

MINUTES  
CITY COUNCIL AND PLANNING COMMISSION JOINT WORK SESSION  
Tuesday, November 24, 2015  
5:00 – 7:00 p.m.

**I. PLANNING COMMISSION WORK SESSION**

Location: NDS Conference Room in City Hall (610 East Market Street)

Present: Chair John Santoski. Commissioners, Kurt Keesecker, Genevieve Keller, Jody Lahendro, Lisa Green and Dan Rosensweig; UVA representative Bill Palmer

Staff Present: Alex Ikefuna, Missy Creasy, Ryan Davidson, Doug Ehman

Call to Order: by Planning Commission Chairman John Santoski at 5:00 p.m.

**Capital Improvement Program**

Ryan Davidson provided an overview of the CIP (presentation located here: <http://www.charlottesville.org/departments-and-services/departments-a-g/budget-and-performance-management/fy-2016-2017-budget-development>).

Jody Lahendro asked who was on the review committee and that information was provided. It was noted by Genevieve Keller that consideration of a citizen representative for this committee should be made for the future.

Mr. Davidson noted that a number of the construction related projects were provided with a 2% increase in funding for future years in attempt to keep up with the construction costs for maintaining the current level of service. In some cases that could be achieved with level funds but in other cases additional funding would be needed.

Bill Palmer asked if the Middle School reconfiguration moved forward, if the funds would be considered in the CIP. That was affirmed.

Ms. Keller asked if there had been an increase in costs to maintain Meadow Creek based on the restoration project. Doug Ehman noted that it did not increase for the restored portion but that due to the increase in the width of the flood area that engineered bridges were needed which are more expensive than bridges constructed in the past.

Ms. Keller asked if negotiations with Comcast for cable service were still under deliberation. She expressed concern with that provider and encouraged the City to pursue other options.

Mr. Lahendro asked for further information on the project balances shown and that information was provided.

The typo concerning the amount of funding for the SIA will be corrected.

Kurt Keesecker asked a question concerning revenues, expenditures and bondable projects. Mr. Davidson provided an explanation of the formulas used and timing of bond payments. Mr. Keesecker concluded that the CIP will continue to go down unless additional revenue is introduced into the program. Mr. Davidson noted that will be a big discussion point with City Council moving forward.

Mr. Keesecker asked if there was a reason why the CIP categories do not line up with the Comprehensive Plan categories. Mr. Davidson noted they are set based on bond categories and he would sort by Comprehensive Plan categories for review.

Concern about the amount of funds available was expressed. Mr. Davidson noted that this CIP maintains the current levels of service and does not focus as much on new projects.

John Santoski asked Commissioners to list the areas they would like to discuss further and the following were noted: Housing fund, fire truck purchase, skate park, tree allocation, small area plans, West Main, River, milling and paving and bike pedestrian coordination.

Ms. Keller asked where water and sewer projects are located. It was noted that those are funded through user fees so not included in the CIP. It was felt that a note expressing this should be added to the document for public clarity.

Mr. Keller noted that concerning sidewalks, she had asked for information on specialty materials for historic areas. Staff noted that comment was included in the guidance provided to Council last year and will check with Public Works to see if there has been any progress on this item.

Mr. Keesecker asked about West Main and why only 3 years funding were noted. Mr. Davidson explained the financing of the project answering the question.

Mr. Rosensweig asked if the new fire truck would require 20 foot clearance. He is still concerned that the apparatus being purchased are too large to allow for implementation of community desires for smaller street widths. It was requested that the CIP outline the turning radius requirements so it will be possible to track over the years if we are purchasing equipment compatible with community goals.

Mr. Lahendro noted that additional funding was needed for trees. Mr. Ehman noted how those funds are used and that \$50,000 is the minimum needed to maintain tree canopy.

Ms. Green shared that from her experience on the CIP committee that when funding is given to one item, there needs to be guidance provided on where to take it from. Commissioners noted that it could possibly be taken from McIntire Park and the Skate Park but reiterated that additional funding should be placed for trees regardless.

Commissioners requested additional information on the skate park. Mr. Ehman provided background noting it is hopeful that the City can obtain funding to match 1/3 of the cost of the project. He also explained the funding process for the Botanical gardens project.

Dan Rosensweig asked what activities are shovel ready for SIA funding. Missy Creasy noted that funds are building in that account for future projects. She noted that the Garrett Street Stair project and parts of the Pollack's Branch watershed project were using these funds. Mr. Rosensweig asked if Council had implemented a TIF and would like more information on if that is moving forward. He noted that there is interest in moving the SIA forward and hopes by next year there is a plan on how to address. He is concerned that with all the CIPs that he has been a part of, they have all provided for projects that are unable to be implemented due to lack of resources.

Mr. Santoski noted that the River and Housing fund are left for discussion. Mr. Rosensweig noted that the housing fund needs to be funded in accordance with the 2025 Housing Study and that each year it is not, we are falling behind. He noted there is a housing study under review at this time providing additional guidance and that flat funding for this item is short sighted. Mr. Davidson provided background on why the committee did not recommend an increase this year.

Mr. Keesecker asked if CIP funds could be used for equity development. He was going to fully form the question and share with staff for a response.

It was noted that since Mr. Rosensweig will be going off the commission next year that another Commissioner should be integrated into the HAC and other housing related activities to minimize the learning curve.

Ms. Creasy noted the status of the River project. The PDC will be presenting a proposal to the City and County with options for moving forward.

### **Public Comment**

Paul Josey thanked the Planning Commission for discussing trees and the need for additional funding to maintain current tree canopy.

Roxanne White agreed that more trees were need.

Alex Ikefuna noted that the Tree Commission should continue to share their concerns with staff so they can be considered in reviews.

Mr. Josey noted that an Urban Forester should be added to the City review team.

It was asked if a tree preservation overlay district was allowed in Virginia. It was noted that could be researched in the future.

The meeting ended at 7pm.