

|AGENDA Monday, September 15, 2008
|Informational Sioux Falls City Council
|
| 4:00 p.m. at Carnegie
|
|Town Hall
|
| 235 West 10th Street

1. Call To Order
2. City Council Staff Report
 - A. Updates from Debra A. Owen, City Clerk
3. Mayor Munson
4. Audit Committee
5. Fiscal Committee
6. Land Use Committee
7. Public Services Committee
8. City Council Open Discussion
9. Staff Report
 - A. Update on the Collections Research Center by Bill Hoskins, Museum Director

Document: Museum Collection Information

- B. Housing First Update by Stacey Tieszen, Homeless Coordinator

Briefing Memo

Grace Mary Manor Funding

10. Executive Session

11. Adjournment

Date: 2008-09-15
SIRE Meeting ID: 964
Meeting Type: Informational Meeting

YouTube:<https://youtu.be/uLYEsXGn8aM>
Agenda Item: Not Assigned
Item ID: 40793

The following document(s) are public records obtained from the
City of Sioux Falls.

Mission

"The Siouxland Heritage Museums is dedicated to enhancing the experience of learning for our community, its families and visitors through collection, preservation and interpretation of history."

Introduction

The Siouxland Heritage Museums were formed in 1974 through a joint cooperative agreement between the City of Sioux Falls and Minnehaha County. The Museums operate two buildings the Old Courthouse Museum, owned by Minnehaha County and the Pettigrew Home and Museum, owned by the City of Sioux Falls.

Siouxland Heritage Museums Board

The Board of the Siouxland Heritage Museums consists of eleven members, four appointed by the City of Sioux Falls, four appointed by Minnehaha County, one is the Mayor of Sioux Falls or the Mayor's Designee, one is a Minnehaha County liaison Commissioner and one is a representative of the Siouxland Heritage Museums Alliance. The board meets in public session on the first Thursday of the month at either, the Pettigrew Home and Museum or at the Old Courthouse Museum.

2008 Museum Board Members

Diane Metli, President
Patrick McGreevey MD, Vice President
Tim Schendel, Sec./ Treasurer
Gloria Houle
Sandy Dean
Glenda Schmid
Jon Lauck
Robert Kolbe
Kermit Staggers
Julie Risty
Kari Hall

Museum Collection

The Collection of the Siouxland Heritage Museums number in excess of 70,000 artifacts which range in size from small political buttons to large items like the Fawick Flyer. The collection is currently stored at three sites occupying 17,000 square feet. The primary site for collections storage is the Old Courthouse Museum, (approximately 90%).

The Siouxland Heritage Museums has three full time staff and ten volunteer staff who work with the museum collection. The Collections Committee of the Museum Board meets 6-8 times per year to oversee various issues relative to the museum collection.

In 2005, Douglas A. Pederson, a structural engineer, conducted a survey of the attic spaces at the Old Courthouse Museum. He recommended that all storage be removed from the space. (See attached report)

In 2007, Minnehaha County, completed a repair to an attic roof truss that resulted from over loading the structure.

Bob and Kari Hall, announce their intention to donate 25 acres of land to Minnehaha County, the land to be used to provide the museum with a collections research and storage facility. Bob and Kari made a presentation at the Joint Meeting of the Sioux Falls City Council and Minnehaha County Commission early in 2008. (See Attached)

In June, the land was surveyed. In July, the property was platted. (See Attached)

In 2007, the Siouxland Heritage Museums Board voted unanimously to use \$10,000 from the Siouxland Heritage Museums Endowment to employ Koch Hazard Architects, to develop a concept plan for off site storage of the Museum Collections. The concept plan was finished in July, 2008. (See Attached)

**Siouxland Heritage Museums
Collections Research Center**

Goals and Objectives

1. Provide safe, secure, environmentally controlled storage for the Siouxland Heritage Museums Collection in one location.
2. Continued restoration and preservation of the Old Courthouse Museum and Pettigrew Home and Museum.
3. Provide a safe, secure, and efficient work environment in which the staff is able to care for and work with the museum collection.
4. Provide the public a safe and secure location to conduct research related to the museum collections.
5. Provide local government with a space for the safe secure and accessible storage of documents and records.
6. To operate with financial efficiency, always remembering that we have a duty to the taxpayers to reach the highest level of achievement for the least investment of public resources.

March 30, 2005

Mr. Bill Hoskins
Old Courthouse Museum
200 W 6th Street
Sioux Falls, SD 57104

RE: Attic Load Study
Rise Project # 04-0302

Mr. Hoskins,

In response to your request we have compiled a "Budget Cost" to resolve the load issue above the original (north side) small courtroom.

The attic area floor joists support a mechanical unit, which should be removed from the present location.


The unit was installed in 1978. Since the typical lifespan of this type of unit is 30 ± years, we put forth the following option for your consideration:

- a. Remove the existing mechanical unit and dispose of it in sections, utilizing the existing elevator.
- b. Provide a structural steel support immediately to the west of the existing unit. The support beams would be supported directly on the masonry/stone walls.
- c. Locate a new unit on the beam frame extending all piping and ducts to the new unit. Insulating, installing new controls, coil piping, and balancing are included.
- d. Re-plumb and brace the interior (wood) truss as required.

The cost for the above would vary from \$44,000 to \$50,000. Once the work is complete, the immediate (lower attic) area should be clear of any storage items and posted for mechanical access only.

If you have any questions or desire further assistance please advise.

