

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

OCTOBER 19, 2007

Finance Officer Preston called the meeting to order at 10:00 A.M. with the following Committee members present: Aldermen Ron Weifenbach, Karen Olson, Lloyd LaCroix and Malcom Chapman; Planning Commission members John Brewer and Mike Derby; and City staff: Development Services Coordinator Bob Dominicak (proxy), City Engineer Robert Ellis (proxy), and Parks & Recreation Director Jerry Cole. Others present included: Project Manager Rod Johnson, Accountant Tracy Davis, and Administrative Coordinator Jackie Gerry.

Brewer moved, second by Chapman and carried to **approve the minutes** for September 21, 2007.

Preston gave a brief review of the **Financial Reports for September, 2007** pointing out expenditures for the Downtown Area Reconstruction Project – Phase I, Walgar settlement, and Omaha Street Corridor Enhancement Project – Phase I; and the remaining balance in the contingency category.

Ellis reviewed the **Capital Plan for Streets, Drainage, MIP Projects for October, 2007** reporting an increase to the Downtown Alleys Reconstruction project to reflect the final project cost; an increase to the Elk Vale Road – I90 to City Limits Exit 61 to facilitate road reconstruction; the removal of the LaCrosse Street / Monroe Street Traffic Signal project from the CIP list because the signal is not warranted at this time, but staff will continue to monitor; the reduction in cost for the Raider Road Watermain Looping project to reflect final costs; and the addition of the Sheridan Lake Road / West Main Street Traffic Signal project as a cost share with the South Dakota Department of Transportation. Ellis indicated only one change in the five-year plan, the removal of the LaCrosse Street / Monroe Street Traffic Signal project; and a positive cash balance in the Capital Plan Summary. Chapman moved, second by Weifenbach and carried to approve the Capital Plan for Streets, Drainage, MIP Projects for October, 2007.

Alderman Chapman addressed the **Guiding Principles for the Capital Improvements Program** (CIP) indicating the importance of such criteria as public safety, how long a request has been on the list, finding other funding sources, and continued funding needed to measure new requests.

Preston brought forward the **Government Buildings Five Year Plan for 2009 – 2012** reminding the members of the previous discussions and direction to staff to increase the allocation of the five-year capital plan by \$450,000 every year. Preston listed the number of Parks projects, outlined the proposed costs of those projects; and indicated that due to the large capital needs of those projects, the CIP will not be able to handle those large capital projects. He suggested these Park projects should be considered by the 2012 program. In reviewing FY2009, Preston outlined the proposed projects as land purchase of the expansion of the Evidence Building; new Fire Station located on Elk Vale Road;

siding replacement for Fire Station 4, siding replacement on Fire Station 5; Cemetery road paving and irrigation; automatic irrigation systems in various locations; and roof replacement program for various City-owned buildings. Preston pointed out the allocation from CIP Contingency to balance the budget in FY2009. Preston also outlined the various projects considered for funding in FY2010 – FY2012 as Fire Station 7 remodel to accommodate the ambulance service, Fire Station 5 asphalt driveway resurfacing, Cemetery road paving and irrigation; automatic irrigation systems in various locations; Golf Maintenance Facility, pool heater replacements, new shade structures at Parkview and Sioux Park pools, and roof replacement program for various City-owned buildings. Responding to a question from the Chair, Cole indicated that he placed his capital projects in CIP as a place to hold them and keep them in the forefront. Project Manager Johnson asked that the line item for Roof Replacement be increased an additional \$50,000 and suggested this amount be taken from contingency. Cole indicated that the Golf Maintenance Facility costs will continue to increase the further out the project is programmed in the five-year plan. He pointed out that he will need to continue to find money to make the existing building safe until a new facility is built.

Alderman Chapman explained that during the budget process there was talk about affordable housing; and the Council recommended that the request come to the Capital Improvements Program Committee for possible funding in 2008 and 2009. Chapman suggested \$100,000 each year as a proposed funding amount; and also suggested that CIP should not be a funding source forever, just for a two-year period. He indicated his interest in some dollar amount coming from the City of Rapid City in hopes of encouraging financial institutions to participate. He suggested the funds could be used to leverage other funds from other organizations. Chapman indicated that there is a group of interested organization that will make a pitch before the next 2012 hearings. Preston indicated that \$100,000 for each year could be taken from the cash reserve without largely affecting the balance. Responding to a concern from Alderman Olson, the Chair indicated that affordable housing would not be included in the Government Building program, but would be its own separate line item in the CIP. Preston also pointed out that the money to balance the five-year program is coming from Contingency. Chapman indicated that he was comfortable in using the contingency to balance the government buildings program, and suggested the dollar amount appropriated for the contingency be reviewed.

Chapman moved, second by LaCroix and carried to approve \$100,000 for FY2008 and FY2009 for Affordable Housing.

Chapman moved, second by Cole to increase the Roof Replacement line item to \$150,000 for FY2009 – FY2012. Friendly amendment was offered by Chapman that the additional \$50,000 be taken from the cash balance, rather than contingency. Motion as amended, carried.

Brewer moved, second by LaCroix and carried to approve the Government Buildings Five Year Plan for 2009 – 2012.

Ellis moved, second by Olson and carried to continue the **St. Charles Street Reconstruction and Meade Drainage Basin Improvement Update** to the November 16, 2007 Capital Improvements Committee meeting.

Cole addressed the **Reallocation of 2007 Parks and Recreation CIP Funds**, explaining that the Parks and Recreation Advisory Board approved the reallocation of funds from completed projects to the master plan development and construction of the Parkview South project. In addition to the completed projects, Cole indicated the reallocation of funds from the Braeburn Dog Park project, which is on hold because of private property issues, which limits the City from moving forward with the project. Cole outlined the reallocation as follows: \$13,174 – Skateboard Park East; \$10,500 – Skateboard Park West; \$140,000 – Braeburn Dog Park for a total of \$163,674 to be appropriated to the Parkview South project. Brewer reported that the Braeburn area is before the Planning Commission and there are issues about the development in the area because of the past history of the flood. Derby reported that the Floodplain Policy Committee is talking about the possibility of purchasing land in this area and asked that the money be reserved for this purpose. Cole asked that the Floodplain Policy Committee approach the Parks and Recreation Advisory Board with a request for funding. Alderman Weifenbach suggested that to move forward on the Parkview South project made more sense as there are no negotiations in the process for land purchases. Cole pointed out that there are two available sources to possibly fund the land purchase, a Greenway Grant and Transportation and Trails Grant. Weifenbach moved, second by LaCroix to approve the reallocation of funds for the master plan development and construction of the Parkview South project. Motion carried with Derby voting NO.

Alderman LaCroix reported a vandalism and graffiti issue on Blaine Avenue; and also explained that the Police Department is experiencing a safety issue in the alley when they are patrolling the area. LaCroix asked staff to look at the grade of the alley. Alderman Chapman suggested a “Day of Caring” that would involve City employees participating in constructing a City-owned project.

There being no further business, the meeting adjourned at 11:23 A.M., and it was noted the next scheduled meeting is November 16, 2007 at 10:00 A.M. in the C/SAC 3rd Floor West Conference Room.