

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

JULY 15, 2005

Finance Officer Jim Preston called the meeting to order at 10:00 A.M. with the following Committee members present: Aldermen Ron Kroeger, Karen Olson, Malcom Chapman, and Tom Johnson; Planning Commission member Doug Andrews; City staff: Growth Management Director Marcia Elkins, Parks and Recreation Director Jerry Cole, Assistant Public Works Director Ted Vore. Other present included Engineering Project Manager Dan Coon, Accounting Coordinator Tracy Davis, Administrative Assistant Jackie Gerry, and Gary Brown and Bill Honerkamp of the Visitor Information Center.

Kroeger moved, second by Olson and carried to approve the **Capital Improvements Committee minutes** of June 17, 2005.

The **Financial Reports** covering the expenditures through June 30, 2005 were reviewed; and Finance Officer Preston briefly interpreted the report for the new members of the Committee. Brief discussion ensued as to the number of playing fields at the Whitehead complex. (*Secretary's note: Response was provided later in the meeting, there are two playing fields.*) Preston explained that IDPF is the infrastructure development program, and noted the \$5 million in the program is committed. Preston indicated that staff is compiling the projects, expenditures and revenues into a report that will be presented at a later date. Preston explained the CIP Contingency balance is \$350,000, and when approved, funds are deducted and placed in the other categories for approved projects.

Project Manager Coon reviewed the **2005 Capital Plan for Streets, Drainage and MIP Projects** for July, 2005 noting the Franklin Street reconstruction project was reduced to reflect the bid award; Enchantment Road drainage project was increased to reflect the award of an informal quote; Fairgrounds drainage improvements project was increased to reflect the latest Engineer's estimate; the drainage portion of the Franklin Street reconstruction project was increased to reflect the bid award; the Herman Street drainage project was reduced to reflect the award of an informal quote; and the 38th Street walk bridge replacement project was reduce to reflect the bid award.

Elkins moved, second by Chapman and carried to approve the 2005 Capital Plan for Streets, Drainage and MIP Projects for July, 2005.

Finance Officer Preston reported funds had been included in the **Government Buildings Five Year Plan for the Parks and Golf Course maintenance buildings**; but these projects were refer to the 2012 Committee for consideration. He noted the 2012 Committee did not fund the projects. Preston pointed out the amount in the Government Buildings Five Year Plan is not sufficient to build these structures. Parks & Recreation Director Cole reported the Parks and Golf Course maintenance buildings are 50 years old and need to be replaced. Cole explained that \$500,000 had been appropriated earlier; but when these projects were presented before the 2012 Committee, it was determined these buildings would cost an estimate \$750,000 each. Cole reported the Golf Course maintenance building is an old house that survived the 1972 flood and serves as an office, maintenance, storage and employee lunch room. He reported the golf course equipment is stored outside in the elements. Responding to questions from Growth

Management Director Elkins, Cole explained the intent is to rebuild the structures in the same locations; noted the demolition costs are not included in the estimates to rebuild; suggested flood issues will need to be research; and indicated the Golf Course maintenance building is the priority. Alderman Johnson indicated parks and golf course equipment could be stored off-site and suggested storage could be leased. Alderman Olson reported discussions on the development of a master plan for the construction of structures in the greenway, and indicated these maintenance buildings would be located in the greenway. Preston responding to a question from Alderman Johnson, explained that annual \$450,000 is appropriated to government buildings. Responding to a question from Preston, Alderman Johnson indicated the Council's 2012 subcommittee is not that far along in the process to suggest that these buildings would be considered for funding. Growth Management Director Elkins asked that the Parks Department provide an informal quote on the demolition of the Golf Course building. Preston suggested the option of using CIP Contingency, and also delaying other government building projects to fund the maintenance building. Direction was given to Parks & Recreation Director Cole to bring forward cost estimates to design the Golf Course maintenance buildings.

Gary Brown, Chairman of the Black Hills Badlands & Lakes and Bill Honerkamp of the **Visitor's Information Center** addressed the sidewalks and patio areas at this facility. It was reported that City staff and contractors inspected the areas that have heaved because of expansive subsoils. Mr. Honerkamp indicated their preference is to spend an estimated \$16,000 for a fix-it project rather than \$30,000 for a full-scale project that entails the removal and replacement of the subsoil up to forty-two inches in depth. Assistant Public Works Director Vore explained this depth is proposed to get below the frost line. Mr. Honerkamp explained the VIC Trust would be used to fund the project. Mr. Brown reminded the Committee about the Mayor's comment about an equally shared split, if the \$30,000 project was pursued. Alderman Johnson indicated his support for the bigger fix-it project, rather than something that may be temporary. Alderman Chapman also indicated support for the \$30,000 project and indicated the City's share should be allocated from CIP. Mr. Brown indicated a project would not close or limit access to the facility. Elkins moved, second by Chapman to recommend that \$15,000 be allocated from CIP Contingency for the Visitor Information Center sidewalk and patio replacement project; and a \$15,000 match from the Visitor Information Center Trust Fund. Upon a concern expressed by Alderman Johnson, Elkins amended the motion to include the VIC to prepare an agreement indicating that the VIC would build the Trust Fund back to \$25,000. Upon a vote being taken, motion carried.

Finance Officer Preston reported the **purchase of portable bleachers** is a shared project between the City, School District and the School of Mines at an estimated City cost of \$256,000. He explained this proposed purchase was presented to the 2012 Committee for consideration, but the Council's subcommittee on 2012 issues has not yet made a recommendation. Preston explained it is urgent these portable bleachers be order soon, and indicated the School District will discuss the possibility of purchasing the bleachers with funds from their Capital Outlay and the City would reimburse the School District. It was suggested the CIP Contingency be the funding source. Alderman Kroeger stressed the need to move forward with this purchase because of the State Track Meet scheduled in 2006. Alderman Kroeger and Parks & Recreation Director Cole related the problems experienced during the last State Track Meet that may jeopardize Rapid City hosting future track meets. Growth Management Director Elkins suggested as an alternative, other CIP projects be delayed rather than using CIP Contingency funds. Parks & Recreation Director Cole responding to questions from Elkins about whether City departments are ready to move forward with the Cold Storage structure and the Parks and Golf

Course maintenance buildings indicated his desire is to have the funds to move forward with the design of the maintenance buildings. It was also indicated, that the construction documents will soon be prepared for the Cold Storage structure that is expected to be under construction this year. Alderman Chapman suggested the School District purchase the bleachers, with the intent of being reimburse by the City.

Finance Officer Preston reported the Five-Year Plans will be presented before the Planning Commission on Thursday, July 21, 2005.

There being no further business, the meeting adjourned at 10:54 A.M.; and it was noted the next scheduled meeting is set for August 19, 2005 at 10:00 a.m.