

Department Update: Planning & Permitting Airport

City Council Meeting

February 7, 2022

Department of Planning & Permitting

- Building Inspections
- Planning & Zoning
- GIS
- Code Enforcement
- Disaster Mitigation
- Flood Plain Administration
- Rally Vendor Inspections
- Tattoo Artist inspections
- Airport Operations





Building Inspections

- Building Inspector Corina Tibbitts
 - Certified ICC, Residential and Commercial Inspections
 - ICC Certified Plans Examiner
 - Active member of the South Dakota Building Officials Association
 - Member of the International Code Council
 - Currently working towards her Building Official Certification.
- Completed 2,018 Building Permit Inspections in 2021
- 2021 Sturgis Employee of the Year



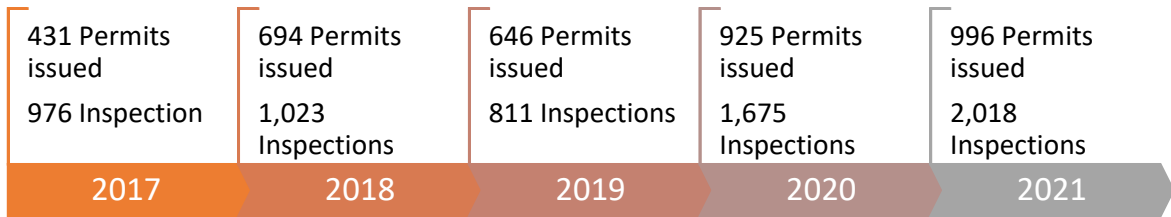
Building Inspections

- Ensure compliance with IRC and IBC Building Codes
- Plans Examination
- Foundation
- Framing
- Concrete/Flatwork
- Roofing
- Numerous in-progress inspections to check on work progression
- Final Inspections
- Certificates of Occupancy
- Limited mechanical Inspections





Permits issued & Inspections completed





Permit Breakdown New Single-Family Homes

35 New Housing Units
Value: \$5,269,997
2017

34 New Housing Units
Value: \$7,791,453
2019

94 New Housing Units
Value: \$18,534,000
2021

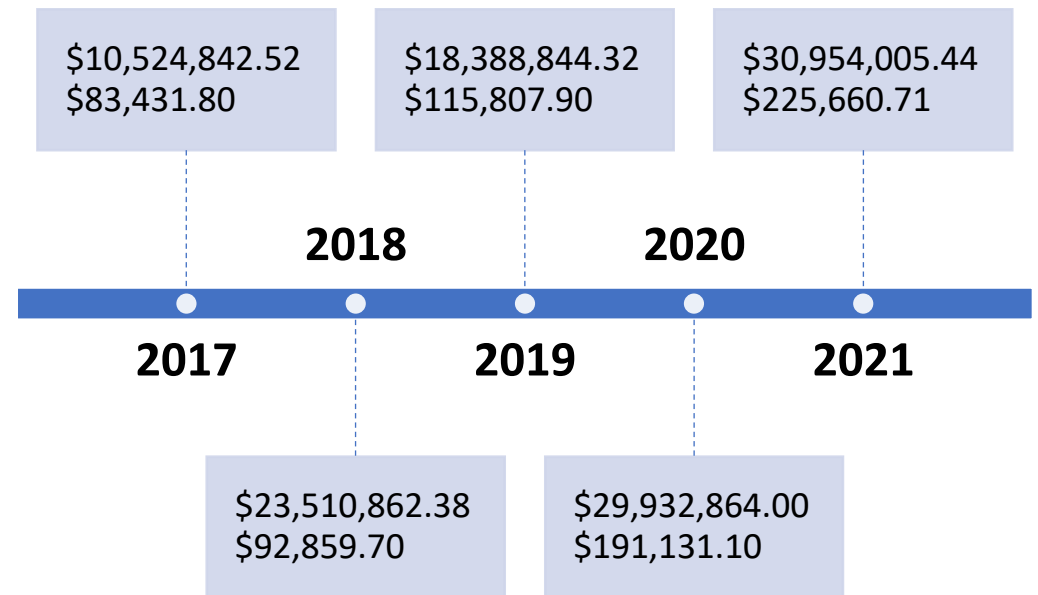
2018
45 New Housing Units
Value: \$6,898,664

