

MINUTES	Tuesday, November 8, 2016
Informational City Council Meeting	4 PM
Sioux Falls City Council	Carnegie Town Hall
	235 West 10th 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: Tamara Jorgensen, MMC, Assistant City Clerk; Dave Bixler, Budget Analyst; Jim David, Legislative/Operations Manager

1. Call To Order

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

2. Fiscal Committee

A. Tuesday, November 1, 2016

Committee Chair Michelle Erpenbach provided information regarding the Prairie View Prevention Center and stated that this topic would continue in future meetings.

3. City Council Open Discussion

Council Member Pat Starr invited the Council to attend an International Chef Cook-Off that he is participating in on Saturday, December 3, 2016, at 5 p.m. at the Multi-Cultural Center, on 515 N. Main Avenue. He distributed a flyer containing additional information.

Council Member Theresa Stehly discussed a pamphlet which was distributed with the Sioux Falls Utilities Water Bill.

4. Presentations

A. EPA Community Wide Assessment Grants by Andy Berg, Environmental/Storm Water Manager; and Joshua Peterson, Principal Engineer Presentation: Approximately 15 minutes followed by discussion.

Josh Peterson, Principal Engineer, provided opening remarks and introduced the following project team: Andy Berg, Environmental Storm Water Manager, and Doug Johnson, Environmental Analyst. Dave Constant is the Team Leader from Standtec Consulting Services. Peterson reviewed the PowerPoint slide regarding the background on the project.

Constant reviewed the following PowerPoint slides: Logistics; What is a Brownfield; Why are Brownfields a Problem; Why Involve Local Stakeholders; What

Types of Activities in Sioux Falls can be Funded by the Grants; How Does Sioux Falls Benefit from Brownfield Redevelopment; Who are Key in Brownfield Cleanup and Redevelopments; and What Do We Need From You.

Peterson reviewed the following PowerPoint slide: What's Next. The following website has been set up for additional information to the public:

www.siouxfalls.org/brownfield .

Council Member Rick Kiley asked about the listing of the potential sites for developments. He asked how many sites have been identified by the city.

Peterson responded to the question by reviewing a current listing of 27 different identified sites. Kiley asked if landowners need to be concerned about having a brownfield that is eligible and if the landowner could be fined by the EPA. Peterson stated that it is better to know what you have if you ever need to market your site for selling or future developments.

Erpenbach stated the purpose of this program is for assessing property, not remediation. She asked for clarification on other hazardous materials with a specific example of a house that was used to make meth. Constant replied with examples of potential hazardous sites. Erpenbach asked about the number of sites vs. the amount of funds available and if, given the timeline of three years, are we were going to run out of funds. Constant stated the involved groups would be prioritizing the sites listed as they work through the process. Council Member Theresa Stehly asked for a breakdown of the amount for the fees and if that was coming from the grant. Constant replied that fees, drillers, laboratory testing, etc. would be covered by the grant and he stated the amount would be about 80% of the grant money.

Stehly asked about City properties that were identified. Berg replied they are being looked at but the sites on the listing are private sites. Peterson provided additional information regarding the railroad site. Peterson stated there is a nomination form available on the website if someone wants to have a site evaluated.

Rolfing asked if the purpose of this program was for property to be reviewed for any hazardous materials on that property. If so, then Stantec comes in to review (through Phase I and II) to determine if there is hazardous material above or below the services. This grant only covers recognition of the items that are there. Rolfing asked if there is any responsibility on the owner if it is determined there is a Brownfield there. Peterson responded that identifying contamination does not automatically trigger cleaning the site up by the EPA; it is just there. When the site is being redeveloped, cleanup might need to be done depending on the type of the redevelopment. Peterson stated that the standards are different for residential vs. industrial sites.

Council Member Christine M. Erickson asked if the results are going to be public for both private and public land. Peterson stated the information will not be shared unless the property owner grants permission to do so. Being in this program is voluntary and so is what information will be shared. Discussion was held regarding selling or buying land and whether or not this issue has to be reported.

Erpenbach asked about situations where there is a public safety issue. Discussion followed.

Starr noted that 30% of the sites that are evaluated, are actually 'clean'. He stated this would be a good program for sites prior to going on the market.

5. Adjournment

Council Chair Rex Rolfing adjourned the meeting at 4:43 p.m.

Tamara Jorgensen, MMC
Assistant City Clerk