Thank you,


Douglas A Pederson, PE
President
Rise, Inc

RISE, Inc.
Design-Build
Structural Engineering





June 14, 2004

Bill Hoskins, Director
Siouxland Heritage Museums
200 W. 6th Street
Sioux Falls, SD 57104

RE: Structural Report
Attic Storage Study
Old Courthouse Museum
Sioux Falls, South Dakota
RISE Project # S04-0302

Dear Bill,

This report summarizes findings of structural study at the above-referenced project.

The purpose of the study was to determine the allowable load carrying capacity of attic framing members.

BACKGROUND

The attic space was reviewed at the following three areas (reference diagram attached):

- Area over restored West Courtroom.
- Area over unrestored North Courtroom.
- Remaining Attic and Old Jury Room.

HISTORY

- 1893: Courthouse is completed.
- 1973: Mechanical air-handling unit is placed in attic space above North Courtroom
- 1983: Attic storage load capacity determined as 80 pound per square foot.
- 1986: West Courtroom is restored. Mezzanine is placed over the existing ceiling rafters. Archival storage materials are installed.

FINDINGS

West Courtroom (restored):

Our review of historic building documents indicates this attic space was originally designed as a non-inhabitable space.

The observed framing above the West Courtroom consists of heavy timber trusses supporting the original 2x8 ceiling joists and the added 2x10 mezzanine joists.

Two bays of the 2x10 mezzanine joists were analyzed and the corresponding allowable load capacity determined as follows:

- 11'-0" span (interior bays) = 80 pounds per square foot.
- 14'-4" span (end bays) = 42 pounds per square foot.

One heavy timber truss was computer-modeled and analyzed with building code-prescribed roof loads applied concurrently with a mezzanine load of 80 pounds per square foot. The analysis results indicate that individual truss member capacities are exceeded by up to 31 percent.

The heavy timber truss was re-analyzed for a 60 pounds per square foot mezzanine load and determined to have sufficient structural capacity for this loading condition.

North Courtroom (unrestored):

Our review of historic building documents indicates this attic space was originally designed as a non-inhabitable space.

The observed framing above the North Courtroom consists of heavy timber trusses supporting the original 2x8 ceiling joists. A mechanical air-handling unit is supported in one bay by the ceiling joists.

The center heavy timber truss was observed to be racked out of plumb at its south end. No horizontal bracing was observed between the heavy timber trusses at this end.

The center heavy timber truss was computer-modeled and analyzed with building code-prescribed roof loads applied concurrently with the air-handling unit load on the ceiling joists (assumed weight of 50 pounds per square foot).

June 14, 2004

Structural Report
Attic Storage Study
Old Courthouse Museum
Sioux Falls, SD
RISE # S04-0302

The analysis results indicate the truss members have sufficient structural capacity for the described loading condition. A concern exists, however, regarding the impact on truss load carrying capacity due to the observed racked condition.

Additionally, the original ceiling joist ends are notched out to bear on a ledger nailed to the side of the heavy timber truss bottom chord. This connection configuration is not designed to support the weight of the mechanical air-handling unit.

Remaining Attic and Old Jury Room:

Our review of historic building documents indicates this attic space was originally designed to be occupied space.

Roof framing consists of a series of heavy timber frames that are directly supported by load-bearing walls below. The typical floor framing members consist of nominal 3 x 14 joists on 16 inch spacing.

The maximum joist span of 26 feet is located at the Old Jury Room adjacent to the building's southeast stairway. The load carrying capacity of this floor was analyzed to be 50 pounds per square foot.

The remaining attic floor framing appears to fall within a span length not exceeding 21 feet. The load carrying capacity of this floor was analyzed to be 80 pounds per square foot.

CONCLUSIONS / RECOMMENDATIONS

Built in the 1800's, this structure has experienced many functional changes. When analyzing structures that have been modified, or loading conditions that have increased, it is necessary to consider the effect using the current codes and standards.

The governing building code for Sioux Falls is the 2003 International Building Code (IBC). This code defines "light storage" loading as 125 pounds per square foot. The existing attic framing does not have the structural capacity to support code-defined storage loads.

The maximum load carrying capacity for the attic space above the West Courtroom is governed by the mezzanine floor joists in the end bays at 40 pounds per square foot.

June 14, 2004

Structural Report
Attic Storage Study
Old Courthouse Museum
Sioux Falls, SD
RISE # S04-0302

If archive materials are to remain in this area, we recommend the following:

- A load inventory be performed to confirm the 40 pounds per square foot criterion is not exceeded.
- A sign is posted stating "Mezzanine loading shall not exceed 40 pounds per square foot".
- The City Building Official confirms that 40 pounds per square foot is an acceptable loading criterion for this storage condition.

At the attic space above the North Courtroom, the notched ceiling joist connection to the heavy timber trusses is not adequate to support the weight of the mechanical air-handling unit. We recommend the ceiling framing supporting the unit be temporarily shored to the concrete floor below. Additionally, the racked heavy timber truss should be straightened to plumb and proper lateral bracing be installed.

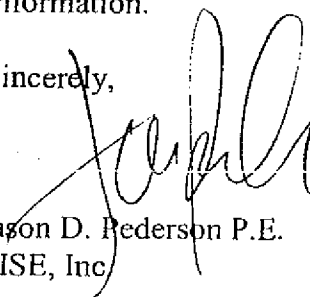
Regarding the permanent mechanical unit support, the following options may be considered:

- Relocate the unit in the attic space to a location where bearing walls may be utilized.
- Install additional support framing to transfer the unit weight directly to the heavy timber truss or bearing wall.