2020
29 New Housing units
Value: \$9,199,000



Worked with Citizenserve to produce two “how to” videos to better serve contractors, developers, residents and vendors on using the Citizenserve web portal

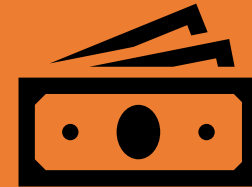
Total Permit Valuation & Permit Fees Collected



Contractor Licenses Issued 2021



LICENSED 383 CONTRACTORS
IN 2021



CONTRACTOR LICENSE FEES
COLLECTED IN 2021 \$47,875



Permit Fees around Us

To construct a \$200,000 Single Family Home, the total permit and all fees (including water & sewer)

- Sturgis \$2,160.00
- Belle Fourche \$2,375.00
- Spearfish \$2,498.00
- Rapid City \$2,612.00, Plumbing and mechanical permits are separate Trade Fees, add a Deck or covered Patio additional charge.
- Summerset \$3,048.49



Laura Abernathy Planning and GIS Coordinator

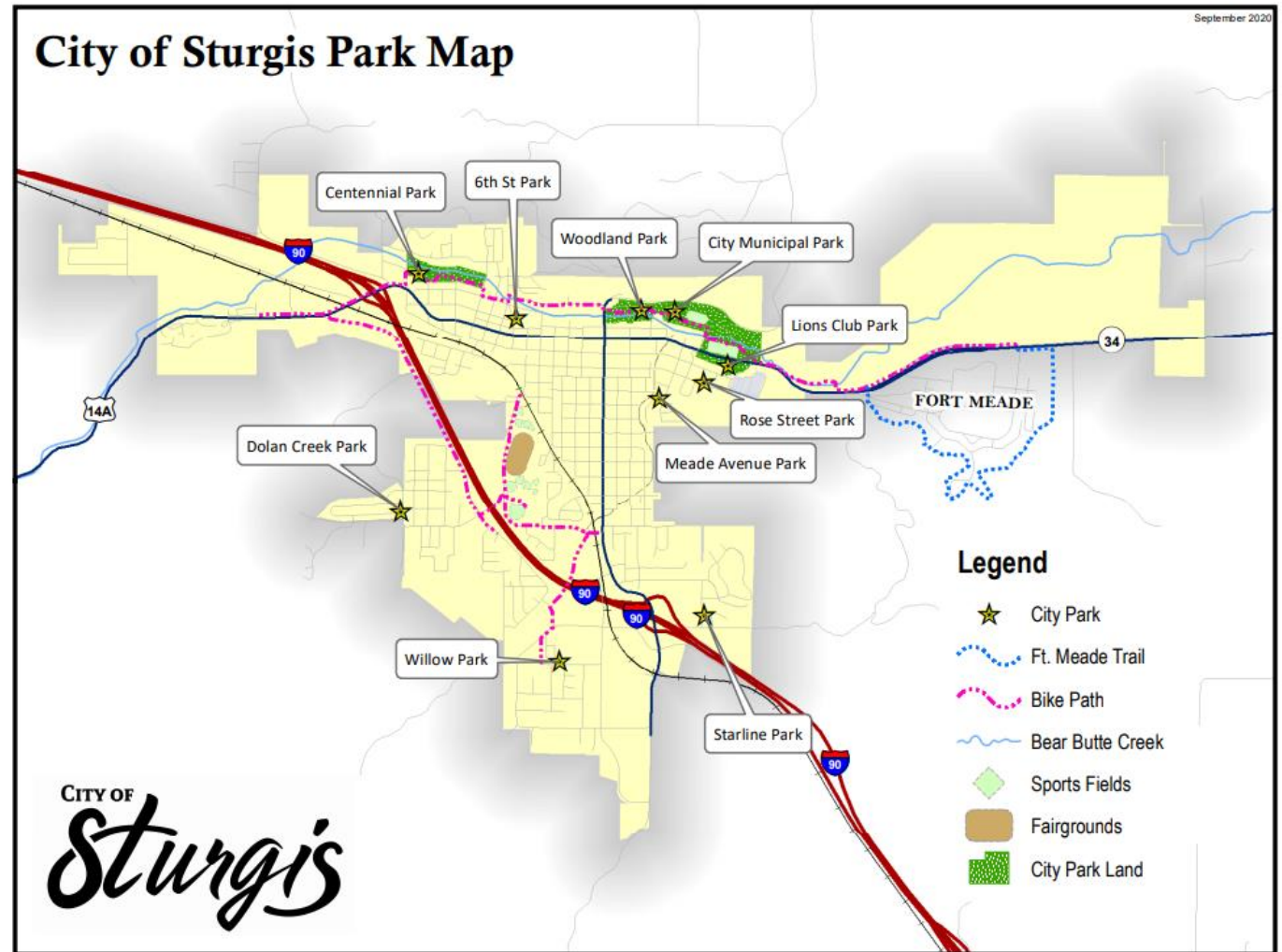
- Member of Black Hills Planners Association
- Secretary for City's Planning Commission
- Coordinates City's MS4 compliance
- Became a Qualified MS4 Stormwater Permit Compliance Professional in 2021
- Works with new developers on platting and subdivisions
- Prints the big checks 😊

