

CAPITAL IMPROVEMENTS PROGRAM MINUTES
RAPID CITY PUBLIC LIBRARY

SEPTEMBER 15, 2006

Finance Officer Jim Preston called the meeting to order at 10:00 A.M. with the following Committee members present: Aldermen Malcom Chapman, Karen Olson, and Deb Hadcock; Planning Commission member: Gary Brown; and City staff members: Growth Management Director Marcia Elkins, Parks & Recreation Director Jerry Cole, and Acting Engineering Division Manager Ted Vore (proxy). Others present included: Mayor Jim Shaw, Computer Center Director Doug Aldrich, Accounting Coordinator Tracy Davis, Administrative Coordinator Jackie Gerry, Operations Management Engineer Rod Johnson, Carlos Ramirez and Greta Chapman, Rapid City Public Library.

Vore moved, second by Olson and carried to approve the **minutes for August 18, 2006**.

Finance Officer Preston reviewed the **Financial Reports for August, 2006**, noting the expenditures for this time period and the deduction of \$80,000 from CIP Contingency for the Downtown Christmas / Banner poles, which will be reflected in the September financial reports as part of the Miscellaneous Improvements projects.

Elkins moved, second by Olson and carried to consider the discussion of the land sale for the Wally Byum and Owen Hibbard sites as the next item for discussion.

Mayor Shaw pointed out that it is not the roll of the City to be a land speculator; and indicated the City is interested in the **land sale for the Wally Byum and Owen Hibbard sites** for the purpose of funding future one-time purchases. Growth Management Director Elkins indicated interest in retaining the Owen Hibbard site, located on Hwy 16, as the value of the land is expected to increase over the next six to twelve months because of the development occurring along this corridor. Elkins reported that an appraisal of the Wally Byum site, located on Hwy 44, is forthcoming; and indicated that this site is still being considered for the proposed soccer complex. Finance Officer Preston indicated that the value of the land should weigh into any discussion on the use of the land. Preston mentioned several future one-time purchases that could use the proceeds from the sale of the City-owned land – parks maintenance, golf maintenance, north-side Fire Station replacement, and aerial mapping. Interest was indicated in continuing this discussion until after receipt of the appraisal; whereupon Olson moved, second by Hadcock to continue this item to the November 17, 2006 CIP Committee meeting. Alderman Chapman reported that the local soccer groups are concerned about their fund raising attempts, when the City has not made a decision on where to build the complex. Alderman Olson suggested that there are grants available, and they will accept a letter of intent from local governmental entities. Planning Commissioner Brown suggested that any letter of intent include a date certain. Upon a vote being taken to continue, motion carried.

Acting Engineering Division Manager Vore reviewed the **Capital Plan for Streets, Drainage, MIP Projects for September, 2006**, noting a final project cost increase for the Downtown Alleys Reconstruction project; moving \$45,000 to FY2007 because the bid for

the Downtown Area Improvement project was too high; revision to the project cost for the Neighborhood Mill & Overlay to reflect the bid award; the addition of the Steen Subdivision Road and the West Chicago Reconstruction – 44th to Seeaire and adjustment to the drainage portion of the W. Chicago; and engineering cost increase for the West Chicago Street lighting project. Vote noted the additions of the Block 4 Alley Paving (South Blvd. Addition) and the Downtown Banner Poles to the Miscellaneous Improvement Projects; and the reduction in cost to reflect the final project cost for Block 8 Alley Paving (West Blvd. Addition). Vore briefly reviewed the Capital Plan Summary noting the balances for each year beginning in 2006 until 2011; and reviewed the 2007 – 2011 Five-Year Summary noting the revision to the Downtown Area Improvement Project, Phase I. Chapman moved, second by Hadcock and carried to approve the Capital Plan for Streets, Drainage, MIP Projects for September, 2006, as reported.

Finance Officer Preston presented the **Rapid City Public Library funding request in the amount of \$75,000 for Acoustic Remediation**. Library Director Chapman explained that \$75,000 will be for Phase I of the project; and \$20,000 within the library's budget will cover Phase II of the project. Responding to a concern from Alderman Hadcock, Library Director Chapman explained that this acoustic remediation project is based on the recommendation from the consultant hired to study the problem; and indicated the study was undertaken based on public comment. She also noted that this is the third attempt to solve the problem. Alderman Hadcock requested to have the costs of the previous attempts. Elkins moved, second by Olson to approve the Rapid City Public Library funding request in the amount of \$75,000 for acoustic remediation from CIP Contingency; with the requirement that performance measurements are included in the contract. Substitute motion was made by Cole, second by Hadcock to continue action on the request until other funding requests listed on the agenda have been heard. Motion carried with Elkins voting NO.

Finance Officer Preston presented the request to include the **Rapid City Public Library Curb Replacement Project on CIP Miscellaneous Project List, at an estimated cost of \$20,000**. Library Director Chapman explained that her budget has \$8,000 to contribute to the cost of the project. Acting Engineering Division Manager Vore proposed taking \$12,000 from the Miscellaneous Improvements Project and placing the proposed Rapid City Public Library Curb Replacement project on the list of projects to be done in 2006. Hadcock moved, second by Olson and carried to approve the Rapid City Public Library Curb Replacement Project in the amount of \$12,000 and placing the project on 2006 Miscellaneous Improvements Project.

