

Minutes
Rapid City Infrastructure Development Partnership Review Committee

December 19, 2000

8:00 a.m.

Third Floor West Conference Room

Members Present: Mayor Jim Shaw, Mel Dreyer, Alan Hanks, Ron Kroeger, Jerry Munson, Tom Murphy, Vivian Jorgenson, Bob Scull, Dan Bjerke, Marcia Elkins Jim Preston

Others Present: Sally Broucek, Scott Craig, Roy Davis, Hani Shafai, Sharlene Mitchell, Jim Scherrer

Call to Order

Hanks called the meeting to order at 8:05 a.m.

Approval of Minutes: October 2, 2000 and October 23, 2000

Dreyer moved, Scull seconded and carried unanimously to approve the Minutes of the October 2, 2000 and October 23, 2000 meetings.

5th Street Extension Request

Shafai briefly reviewed the request for Infrastructure Development Funding in the amount of \$1,100,000 for the extension of 5th Street. Shafai provided a breakdown of the proposed funding sources for the various elements of the 5th Street project. Shafai indicated that Broucek and Davis have provided written evidence of voluntary participation in the Infrastructure program. Shafai indicated that the third property owner, Walgar Development, has verbally accepted the proposal and will execute the agreement subject to clarification and resolution of specific issues. Discussion followed regarding donation of right-of-way, issues associated with the grading of that right-of-way and proposed street layout to alleviate the impact on U.S. Highway 16.

Shaw entered the meeting at this time and Hanks relinquished the Chair.

Dreyer indicated that the Infrastructure Development program requires voluntary participation by all affected property owners noting his displeasure that the loan request has been presented prior to securing the voluntary participation of all property owners in writing.

Discussion followed regarding resolution of the concerns of the affected property owners. Hanks recommended that the applicant's project costs be reviewed and qualified by City Engineering staff. Hanks clarified that the guidelines of the Infrastructure Development program restrict loans to a ten-year term, which he feels cannot be extended without jeopardizing other City projects. Discussion followed regarding the applicant's proposal for an interest free loan and the precedent that would establish for future requests. Hanks and Munson voiced their support for the current loan structure of a five-year interest free loan with a ten-year repayment term. Elkins clarified the interest rate structure as directed by the Infrastructure Development program guidelines. Shaw supported the Committee's recommendation that the established loan structure be maintained.

Bjerke expressed concern the utilization of connection and drainage fees to repay the water, sewer and drainage improvements would exceed the ten-year repayment term.

Dreyer recommended that the voluntary participation of all property owners be secured at the earliest possible date noting that program funding is provided on a first come basis and that the Anamosa Street property owners are close to presenting their proposal. Discussion followed regarding the proposed loan structure and securing the voluntary participation of all affected property owners.

In response to a question from Scherrer, Shaw indicated that the Elm Street project has been approved noting that the status of the 5th Street project will not impact the Elm Street project. Discussion followed regarding staff's recommendation that the water, sewer and drainage development costs be incorporated into the Infrastructure Development loan structure to insure repayment within the ten-year term.

Discussion continued regarding the clarification of oversize costs to be funded by the City and property owners and right-of-way width requirements. Elkins indicated that a basic premise of the Infrastructure Development program is that the landowner(s) will dedicate the required right-of-way. [Preston left the meeting at this time.]

Discussion followed regarding the level of access adjacent property owners will be provided to 5th Street.

Shaw indicated that the City has identified 5th Street as a major arterial street noting that the loan request must fall within the programs established guidelines. Discussion followed regarding the loan structure, repayment requirements and the increased property value that would be realized with the construction of 5th Street. Shaw recommended that staff review the project costs. Munson recommended that further discussion of the request be tabled pending voluntary acceptance of the loan program by all affected property owners. Discussion continued regarding the issues to be addressed prior to moving forward with the 5th Street loan request.

Hanks moved, Murphy seconded and carried unanimously to continue action on the 5th Street Extension loan request until such time as all affected property owners have provided written notice of their voluntary participation in the program and to allow staff and the property owners to clarify the project costs, funding sources and loan structure.

Adjourn

There being no further business the meeting was adjourned at 9:00 a.m.