At the remaining attic space and Old Jury Room, the allowable load carrying capacity of the framing members varies from 50 pounds per square foot to 80 pounds per square foot. Should the archive materials remain in these areas, we recommend a course of action similar to that for the mezzanine framing over the West Courtroom.

Please contact this office should you have any question or desire additional information.

Sincerely,



Jason D. Pederson P.E.
RISE, Inc

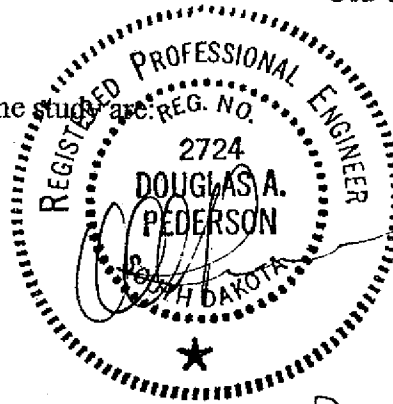
cc: Jeff Hazard

Attachments:

June 14, 2004

Structural Report
Attic Storage Study
Old Courthouse Museum
Sioux Falls, SD
RISE # S04-0302

Structural Engineers involved in the study are:



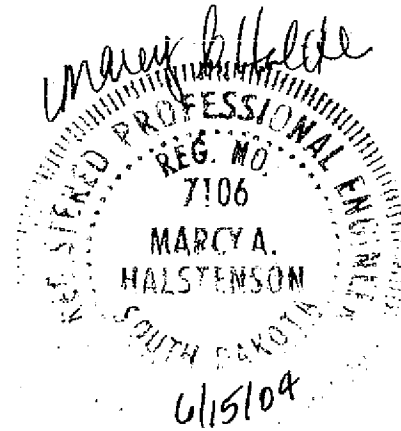
[Handwritten signature of Douglas A. Pederson]

Douglas A. Pederson P.E.



[Handwritten signature of Jason D. Pederson]

Jason D. Pederson P.E.

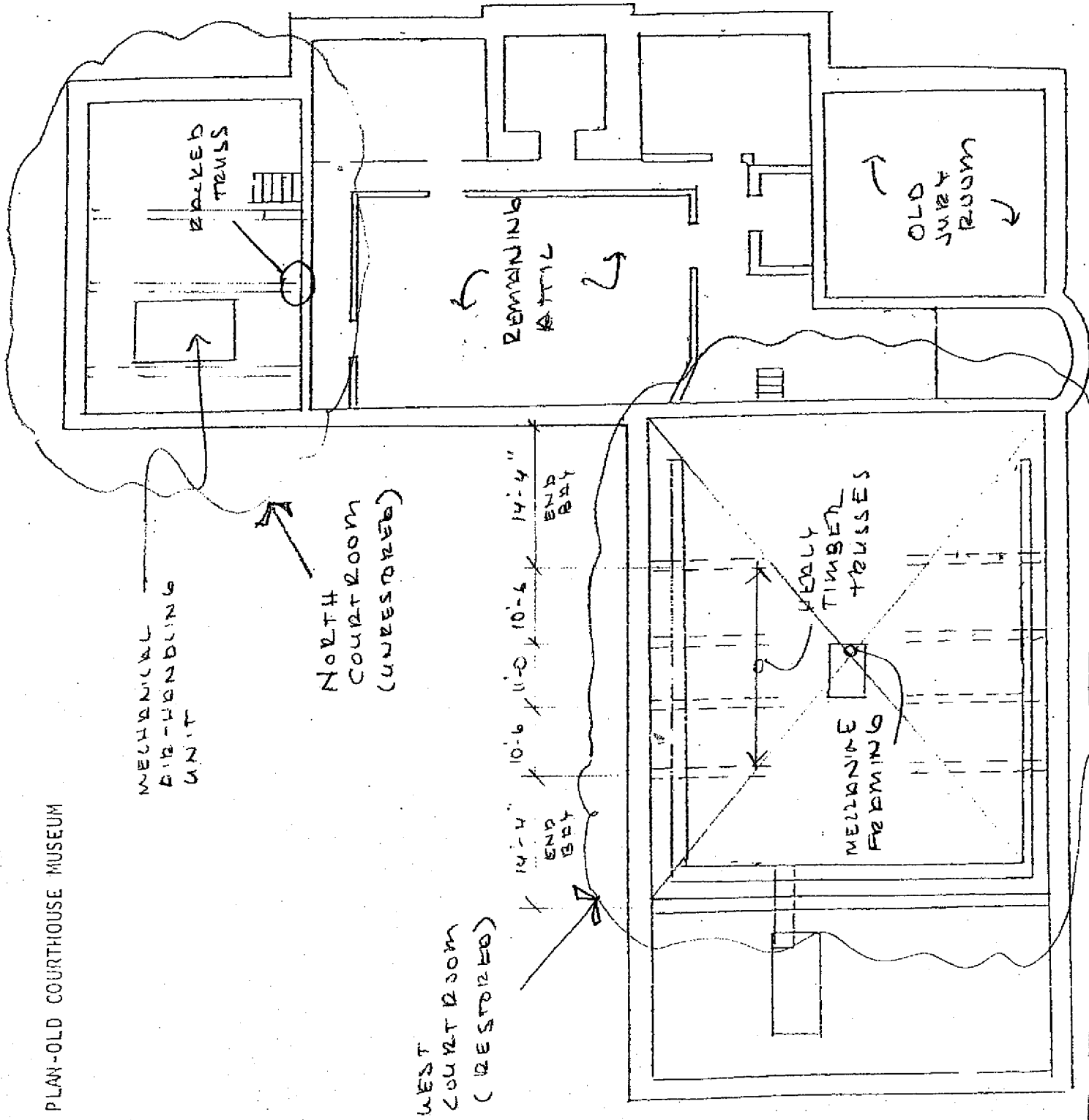


[Handwritten signature of Marcy A. Halstenson]

Marcy A. Halstenson P.E.