Planning & Zoning

	2017	2018	2019	2020	2021
Plat	14	27	17	21	14
Variance	16	13	8	9	4
Conditional Use Permits	10	2	4	0	11
Vacate ROW	6	0	1	0	0
Zoning Amendment	3	2	3	1	6
TIFD	1	1	0	5	1
TIFD Amendments	0	0	2	0	0

GIS

- Global Information Systems
- GPS and map all City infrastructure
- Creates and manages layers in GIS software
- Print maps for all departments (i.e. critical infrastructure, Rally vendor, etc.)
- Interactive maps with ArcGIS Online
- Re-districting maps in 2021





MS4 Compliance (Stormwater)

- The City must comply with various EPA & SD DANR (Department of Agriculture and Natural Resources) regulations for stormwater.
 - Labeling
 - Annual reporting
 - Public information on compliance
 - Contractor education
- Community Outreach at Music on Main
- Contractor Education via quarterly newsletter

Code Enforcement

Junk cars, snow removal, rubbish, tall grass, etc.

Code
Enforcement

- Code Violations Investigated in 2021: 286





Rally Vendor Licensing & Inspections

All Vendor and Tattoo Artist inspections are completed using full time City staff from the Planning & Permitting, Engineering Departments and staff from other departments when available. This saves the City taxpayers over \$6,400 per year by not hiring additional part time staff.

- Temporary Vendor inspections completed in 2017 570
- Temporary Vendor Inspections completed in 2018 494
- Temporary Vendor Inspections completed in 2019 527
- Temporary Vendor Inspections completed in 2020 586
- Temporary Vendor Inspections completed in 2021 650
 - 111% increase versus 2020

Tattoo Artist Inspections

- Inspections completed in 2017 105
- Inspections completed in 2018 113
- Inspections completed in 2019 108
- Inspections completed in 2020 92
- Inspections completed in 2021 137
 - 149% increase versus 2020
- Year-round service for full time artists
- The State of South Dakota used to complete the inspections prior to 2014.
- Since 2017 this has generated \$55,600 in inspection fees.



Fees Collected By Planning & Permitting in 2021

- Building Permit Fees: \$225,660.71
- Contractor License Fees: \$47,875.00
- Tattoo Artist Inspection Fees: \$13,700.00
- Total Fees Collected by the Planning & Permitting Department in 2021: \$287,235.71
 - Planning & Permitting Budget for 2021 \$216,590.00
 - A difference of \$70,645.71 positive for the taxpayers.
- The permit, licensing and inspection fees collected by our Department each year fully fund the services provided by the department.

