no question this is a great project.

Beckius said this is a palpable step in the right direction.

Corr said the numbers makes sense.

Motion carried, 7-0: Beckius, Edgerton, Finnegan, Harris, Joy, Corr and Scheer voting 'yes'; Hove and Washington absent.

TEXT AMENDMENT NO. 18005

ACTION BY PLANNING COMMISSION:

April 11, 2018

Beckius moved Approval, seconded by Corr and carried, 7-0: Beckius, Edgerton, Finnegan, Harris, Joy, Corr and Scheer voting 'yes'; Hove and Washington absent.

There being no further business to come before the Commission, the meeting was adjourned at 1:22 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, April 25, 2018.