LOCATION PLAN-OLD COURTHOUSE MUSEUM

ATTIC



Robert and Kari Hall
2807 S Ridgeview Way
Sioux Falls SD 57105

To; William J Hoskins and the Board of the Siouxland Heritage Museum

This letter is to inform you of our intention to donate to the Siouxland Heritage Museums 25 acres of land located on North Westport Ave in Minnehaha County. The land is to be used to provide the Museum with a research and collection storage facility. The Museum will have the choice of using all the land for the building and a possible program area or to sell some of it to raise money to build the structure.



Kari O. Hall

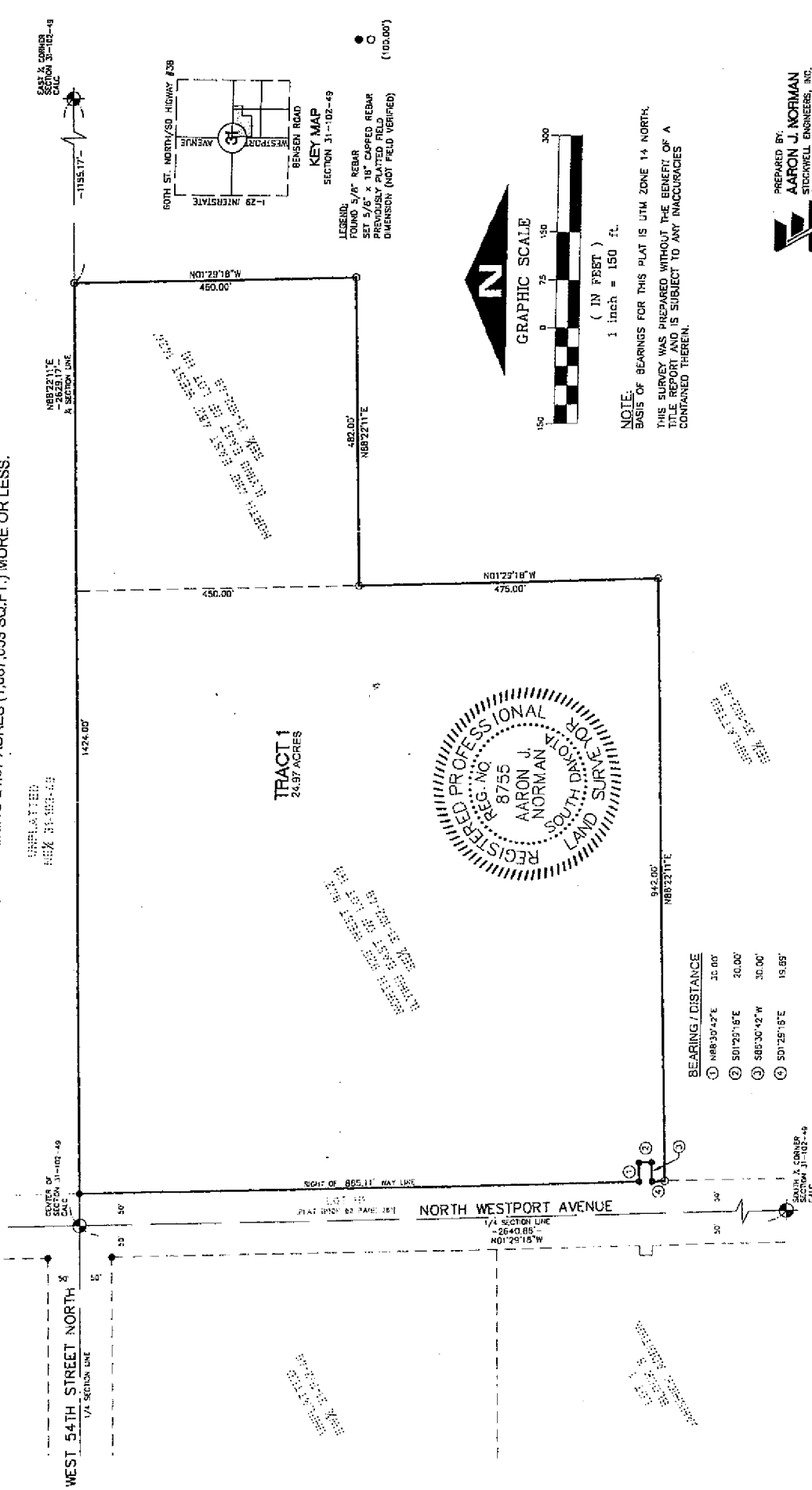
The North 925 feet of the West 942 feet (lying East of Lot H1), and the North 450 feet of the East 482 feet of the West 1,424 feet (lying East of Lot H1), in the Southeast quarter (SE ¼) of Section 31, Township 102 North, Range 49 West of the 5th P.M., Minnehaha County, South Dakota

legal description of
land to be
surveyed & then
plotted to give to
Museum

Vance

PLAT OF HALL'S ADDITION

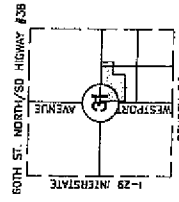
IN THE SE¼ OF SECTION 31, TOWNSHIP 102 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; CONTAINING 24.97 ACRES (1,087,653 SQ. FT.) MORE OR LESS.