Disaster Mitigation

- Work with FEMA on flood plain management to ensure compliance.
- Work with FEMA Public Assistance after declared disasters to ensure FEMA dollars that are available to the City are not missed.
 - Storm Atlas 2013 (Rapid City Contracted with a two Civil Engineering firms costing Rapid City over \$516,000.00 to do what we did in house)
 - Since Atlas City Staff has managed two other Presidential Disasters and continues too.
 - Flooding of 2019, we have received approximately 80% of funding at this time.
- Cooperative effort with City Engineering and Public Works Departments
- Oversees the City's emergency operation and response plans
- CODE RED Emergency Notification




STURGIS MUNICIPAL AIRPORT

FAA LID: 49B
13345 Alkali Road



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NM, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, South Dakota Game Fish and Parks, © OpenStreetMap contributors, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, NPS, US Census Bureau



Roger Burnham
Airport Manager
Owner, CB&B Aviation

- Has worked on Airplanes all his life growing up at the Airport
- Has been instrumental in attracting new pilots to the Sturgis Airport
- FAA Certified Airframe & Powerplant Mechanic
- Operates airport 7 days a week, 365 days a year





Sturgis Municipal Airport

- Based aircraft has risen from 32 in 2017 to 82 in 2021
- In 2021 a new taxi lane was completed, and new hangar construction has begun.
- All open spaces along the new taxi lane have been spoken for and leases are being negotiated.
- Kor Flight Service provides flight training and continues to average 15 students. Kor Flight Service has hired an additional part time flight instructor.





Airport Capitol Improvements in the last 5 years

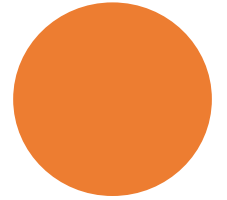
- **2018** Airport Fuel System offering 24-hour self-service fuel.
 - Cost of project \$334,976.50. This project was FAA Grant Funded, with a City 5% match of \$16,748.83
 - This cost was re-covered by fuel sales profit in 2018 alone.
 - Net fuel sales from 2019 and beyond are profit for the airport.
- **2020** Construction of a set of 6 T-Hangars and Taxi Lane Expansion
 - Project cost \$1,132,181.97 this project was FAA Grant Funded 100% City match 0%. We now are generating \$13,800.00 per year in rent.
 - Project was completed at \$54,343.99 under budget.
- **2021 New Taxi Lane off concrete apron for additional hangar locations.**
 - Cost of project \$267,734.63, FAA Grant Funded City Match 5% \$13,386.73 with projected ground lease income of \$5760.00 per year.
 - Project was completed \$18,937.81 under budget.

Other Airport improvements in the last 5 years

- 2019 Purchased a 2010 Ford F250 Pick up and Snowplow to replace the old military plow that had no brakes. Funds used were fuel tax dollars \$13,500.00
- 2020 Purchase of a new Lawn mower and Broom attachment for Airport Maintenance using FAA Cares Act funds of \$30,000. This replaced the best of the worst from our city auction
- 2020 Purchase of a snowblower attachment for our mower/sweeper, new tires for the Ford Plow Truck and new transmission.
- Funds used, FAA Cares Act for operating expenses: \$13,000.00
- We just received another FAA Grant for operating expenses of \$32,000.00
- **With our growth a larger snowplow/snow removal equipment will be needed soon.**

2021 Airport Revenues

- 2021 fuel sales,
 - We sold 40,272.50 gallons for a profit of \$34,518.08.
- T-Hangars are leased and generating \$13,800 in revenue each year.
- Hangar Ground Leases generating \$23,975.40 this will increase as new hangars are constructed on Turbine Alley
- Property Tax generated from Hangars over \$9,178.57, this will increase as more are constructed and come on to the County Tax roles.
- Sales tax revenue from the 5-business located at our Airport \$16,800.00
- Airport hay lease \$5,500.00 per year.
- Commercial Aerial Applicators Fee \$500.00 per year.
- Building permit fees for 5 new Hangars constructed in 2021: \$3,362.50
- In 2021 we contracted with Max Rentals to add rental cars at the airport, the City gets a percentage of each rental. Generating \$955.00 in revenue this year for the City.
- **Total revenue generated in 2021: \$108,589.55**



2021 Airport Expenditures

- Operating expenditures for 2021: \$84,586.95
 - Includes non-budgeted expenses of \$12,443.84 for unexpected repairs and maintenance.
- Fuel Purchase Costs: \$138,836.24, Supplemented the 2021 budget twice as fuel sales wildly exceeded expectations.

Airport Return to the Taxpayers

Positive revenue back to the taxpayers in 2021: \$11,558.76

This is a 11,000% increase over 2020!!



Planning & Permitting
and Airport Return to
Taxpayers in 2021
\$82,204.47

Questions ??

