

**Planning and Zoning Commission Work Session Minutes
May 5, 2022
Conference Room 1A & 1B - 1st Floor City Hall**

Call to Order

Commissioners Present – Burns, Carroll, MacMann, Loe, Placier, Rushing, and Stanton

Commissioners Absent – Geuea-Jones, Kimbell

Staff Present – Teddy, Thompson, Zenner, Palmer, Kelley, Anderson, Huffington, Keys, Sorrell, Storvick

Introductions

Approval of Agenda

Meeting agenda adopted unanimously.

Approval of Minutes

April 21, 2022 work session minutes adopted as presented.

Old Business

A. FY 2023 Capital Improvement Plan Overview

Mr. Zenner introduced the topic and the staff from each City Department who would be overseeing their forthcoming CIP projects. The CIP projects contained projects from Public Works, Parks and Recreation, Sanitary Sewer, Stormwater Utility, and Water & Light. There were no Solid Waste CIP projects this year.

Allison Anderson gave an overview of Public Works upcoming projects. There were nine street and sidewalk projects including slope stabilization and bridge replacement projects. Six traffic calming projects were proposed with clarification requested from the Commission regarding the one proposed on Manor Drive. The Commission requested clarity as to how projects get considered for the CIP. Anderson responded that projects get pulled from a master list that contains projects from the Sidewalk Master Plan, Ballot Initiative, and City Council. Commissioners inquired as to what standard sidewalks are built to if they have been from an old project list. Anderson confirmed that sidewalks are built to current standards.

Gabe Huffington highlighted the Parks and Recreation projects and noted the Department's funding sources including the Park Sales Tax. Huffington mentioned three projects leftover from FY22 such as the MU Healthcare Pavilion whose east and west wings are to be expanded. Parks had nine projects on the CIP list for 2023 including trailheads, MKT bridge replacements, new parks, and facilities renovations.

The Commission asked about park land acquisition. Huffington stated there is approximately \$150,000 budgeted each year for acquisition and that is usually done at the end of the year once maintenance and project obligations are fully accounted for. Commissioners asked about leftover project funds and maintenance costs to which Huffington replied that funding stays with a project unless it is re-appropriated or closed-out and put back in the general balance. There was some discussion related to co-owned playgrounds where Parks provides funding to Columbia Public Schools for playgrounds located on school property that are kept open during non-school hours for the benefit of the neighborhood. This scenario occurs in developed areas where the Parks Department cannot acquire parkland for a neighborhood park.

Erin Keys covered Sanitary Sewer and Stormwater Utility projects. Sewer projects would include annual sewer rehabilitation, an ongoing private common collector elimination program, and four individual sewer projects. Commissioners and staff discussed private common collectors in developed parts of town. Stormwater projects addressed failing infrastructure and areas that were experiencing flooding. Individual projects including replacing failing concrete boxes, undersized inlets and pipes, and replacing entire systems. The Commissioners asked if there were other failing stormwater boxes under buildings and if there was a plan to address those. Keys, and other staff, noted there were several and replied that they address those items via projects like the ones discussed, but sometimes property acquisition issues arise prevent projects from happening.

Dave Storvick presented the City's Water & Light projects for the forthcoming year. Electric utility projects included numerous annual projects such as converting overhead lines to underground, streetlights, and new service expansion. There were several individual projects including items related to new substations. Undergrounding electric service on the Business Loop was noted. The Commission and staff discussed the costs and challenges associated with undergrounding electric service. Sorrell noted that the City only owns the electric line and not the phone, internet, cable and other utilities that share utility poles which make undergrounding utility services more challenging. Staff also highlighted that the cost of undergrounding electric line is upwards of \$2,000,000 per mile.

Commissioners inquired as to what extent utility expansion, associated with development, is subsidized. Sorrell commented that it is different for each City utility: Stormwater utility has zero subsidy; Sewer utility recovers costs via fees unless City Council elects to subsidize a project such as Swift Foods; and the Electric utility provides all materials (poles, lines, etc.) but recaptures this cost via the rate structure and fees.

The Commission and staff discussed broadband service and capacity for a public utility. There was some discussion as to the efforts of the Broadband Business Planning Task Force. Staff noted that the task force had asked broadband utility providers to provide maps to show the extent and availability of broadband in the local area but those private utilities were not willing to provide the information.

ADJOURNMENT

Meeting adjourned approximately 6:59 pm

ACTION(S) TAKEN:

Motion made by Commissioner Burns, seconded by Commissioner MacMann, to approve the agenda as presented. Motion passed unanimously. Motion made by Commissioner Burns, seconded by Commissioner MacMann, to approve the April 21, 2022 work session minutes as presented. Motion passed unanimously.