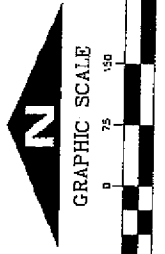
UNPLATTED
BOOK 31-102-49

N88°22'11"E
-2625.17'-
A SECTION LINE

SOUTH A CORNER
SECTION 31-102-49
CALC

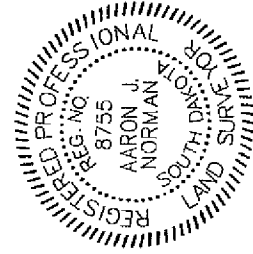


LEGEND
FOUND 3/8" REBAR
SET 3/8" x 18" CAPPED REBAR
DIMENSIONS PLATTED FIELD
DIMENSIONS (NOT FIELD VERIFIED)



NOTE:
BASIS OF BEARINGS FOR THIS PLAT IS UTM ZONE 14 NORTH.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE REPORT AND IS SUBJECT TO ANY INACCURACIES
CONTAINED THEREIN.

TRACT 1
24.97 ACRES



BEARING / DISTANCE	①	②	③	④
N88°39'42"E	30.00'			
S01°25'15"E	20.00'			
S80°30'42"W	30.00'			
S01°25'15"E	19.85'			

CENTER OF
SECTION 31-102-49
CALC

WEST 54TH STREET NORTH
1/4 SECTION LINE

SOUTH OF 805.11' RAY LINE
PLAT 102-62 PART 181

NORTH WESTPORT AVENUE

1/4 SECTION LINE
-2640.85'-
N01°29'15"W

SOUTH A CORNER
SECTION 31-102-49
CALC

PREPARED BY:
AARON J. NORMAN
SURVEYOR
STOCKWELL ENGINEERS, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
SIOUX FALLS, SOUTH DAKOTA 57104-6913
Phone: 605-338-6664

SIouxLAND



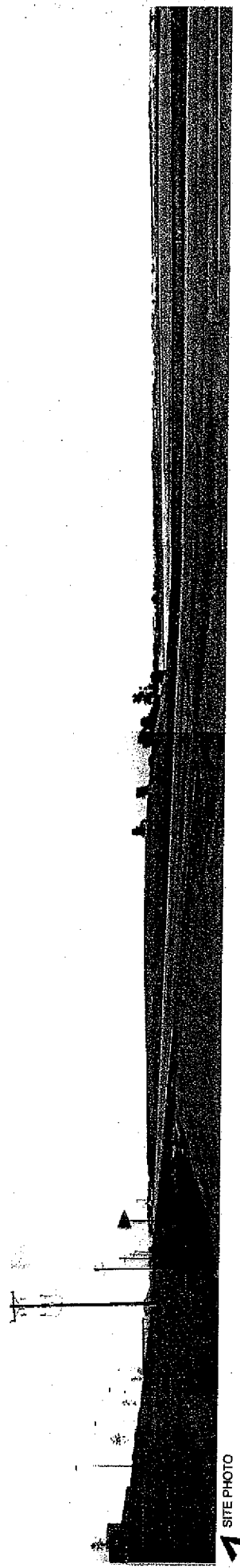
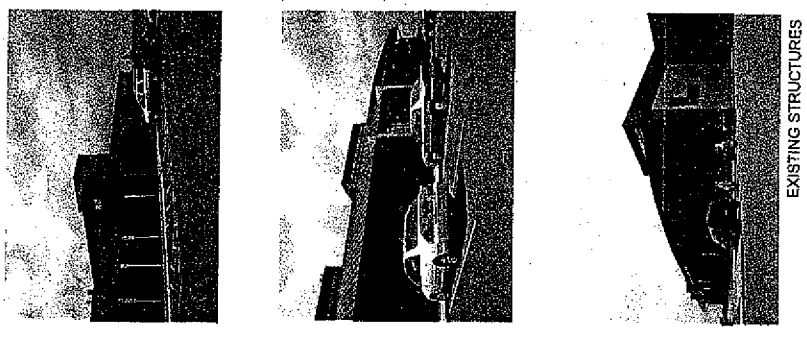
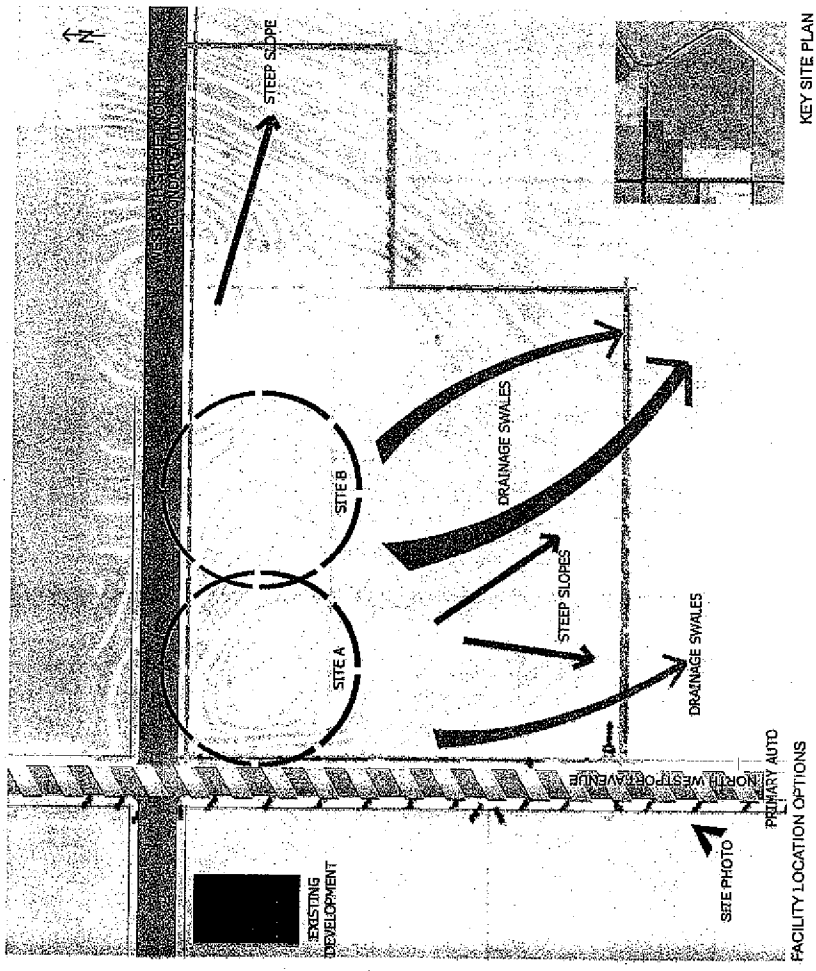
HERITAGE
MUSEUMS