Parks & Recreation Director Cole presented the request for funds for the **Omaha Street Corridor Enhancement Project, Phase 1, South Memorial Park**, explaining that the project design is complete and estimated to cost \$260,000 - \$275,000 more than what is in the project fund. Cole indicated that the Parks and Recreation Advisory Board believe Memorial Park should be one more crown jewel in the City's park system, because of its visibility along Omaha Street, and proximity to the Civic Center and the downtown area. He reported that the Advisory Board reviewed the 5-Year Parks Plan and is willing to designate approximately \$100,000 to make certain the project is completed in accordance with the original master plan that was adopted by the City. He explained that the funds would be made available by moving other projects to future years. Cole continued,

explaining that the Western Dakota Water Development District granted \$25,000 for this project because it will serve as a demonstration project for storm water retention areas that are needed in other parts of the City. Cole indicated that this funding source could be withdrawn if this project is not completed. Cole requested \$100,000 from the CIP Contingency and indicated they will seek the remaining funds of \$65,000 - \$75,000 from the drainage basin fees. In response to a question about the project schedule, Cole indicated that within 30-45 days, the project is expected to be bid; and segments of the project would be bid as alternates. Alderman Olson noted that the retention area is located near 5th Street, is a storm water drainage issue and is expected to be a model element. Growth Management Director Elkins indicated that the City Attorney's Offices advised that any drainage basin fees, collected in a particular drainage basin, can only be used within that basin. In response to a question about available grants, it was indicated that a \$400,000 enhancement grant from the State is considered in the project. In response to a question about the Phase II Storm water Management program, Vore indicated that the drainage basin fees are to be used for storm water detention dams, and should not be used on enhancement projects. Cole asked for a vote on the request to appropriate funds from the CIP Contingency, and indicated that concrete materials costs are expected to increase after the first of the year.

Finance Officer Preston presented the request for funds for **Fiber Optic Cable Replacement**, an estimated costs of \$5,000. Computer Center Director Aldrich explained that the fiber optic cable was located in the Civic Center expansion area and was damaged during construction. The fiber optic cable has since been relocated, but upon inspection of the cable it is has been determined that the cable is severely damaged. Elkins moved, second by Hadcock to appropriate \$165,000 from the CIP Contingency; allocating \$160,000 to the Omaha Street Corridor Enhancement Project with the understanding that staff will continue to pursue discussions relative to the use of storm water fees; allocating \$5,000 for the fiber optic cable replacement; and committing any remaining balance in the CIP Contingency to the library project, delaying the project until 2007. Friendly amendment was offered by Alderman Chapman to continue the library acoustic remediation project to the October 20, 2006 CIP Committee meeting for further discussion. Upon a vote being taken on the motion to approve, motion carried.

Hadcock moved, second by Olson and carried to approve \$297 from the CIP Contingency for the **Friendship House Shingled Roof Replacement Project**.

Operations Management Engineer Johnson reported that the **2006 Roof Replacement Project** design engineering is complete and the project is ready to be bid. He outlined the project as Fire Stations 1 & 5, Water Reclamation Maintenance & old Administration building, Storybook Island Maintenance & Concessions, Wilderness Park restroom, Meadowbrook pump house & starter shack, and Canyon Lake Park. Johnson indicated that the Water Reclamation Maintenance & old Administration building will be funded through the enterprise fund. Johnson reminded the members that \$195,000 is included in the FY2006 CIP budget for the project, but an additional \$100,000 is needed for the entire project. Johnson offered a number of options to complete the project – complete only a few buildings in order to stay within the budget; borrow from the FY2007 \$100,000 budget amount; or wait until January 2007 to bid the entire project. Johnson indicated that

possibly only one building could be completed in 2006, that being Fire Station #1. Finance Officer Preston indicated that a project can not be awarded without funds being available in the current year. Growth Management Director Elkins suggested delaying the 2006 project or delaying other projects. Elkins moved, second by Chapman to delay the Cold Storage (2006 Government Buildings) to FY2007; and allocate \$100,000 to the FY2006 Roof Replacement Project. Motion carried.

Upon a request from Vore, Chapman moved, second by Hadcock to reconsider the Rapid City Public Library Curb Replacement Project. Motion carried.

Vore explained that the Miscellaneous Improvements Project line item for FY2006 is depleted and indicated that the **Rapid City Public Library Curb Replacement Project** would be included in the FY2007 Miscellaneous Improvements Project; whereupon Cole moved, second by Brown to approve the Rapid City Public Library Curb Replacement Project in the amount of \$12,000 and placing the project on 2007 Miscellaneous Improvements Project. Motion carried.

There being no further business, the meeting adjourned at 11:30 A.M.; and it was noted the next scheduled meeting is set for October 20, 2006 at 10:00 A.M. in the C/SAC -- 3rd Floor, West Conference Room.