

MINUTES
INFRASTRUCTURE REVIEW ADVISORY BOARD
Oak View Library
June 3, 2009 8:32 a.m.

Members and Alternates Present

Steve Van Buskirk (8:35 a.m.), Mark Vellinga, Chad Huwe, Eric Berg, Pat Beckman, Mike Cooper, Jeff Schmitt, Mike Runge, Steve Brockmueller, Preston Mettler

Members and Alternates Absent

Erin Hayes, Mark Cotter, Orrin Oliver

Others Present

Cynthia Monnin, Eric Willadsen, Corey Hanson, Clayton Jamison, Chuck Point, Rick Laughlin, Al Murra, Myron Adam, Phil Gundvaldson, Chris Rallis, Andy Berg, Todd Anawski, Morgan Kolberg, Shannon Verhey, Pat Costello, Nate Stencil, Debra Owen, Gary Harr, Tim Zoellmer, Chuck Serbus, Curt Struck, Neil Stoll, Jeff Boldt, Jon Resler, Tim Galbraith, Jon Brown, Greg Jamison, Bob McDowell, Paul Fick

Approval of Minutes of Last Meeting

A motion was made by Mike Runge to approve the May 20, 2009 meeting minutes; the motion was seconded by Eric Berg. Roll call: Yeses, Vellinga, Huwe, Berg, Cooper, Brockmueller, Mettler - 6. Noes, none.

Business

a. Conversion of Condominiums to Townhomes

Chuck Serbus, Subdivision/Site Plan Checker, briefed the Board on a proposal to look into the process of converting a condominium unit into a townhome. Currently, lending regulations are much stricter for obtaining an FHA loan on a condominium versus a townhome. In order to sell units more quickly, condominium developers would like to convert the condominiums to townhomes. In order to do this, the land would need to be replatted to show the ownership of the land under the townhouse unit instead of an ownership group owning all the property and each member owning a share of the whole condominium unit. Chuck Serbus asked for volunteers who would be interested in serving on a sub-committee to discuss this issue. The following people volunteered to join the committee: Mark Vellinga, Nate Stencil, Eric Berg, Morgan Kolberg, Chuck Serbus, Mark Perry, Jeff Dunn, and Myron Adam. The sub-committee will look into this issue and bring a recommendation back to IRAB at a future date.

b. 2009 Drainage System Cost Recovery (DSCR) Reimbursement Rates

The following handouts were distributed:

- 2006-2008 City Bid Tabs-Unclassified Excavation
- Proposed 2009 DSCR Reimbursement Rate spreadsheet
- DSCR/RDC 2008 Year-End Balances and 2009 Current Balances

Andy Berg, Principal Drainage/Storm Water Engineer, gave a brief follow-up of the proposed 2009 DSCR reimbursement rates that were discussed at the last meeting. Per request, Andy also provided a handout that showed a breakdown of the bid tabs for unclassified excavation over the last three years (2006-2008).

Motion was made by Mike Runge to approve the 2009 DSCR reimbursement rates. The motion was seconded by Mark Vellinga. Roll Call: Yeses: Huwe, Cooper, Van Buskirk, Runge, Brockmueller, Berg, Vellinga - 7. Noes, none.

Andy also briefly discussed the DSCR/RDC reimbursements for 2008 and 2009. The handout he provided showed a breakdown of the platting fees that have been received along with land purchases in order to reach the current balance.

c. ESSS (Eastside Sanitary Sewer System) Cost Recovery

Chad Huwe, City Engineer, gave the Board a brief history of the ESSS cost recovery. This issue was brought to IRAB and discussed at three consecutive meetings. IRAB discussed several options, one which included removing the property owners in Basin 23B. City Engineering met with the property owners in Basin 23B to discuss the proposal. Unfortunately, not all owners were notified and this item was deferred at the May 11 City Council meeting. This issue will be discussed at the City Council meeting on June 8. Since the May 11 meeting, City Engineering has met with property owners and discussed further alternatives. Mark Perry, Principal Engineer-Sewer, and Daniel Graber-HDR, presented a PowerPoint presentation to the Board showing a brief history of options that Engineering and HDR have presented to both IRAB and the City Council. It was asked that the Board make a motion to approve Option 3B which includes all areas into the ESSS cost recovery, including Basin 23B at a reduced density with a force main discharge into Arbors Edge. The cost recovery amount for the Basin 23B area would be \$4,665 an acre.

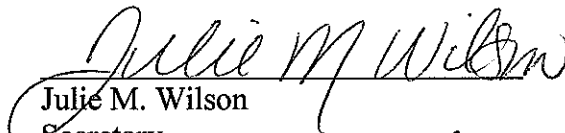
Motion was made by Steve Van Buskirk to approve Option 3B of the ESSS cost recovery. The motion was seconded by Mike Runge. Roll Call: Yeses: Huwe, Cooper, Van Buskirk, Runge, Brockmueller, Berg, Vellinga - 7. Noes, none.

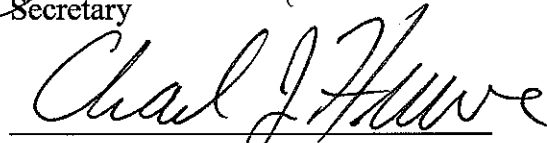
Board Action:

Action Items

Adjournment

The next IRAB meeting is set for June 17, 2009, at 8:30 a.m., at the Oak View Library. A motion was made by Chad Huwe for adjournment at 9:35 a.m.; the motion was seconded by Mike Runge. Roll call: Yeses: Huwe, Cooper, Van Buskirk, Runge, Brockmueller, Berg, Vellinga - 7. Noes, none.


Julie M. Wilson
Secretary


Chad J. Huwe, P.E.
City Engineer