COLLECTIONS AND RESEARCH CENTER
SIoux FALLS, SD

10 JUNE 2008



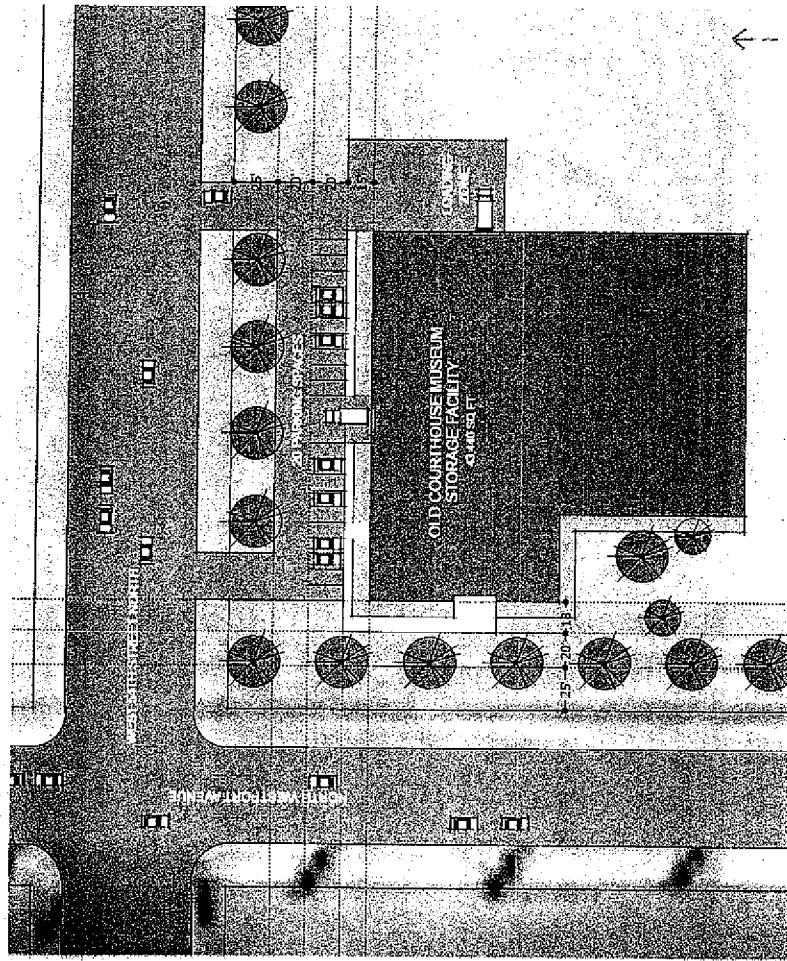
KOCH HAZARD
ARCHITECTS



KOCH HAZARD ARCHITECTS

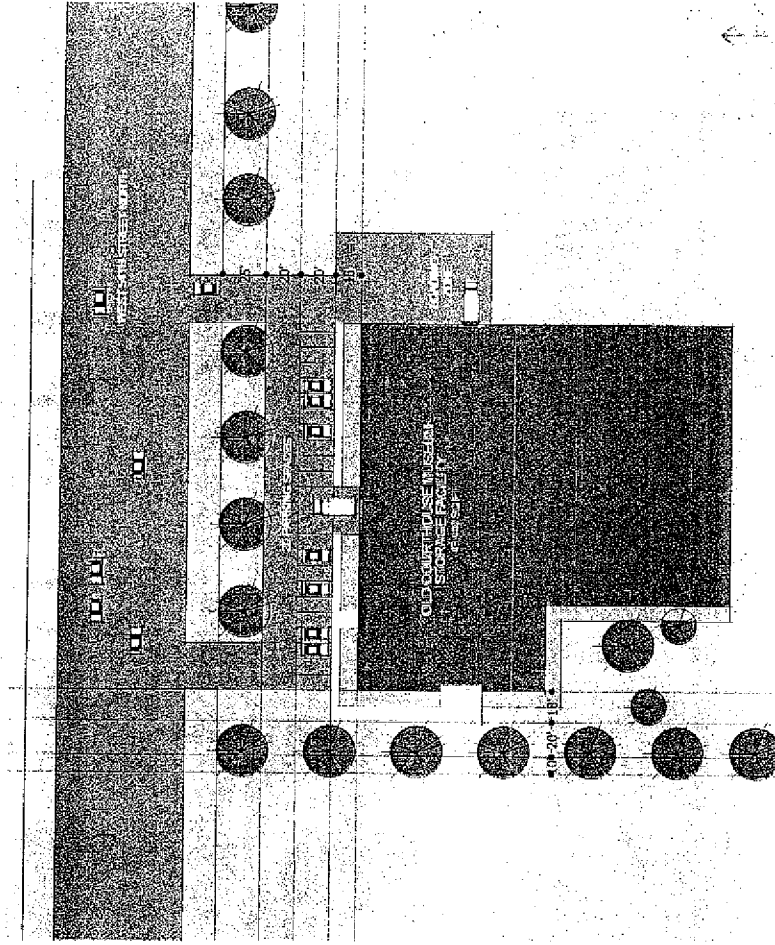
SITE ANALYSIS

SIOUXLAND HERITAGE MUSEUM
 SIOUX FALLS, SD



SITE PLAN OPTION A

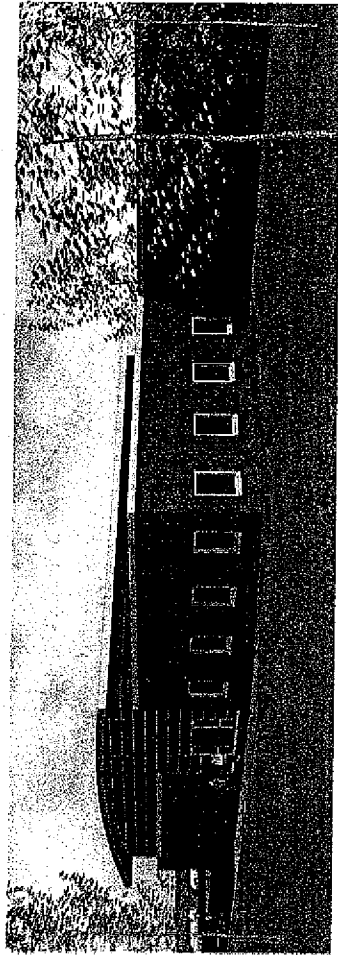
KOCH HAZARD ARCHITECTS



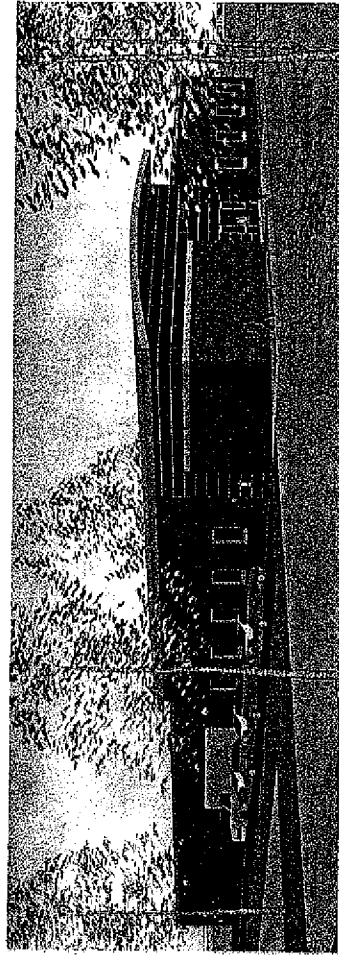
SITE PLAN OPTION B

SITE PLAN OPTIONS

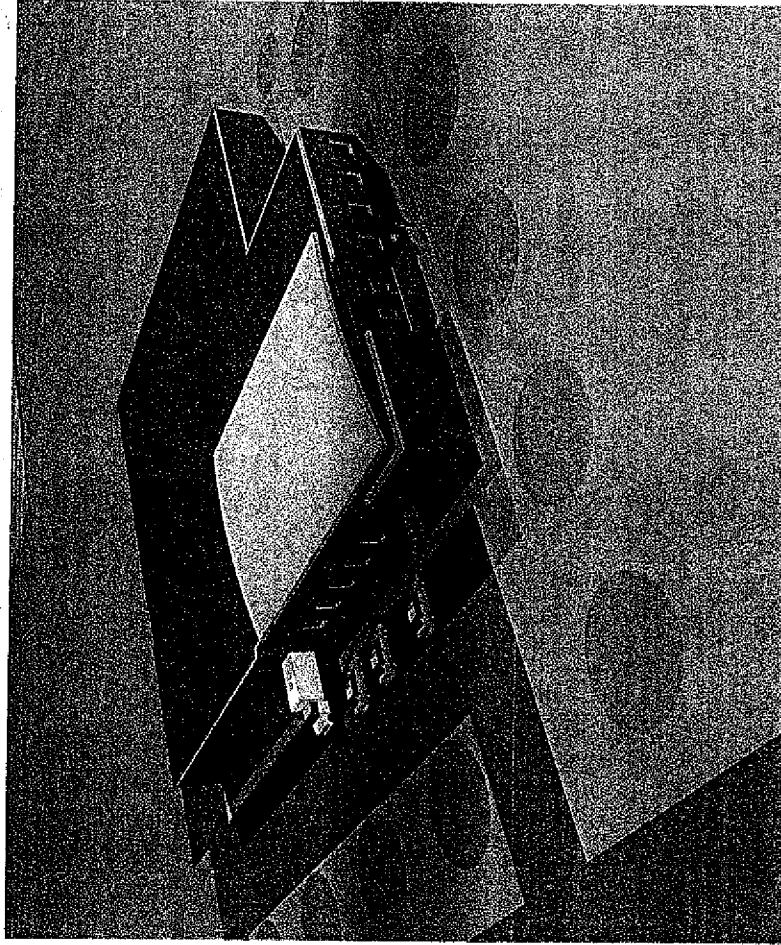
SIOUXLAND HERITAGE MUSEUM
SIOUX FALLS, SD



VIEW FROM SOUTHWEST



VIEW FROM NORTH WEST



AERIAL VIEW FROM NORTHWEST

KOCH HAZARD ARCHITECTS

PERSPECTIVE IMAGES

SIouxLAND HERITAGE MUSEUM
SIoux FALLS, SD

Date: 2008-09-15
SIRE Meeting ID: 964
Meeting Type: Informational Meeting

YouTube:<https://youtu.be/uLYEsXGn8aM>
Agenda Item: Not Assigned
Item ID: 40790

The following document(s) are public records obtained from the
City of Sioux Falls.

