

SPRING CREEK / COW CREEK SANITARY
DISTRICT MEETING MINUTES
SPECIAL MEETING VIA ZOOM
Thursday, November 30, 2023

The Special meeting of the Spring Creek/Cow Creek Sanitary District was held via zoom on Thursday, November 30, 2023. Chairman Schuh called the meeting to order at 6:00 p.m.

Chairmen Schuh, Konda, Schneider, Wiseman, Superintendent Zuber, Clerk Linn, Attorney Miller along with 5 residents and 4 guests attended via Zoom videoconference. Bacon joined the meeting via zoom at 6:30 p.m.

Konda made a motion to approve the agenda as amended. Wiseman seconded. All voted in favor. Motion carried.

Schuh asked the Board to declare any Conflicts of Interest. None were declared.

Schuh noted the following items in the President's message:

1. Schuh thanked everyone for making time to attend the special meeting to review the proposals for uniform development standards.
2. Schuh reminded board members that one board member does not speak for the whole board.

Schuh opened discussion on the proposals for adoption of the Uniform Development Standards. Schuh stated Neal did a great job getting everything together. Schuh noted she is not an expert in this area yet recommends adopting all of Rapid City or Sioux Falls. Schuh opened the floor for discussion.

Wiseman stated Neal did a great job. He also feels we are not going far enough. There are storm water issues with the infrastructure which is currently in place. Typical loss rating is a loss of approximately 15%, yet we are seeing positive rating up to 150% when it rains. The positive amounts may cause an issue with the new sewer system. Currently, while working with Brian King, 36 manholes have been added to the sewer upgrade. With that said Wiseman feels the storm system needs to be part of the adopted ordinance, so the District can have jurisdiction to require standards for new storm systems. Wiseman feels the systems should come to the District first for approval prior to going to DANR. Wiseman is a believer in the Sioux Falls system as he believes it goes farther than anything else.

Schneider requested to hear the professional opinion from Jim Ross and Brian King on the proposals.

Jim Ross stated he has experience working with communities as to what specs to standardize around. Ross stated the District probably has a better feel whether to adopt one over the other. Ross mentioned a previous example of adopting all of the Kansas City standards, yet there were things that didn't make sense for a smaller community. Some things can be stricken easily with a few sentences for example the District does not have paved roads or storm sewer standards. The standards the current communities have are a good start and will save the District a lot of headache.

Brian King stated they have offices in Rapid City and Sioux Falls, so he will not have a position on which one is better. King stated in similar situations they will take the standards from one of these entities and amend them for the requesting entity. Neal has done a very good job starting the process to amend for the specifications for the needs of the District. As stated at the last meeting if the District is going to utilize the Sioux Falls way that would essentially restart the entire process where Neal has the professional knowledge to prepare proposed standards utilizing the Rapid City standards. With that said our Engineers have reviewed what is currently been provided by Neal and would be able to finalize a draft within a week's time. As far as a blanket adoption and

11/30/2023

what the District can and cannot oversee is a question for Cody.

Schneider inquired on whether Jim Ross had an opportunity to review what Neal and King had prepared. Ross stated he had not reviewed every single line, yet he had reviewed and felt they had done a pretty good job. Appears they have been pretty thorough yet he could add some comments from personal experiences.

Wiseman requested Ross comment on the effects a rainfall of 120% positive ratio may have on the sewer. Ross stated the biggest thing is to have those standards covered in your adoption, so you don't have issues with sewer capacity in the future.

Neal requested clarification that both Rapid City and Sioux Falls standard specification require manhole testing, pipe testing and both require framed coned seals. Ross agreed they do. Konda stated we have to deal with what is already installed yet the specs of both cities address the issues going forward.

Konda stated either way we go we are going to have to have front end documents to tailor the specs for the District. That is what he is proposing utilizes Ordinance 10 and the appendix page. In addition we are working with Miller to construct the appendix page, so the District can adopt the ordinances in the future utilizing a resolution. Therefore there has been quite a bit of work put into this to get the District moving on an adoption. Konda stated going forward both Rapid City and Sioux Falls standard specifications address infiltration issues as long as the specs and follow up are conducted. Future concerns should be minimal as there is no submerged pipe where you are required to do dewatering.

Wiseman stated all he is asking are these items get reviewed. Ross agreed it is important to have it documented in the field that the installations comply.

Schneider inquired as whether the eyes in the field could possibly be Bartlett & West or HDR. Ross stated they both do this type of work as does Brosz and Forrest.

Schuh inquired whether Konda could add the items Bryan is concerned about. Neal stated those items are already addressed in his proposal as are all items of concern for the District.

Wiseman requested we gain jurisdiction over roads until we turn them over to the Road Districts. Neal noted there are road standards as noted in the front end documents.

Schneider made the comment that a staff engineer hired by the District would remove the board from this conversation. Schuh made the comment that is something we can discuss in the future. Schneider followed up asking King if they would have availability. King stated they may or may not have the man power to assign someone full time, and it may be a better option to look locally. In addition King noted step one is to adopt standards and then select an engineer.

Neal clarified the proposal being a blanket adoption of the Rapid City standards including amendments providing clarification for the District. Also included is the approval of the District before taking over the development at the end.

Schneider inquired of King as to whether the proposal is a blanket adoption of the Rapid City standard excerpt for a couple sections that are clearly written for our District. King stated that is correct. Ross agreed.

Bacon inquired if the District blanket adopts the Rapid City standards does the District have the ability to amend the adoption at any time. Konda stated yes.

Wiseman noted the expiration of the moratorium should not affect the adoption date of the standards. Konda is not comfortable allowing the moratorium to expire prior to adoption of the standards.

11/30/2023

Wiseman recommended moving the expiration date of the moratorium to April 1. Miller commented putting a moratorium out to April 1 you will pay from backlash from your community rather we just extend it with the understanding that we're in the final processes of getting the standards adopted. Can also make it clear the District is accepting proposals, yet nothing will be approved until the new ordinance is adopted. All members agreed with the latter proposal.

Motion by Konda to direct King or HDR to proceed with preparing the final drafts based off of the Rapid City standards taking into account input from the Sioux Falls standards, District members and professionals. Wiseman seconded. Schuh opened the floor for discussion. All voted in favor. Motion carried.

Wiseman requested the Engineer present new contracts at our next meeting. Konda recommended we put a proposal together prior to requesting the contract to provide guidance for the engineers. Schuh recommended members send ideas for a proposal and then she will put something together.

Schuh requested Forrest to present the questions from the Codger's Castaway development. Following presentation and discussion the District stated Forrest has the ability to rule on some installation. The board requested the developer provide the proposed amendments in writing for the board's consideration in regards to the pipe installation on Castaway Loop.

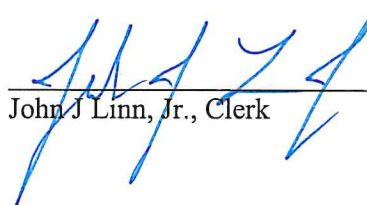
Schuh opened the floor for public comment. None at this time.

With no further business to discuss, Schuh made a motion to adjourn the meeting at 7:48 p.m. Konda seconded. All voted in favor. Motion carried.

SIGNATURES TO FOLLOW


Kathleen Schuh, Board Chairman

ATTEST:


John J Linn, Jr., Clerk