

MINUTES
INFRASTRUCTURE REVIEW ADVISORY BOARD
Oak View Library
February 1, 2012 8:30 a.m.

Members and Alternates Present

Mark Cotter, Chad Huwe, Mike Cooper, Jeff Schmitt, Steve VanBuskirk, Preston Mettler, Scott Hofer, Steve Brockmueller, Tim Galbraith and Mark Vellinga

Members and Alternates Absent

Matt Carlson and Bill Kemmis

Others Present

Jeff DesLauriers, Tanya Miller, Toby Huizenga, Cynthia Monnin, Shannon VerHey, Kurt Peppel, Ken Dunlap, Jon Brown, Albert Schmidt, Andy Berg, Y. Garlluis, Chad Hanisch, Eric Willadsen, Reed Ramstad, Ray Pierson, Clayton Jamison, Chuck Point, Pat Schwebach, Paul Fick, Perry Kolb

IRAB Vacancy

Chad Huwe, City of Sioux Falls, announced there is a vacancy on the IRAB board. The alternate "Member at Large" position is open. Some applications have been submitted. If any persons are interested, the City will be accepting applications through the month of February. Applications are available online or from Amanda (amullinix@siouxfalls.org) in Engineering.

Approval of Minutes of Last Meeting

A motion was made by Mark Cotter to approve the October 19, 2011 meeting minutes; the motion was seconded by Steve VanBuskirk. Roll call: Yeses- Cotter, Cooper, VanBuskirk, Hofer, Brockmueller, Galbraith, Vellinga-7. Noes, none.

Business

a. IRAB meeting schedule

A motion was made by Mark Cotter to hold IRAB meetings on the first Wednesday of each month. This would replace having the meetings on the first and third Wednesday of the month. If a need arose for an additional meeting, a meeting could be scheduled on the third Wednesday of the month. The motion was seconded by Steve VanBuskirk; Yeses-all; Noes-none.

Meeting Location

A motion was made by Mark Cotter to hold the meetings at the Water Purification Plant at 2100 N Minnesota Avenue. The motion was seconded by Steve VanBuskirk; Yeses-all; Noes-none.

b. Fire requirements for temporary roads into subdivisions

Dean Lanier, City Fire Marshall, discussed the temporary access requirements for fire truck access for subdivisions. This can be accomplished in a number of ways for single-family and multi-family residential housing. A permanent surface is not required, but the surface must accommodate a 75,000 pound vehicle in all conditions. Dean also discussed the following information regarding firefighting practices:

- A fire truck holds between 500 to 750 gallons of water, which is used within one minute. Consequently, a fire hydrant is needed within 400 feet of a fire truck.
- For an interior structure fire, three trucks are dispatched. Each truck has four firefighters.
- The first truck on location will block the road. There needs to be a second access road for additional responders.

Chuck Point asked if this is a change from current requirements. Dean stated that no change has been made and this has been a standard since at least 2000. Chuck also asked if there has been a change in interpretation or implementation. Dean stated no change has been made.

Dean distributed a handout of a development showing a single entrance on the south side of the development, but no secondary access. This would cause a problem for other emergency vehicles to gain access to the area if a fire truck were to drop a hose across the street and block the road. The fire code language and policies will be distributed.

Ray Pierson asked if the location of post indicator valves (PIV) is determined by the by the height of the building. Dean replied yes. A PIV is a valve used in underground piping systems and controls a building's sprinkler system. The PIV should be installed 40 feet from the structure in case of a collapse. Because of lot sizes, plat requirements, and other constraints, there are times when the PIV has to be installed closer to a building.

c. Wastewater regionalization study update

Trent Lubbers, City of Sioux Falls, updated the group on the regional wastewater study. HDR, the City's consultant, completed the draft report late last year. Meetings have been held and feedback has been noted. A legal review is being completed. Harrisburg and Brandon have submitted questions and responses are being developed.

In the original calculation of the system development charge (SDC), depreciation of assets was included. The SDC has now been calculated without depreciation. The following chart includes both SDCs, with and without depreciation, based on water meter size.

System Development Charges (SDC) from Wastewater Regionalization Study		
Water Meter Size (inch)	With Depreciation (\$)	Without Depreciation (\$)
5/8 x 3/4	2,391	1,881
1	5,978	4,703
1.5	11,955	9,405
2	19,128	15,048
3	35,865	28,215
4	59,775	47,025

Chuck Point stated that the Home Builders Association (HBA) is opposed to the implementation of any additional development fees in the City Of Sioux Falls. Phase one of the study was to determine the cost to the fund for each unit of capacity. Phase 2 will study how each internal existing customer will be affected. Jon Brown asked if the draft report is available. Trent stated it will be in the near future.

d. Subdivision compliance update

Chad Huwe stated there are two components of the subdivision compliance project. One is looking back at the existing subdivisions out of compliance with their assurance agreements and how we bring those into compliance. The other is what changes are needed to the current process so we are not in this situation in the future. The City has spent considerable time on both issues.

Letters were sent to the out-of-compliance subdivisions in May and October of 2011. The letters notified the developer the subdivision was in violation of terms in the assurance agreement and City ordinance, requested the developer full their obligation, and requested a written update of the status of their subdivision. A plan of action is in the final stages for the subdivisions that are out of compliance and should be finalized in the near future. It was asked if there are still a large number of subdivisions out of compliance with their assurance agreements. Chad stated that the percentage has gone down in 2011. Chuck Point asked if the City would have to do the repairs to the bottom lift of asphalt. Chad stated this may be required. Chuck asked if there has been any progress since the meetings first started. Chad stated that the City has spent considerable time and effort evaluating several options. Chad hopes to provide an update at the March meeting.

Eric Willadsen asked how funds could be extracted from a developer since the assurance agreement does not contain a financial security. Chad stated that financial securities are being looked at for future subdivisions. Chuck asked about the theory of installing the top lift of asphalt at the same time the bottom list of asphalt is placed. This could potentially hinder the start of streets that would not be finished.

e. Sump pump collection system exemptions

Andy Berg, City Of Sioux Falls, discussed the current exemptions for sump pump collection systems. He proposed removing items one and four due to lack of use. After a discussion, the group decided to leave those items in the policy and add an exemption based on the lot size. Andy will add this exemption and bring to the next meeting for review and approval. The construction of regional detention ponds was discussed. The City is meeting internally to discuss the program.

f. Utility trench settlement

Shannon VerHey, City Of Sioux Falls, stated the City has sent letters to the utility companies reinforcing trench compaction requirements. The City will evaluate if a meeting with them is necessary.

Discussion

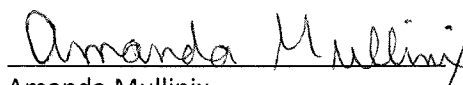
Mike Cooper, City Of Sioux Falls, mentioned the SIRE software that will allow electronic subdivision plan submittal and review. The petitions for arterial street improvements are due today, February 1. Chad Huwe stated that staff will review the petitions and priorities in February and meet with the HBA in March.

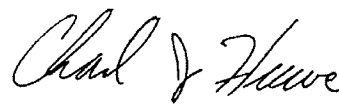
Board Action

Action Items

Adjournment

The next IRAB meeting is set for March 7, at 8:30 a.m., at the Water Plant. A motion was made by Mike Copper for adjournment at 9:55 a.m.; the motion was seconded by Mark Cotter. Roll call: Yeses- Cotter, Cooper, VanBuskirk, Hofer, Galbraith, Vellinga-6. Noes, none.


Amanda Mullinix
Secretary


Chad Huwe
City Engineer