

MINUTES	Tuesday, June 21, 2016	
Informational Meeting	4 PM at Carnegie Town Hall	
Sioux Falls City Council	235 West Tenth Street	

Members Present: Christine M. Erickson, Michelle Erpenbach, Rick Kiley, Greg Neitzert, Rex Roling, Marshall Selberg, Pat Starr, Theresa Stehly

Members Absent: Mike T. Huether

Staff Present: Denise D. Tucker, MMC, Assistant City Clerk; David Bixler, Budget Analyst; Jim David, Legislative/Operations Manager; Tom Greco, City Clerk; and Rich Oksol, Internal Audit Manager

### 1. Call To Order

City Council Chair Rex Roling called the meeting to order at 4 p.m.

### 2. Public Services Committee

#### A. Tuesday, June 14, 2016

Committee Chair Christine M. Erickson reported that the Public Services Committee discussed subdivision access and how it might impact homebuilders and home prices; reviewed an ordinance; and discussed when a secondary access road is required. The ordinance will be moving forward to the City Council. The committee has been discussing Secondary Access Roads for two years.

### 3. City Council Open Discussion

Council Member Theresa Stehly spoke about law enforcement in regards to Coffee with a Cop and Neighborhood Watch.

Council Member Michelle Erpenbach spoke about Items 14 and 38 on tonight's City Council agenda, regarding an annual malt beverage license and one day beer licenses for the Sioux Falls Pilots LLC, a wood bat baseball team, who will play at Augustana University. She said she is going to pull Item 14 from the Consent Agenda and will ask that they vote separately on Item 38, due to concerns from the Augustana neighborhood, regarding beer sales.

Roling asked Mike Cooper, Director of Planning and Building Services, to speak about items on tonight's City Council agenda. Cooper said requests will be made to defer Items 39 and 52, a proposed annexation of 57th and Southeastern, to the July 5th meeting; and to change the date of second reading and public hearing of Item 48, a proposed rezoning for Sixth and Bahnson, to September 13th. Also to defer Item 53, a proposed preannexation agreement, at 69th and Southeastern, to the July 5th meeting. Discussion followed.

Roling asked Mark Cotter, Director of Public Works, to discuss the Transfer of Appropriations on tonight's agenda. Cotter explained how the process works. Discussion followed.

#### 4. Presentations

##### A. Infrastructure Management Services (IMS) Presentation by Zac Thomason, MBA, National Client Services Manager; and Wes Philips, Principal Engineer

Cotter said this is a study that they have been working on for some time; and they brought in IMS Infrastructure Management Services to assess the city's streets. He provided a brief history of the street assessment procedure; and explained how IMS assesses streets.

Zac Thomason led a PowerPoint presentation. He discussed the following slides: Scale of Investment; Concept of Pavement Management; Why do Pavement Management?; Tools to Rate the Streets - Objective Surveys; Understanding the Pavement Condition Index; Understanding the PCI...Excellent (85-100); Understanding PCI...Very Good (70-85); Understanding the PCI...Good (60-70); Understanding the PCI...Fair (50-60); Understanding the PCI...Poor to Marginal (25-50); Understanding the PCI...Very Poor (0 to 25); Sioux Falls PCI Results for 2016; Sioux Falls Results...3 metrics of success; City of Sioux Falls Methodology; 5 Year PCI Budget Analysis; Cost of Equity Removal; and City of Sioux Falls Recommendations.

Cotter spoke about the following PowerPoint slides: IMS Automated Pavement Survey Benefits; IMS Automated Pavement Survey Conclusions; and Street Rehabilitation Prioritization. Discussion followed.

Erpenbach spoke about: potholes being the primary topic during campaign season; Sioux Falls having great streets; and being grateful for spending money the right way when it comes to street preparation; and, asked Cotter for his insight on how he looks at the results. Discussion followed.

Council Vice Chair Rick Kiley applauded the objective methodology that was used to conduct the analysis. He said it was a nice report.

Council Member Greg Neitzert asked if residents could check on their street rating. Cotter said they are working on that.

Council Member Marshall Selberg asked if this will be an annual report. Cotter said no. He said they are hoping to review half the city annually.

Stehly said during her campaign the issue of road conditions came up a lot; and she is going to be working towards putting more money into streets.

Council Member Pat Starr asked about how sewer and water projects are being balanced with street projects. Cotter explained how various engineers work together. Discussion followed.

##### B. Rail Yard Development Project by Mike Cooper, Director of Planning and Building Services

Cooper provided an update on the Rail Yard redevelopment project. The City Council will be receiving updates on a regular basis. Cooper gave a PowerPoint presentation and reviewed the following slides: Project Goals; Railyard Redevelopment Property; Completed Project Milestones; Design Concept Development, a \$25,000 contract was awarded to RDG, based in Omaha; and Upcoming Project Milestones.

Diane Best, Assistant City Attorney, updated the City Council on the process and purchase of the 10 acres of rail yard land.

Cooper continued discussing upcoming project milestones. He said they hope to have the first redevelopment request for proposal (RFP) go out this fall.

Josh Peterson, Principal Engineer, updated the City Council on the work that BNSF is doing; and what the City will need to do to clean up and prepare the area.

Erpenbach asked about the RFP timeline and what it will be for. Discussion followed.

Neitzert asked about downtown rail traffic, after the redevelopment of the rail yard. Peterson explained what the current plan for the project is.

Starr asked about plans for the land after the redevelopment. Discussion followed.

Selberg asked why the rail yard contract was awarded to a company outside of Sioux Falls. Discussion followed.

Neitzert asked about development constraints and regulations. Discussion followed. Neitzert asked about future train noise. Peterson spoke about the possibility of developing quiet zones in area.

## 5. Adjournment

Council Chair Rex Rolwing announced the start time of the Land Use Committee Meeting and adjourned the Informational Meeting at 5:44 p.m.

Denise D. Tucker, MMC  
Assistant City Clerk