Homeless Advisory Board

To identify causes of homelessness and to find solutions that fit the Sioux Falls community which allow for the best use of existing public and private resources and provides strategies which encourage the homeless to return to a status of residency.

DATE: September 11, 2008

TO: Sioux Falls City Councilors

FROM: HAB Homeless Coordinator

RE: Briefing Update on Housing First Programs

I was fortunate to attend the Rocky Mountain Continuum of Care and HMIS Symposium in Salt Lake City on August 25th and 26th. Much of the Conference focused on Ten Year Plans and successful Housing First programs. As you know, Housing First is the national trend towards getting the chronically homeless housed and hopefully on a path to improved health and overall well-being, while also benefiting many of the emergency services/programs in a community (i.e. shelters, jail, detox, and emergency rooms). Housing First is also the focus of the Homeless Advisory Board's Business Plan that was presented to you in February 2008.

Salt Lake City has two Housing First programs for their chronically homeless (estimated to be about 1300 individuals): Sunrise Metro (open since April 2007 with 100 apartments that are 380 square feet each) and Grace Mary Manor (open since February 2008 with 84 apartments that are 380 square feet each). Both programs have been deemed a success – they have had no evictions to date, residents are drinking less, and there have been reductions in use of emergency services. Both programs have offices in the facility available for their community health clinic, Volunteers of America staff, counselors, VA staff, case managers, and property management staff. Both programs are staffed 24 hours a day and have secured entrances. Grace Mary Manor actually works with the police department to staff the evening shift at the front desk – a police officer works from 8pm to 6am. This has proven beneficial in enhancing the relationship between the police and the homeless. Both programs took much community effort to get them funded, completed, and furnished.

Each unit has a bathroom with an emergency pull cord that connects to the front desk in case of a health emergency, each stove has a 30-minute timer that shuts it off preventing fires, an intercom system, ceilings are 9 feet with large windows to make the room feel more spacious, there are community rooms and group rooms, even a library with computers with internet access. I am attaching the initial funding sources for Grace Mary Manor. Sunrise Metro had much of the same type of funding. The HAB's Business Plan is on a much smaller scale than either of these programs (about 25 units or so) so the funding needs are not equivalent, but the information is just to provide you a general sense of the concerted effort it takes to make this happen.

Other things that were discussed include the design of the building and the units as well as supportive services that are provided. The need to be flexible and consumer-driven was stressed. Minnehaha County is already funding the Safe Home pilot project - which was also a strong recommendation – get a pilot project going and work with what is available. Salt Lake County ran a Pathways Pilot project from August 2005 to August 2007 with a scattered-site approach involving 17 of their most chronic service users. Housing First is working in cities all across the United States. It is working so satisfactorily in Salt Lake City, they are also moving forward with Housing First programs for homeless seniors and families including a remodel of a 201 unit Holiday Inn.



Grace Mary Manor



Sunrise Metro

I will be happy to answer any questions. Thank you for your time!

Stacey Tieszen
Homeless Coordinator
Homeless Advisory Board
Siouxland Health and Human Services Building
521 N. Main Avenue, Suite 201
Sioux Falls, SD 57104
(605) 367-4217 ext. 121

Date: 2008-09-15
SIRE Meeting ID: 964
Meeting Type: Informational Meeting

YouTube:<https://youtu.be/uLYEsXGn8aM>
Agenda Item: Not Assigned
Item ID: 40791

The following document(s) are public records obtained from the
City of Sioux Falls.

Grace Mary Manor Funding

Construction

	One Time
Wells Fargo-Tax Credits	\$5,341,327
Olene Walker Housing Loan Fund	\$1,000,000
Salt Lake County HOME Funds(\$25,000 from Sandy City)	\$775,000
Crusade for the Homeless	\$600,000
George S. and Dolores Dore Eccles Foundation	\$600,000
Federal Home Loan Bank of Seattle	\$250,000
Salt Lake City Corporation-HOME	\$200,000
Salt Lake City Corporation-CDBG	\$130,000
Corporation for Supportive Housing	\$50,000
Zions First National Bank	\$20,000
American Express Center for Community Development	\$10,000
UBS Bank	\$10,000
GE Money	\$8,000
Fannie Mae	\$5,000
Oppenheimer Funds -Legacy Program	\$2,000
Boyer Family Foundation Trust	\$1,000
Total Construction Funding	<u>\$9,002,327</u>

Services

	On Going
State of Utah-Pamela Atkinson Homeless Trust Fund	\$120,000
Salt Lake County-General Funds	\$60,000
Total Services Funding	<u>\$180,000</u>

Rental Subsidies

	Annual Estimates
Section 8-Project Based Vouchers(50 units)	\$293,500
Shelter Plus Care(30 units)	\$176,000
Total Rental Subsidies	<u>\$469,500</u>