

CAPITAL IMPROVEMENTS PROGRAM MINUTES
C/SAC, 3RD FLOOR, WEST CONFERENCE ROOM

NOVEMBER 17, 2006

Finance Officer Jim Preston called the meeting to order at 10:00 A.M. with the following Committee members present: Aldermen Bill Okrepkie, Ron Kroeger, Malcom Chapman, Karen Olson, and Deb Hadcock; Planning Commission Member: Gary Brown; City staff: Growth Management Director Marcia Elkins and Acting City Engineer Ted Vore (proxy). Others present included: Mayor Jim Shaw, Operations Management Engineer Rod Johnson, Library Director Greta Chapman, Assistant City Attorney Kari Price, and Administrative Coordinator Jackie Gerry. Guest: Pete Anderson, MAC Construction.

Brown moved, second by Okrepkie and carried to approve the **minutes** for October 20, 2006.

Finance Officer Preston reviewed the **Financial Reports** for October, 2006 indicating that the Downtown Poles for Christmas Lights and Banners project is added to Streets, Drainage and MIP Projects; and the Main Fire Station Exhaust Ventilation System project is added to the Government Buildings. He indicated the remaining balance of the Contingency is \$31,713. The next report discussed is the IDPF, and it was explained that the IDPF is established by ordinance; is a one-time loan; and payments do not go back to the IDPF. It was explained that there is an attempt to identify another funding source for these loans as the CIP was intended only to be a short-term solution. Alderman Chapman indicated his desire to discuss the IDPF at the January, 2007 CIP meeting; and suggested his interest is in the 2012 being the possible long-term solution in funding the IDPF.

Acting City Engineer Vore reviewed the **Capital Plan for Streets, Drainage, MIP Projects** for November, 2006 indicating the 6th Street / Hillcrest Drive water main extension project is reduced to reflect the final project cost, and the West Catron Blvd property survey is added. Vore reviewed the 2007 – 2011 Summary indicating there are added costs for the Cross Street railroad crossing and revised costs for the Maple Avenue railroad crossing. Okrepkie moved, second by Olson and carried to approve the Capital Plan for Streets, Drainage, MIP Projects for November, 2006 as reported.

Library Director Chapman addressed the **Rapid City Public Library Acoustic Remediation** reporting two projects -- a drop-down ceiling and the installation of banners were attempted to address the noise levels in the facility. Library Director Chapman asked for the opportunity to bring a request forward in December to fund another acoustic remediation project. Okrepkie moved, second by Hadcock to continue the Rapid City Public Library Acoustic Remediation to the December 15, 2006 CIP meeting. Motion carried.

Operations Management Engineer Johnson addressed the **Visitor Information Center Pavement Repair and Drainage Improvements** reminding the members that there is a need to look at the drainage surrounding the VIC. Johnson indicated that the \$30,000 appropriated by the Committee is not sufficient and must be increased to \$50,000. At the

request of the CIP Committee, Johnson indicated he researched the project documents and believed the drainage issues were anticipated and the owners were aware of the potential for the swell in the sidewalks. Johnson indicated that the parking lot does not have a drainage system. Johnson reminded the Committee that the problem is where the pavement is adjacent to the building. He also reminded the Committee of the problem with the roof system; the fact that it is leaking because the subsurface is exposed. It is suggested the panels were not installed according to the installation guidelines, leaving the VIC with the issue of who is responsible for these issues. Johnson indicated the City Attorney's Office has done some investigation of the issue. It was pointed out that it has been ten years since the roof was installed on the VIC. It was reported the original contractor has consented to correct some of the issues with the roof. The contractor will perform the work at their cost, and the material supplier will provide the material at their cost. The cost to the City is expected to be \$11,000 to fix the roof. Growth Management Director Elkins indicated that it is in the best interest of City to move forward with the project to protect the City's investment. Mayor Shaw recommended the sidewalk repair be delayed until the next meeting and the issue of the roof should be discussed by the City Council in executive session. Alderman Hadcock believed the City should not pay to correct the problems, but that the contractor should be responsible. Pete Anderson, MAC Construction indicated there is only a two-year warranty on the installation of the roof and the building was completed ten years ago. Anderson indicated they have worked with the VIC, City staff and supplier to identify the problems with the roof. Alderman Chapman suggested the manufacturer draft a letter to the City explaining details of the roof installation. Planning Commissioner Brown indicated there are two issues of the sidewalk – buckling of the pavement and the safety for employees and visitors. Elkins moved, second by Chapman to continue the Visitor Information Center Pavement Repair and Drainage Improvements to the December 15, 2006 CIP meeting to allow staff to work out the legal issues. Motion carried with Planning Commissioner Brown abstaining.

Chapman moved, second by Hadcock to reconsider the Visitor Information Center Pavement Repair and Drainage Improvements. Motion carried with Elkins voting NO and Planning Commissioner Brown abstaining. Mayor Shaw and Growth Management Director Elkins stressed to the Committee that staff should come before the City Council in executive session to discuss the legal issues. Any requests for funding the repairs should come before the Capital Improvements Program Committee.

Alderman Hadcock reminded the members of the timeframe of this issue and the action taken by the Committee to appropriate funds for the project. Hadcock moved, second by Olson to appropriate an additional \$10,000 for the Visitor Information Center Pavement Repair and Drainage Improvements. In response to a question from Alderman Chapman, Finance Officer Preston indicated that staff came with a report on the problems and the Committee appropriated \$15,000 from CIP and \$15,000 from the VIC for a total of \$30,000 to fund the repair project. Because staff determined there were some bigger problems, the repair project was delayed. Alderman Kroeger spoke in opposition to the motion. Alderman Chapman believed this process is backward and suggested the request should have come before the Council, and the Council should have forward the request to CIP. Upon a vote being taken on the motion, the motion failed with Hadcock voting AYE and Planning Commissioner Brown abstaining.

Elkins moved, second by Kroeger to continue the Visitor Information Center Pavement Repair and Drainage Improvements to the December 15, 2006 CIP meeting. Motion carried with Brown abstaining.

The next item for discussion is the land sale for the **Wally Byum and Owen Hibbard sites**, continued from September 15, 2006. Finance Officer Preston indicated that the City Council has changed the course of direction and the City no longer has an appraiser. Hadcock moved, second by Olson to continue the Wally Byum and Owen Hibbard sites to the December 15, 2006 CIP meeting. Alderman Chapman noted that the soccer group desires the Wally Byum site for the proposed soccer complex. Upon a vote on the motion to continue, motion carried.

There being no further business, the meeting adjourned at 11:10 A.M.; and it was noted the next scheduled meet is set for December 15, 2006 at 10:00 A.M. in the C/SAC, 3rd Floor, West Conference Room.