

PUBLIC WORKS COMMITTEE MINUTES  
Rapid City, South Dakota

December 11, 2018

A Public Works Committee meeting was held at the City/School Administration Center in Rapid City, South Dakota, on Tuesday, December 11, 2018, at 12:30 p.m.

A quorum was determined with the following members answering the roll call: Darla Drew, Lisa Modrick, John Roberts, Ritchie Nordstrom and Amanda Scott. Absent: None.

(NOTE: For sake of continuity, the following minutes are not necessarily in chronological order. Also, all referenced documents are on file with the Master Agenda.)

**ADOPTION OF AGENDA**

Motion was made by Nordstrom, second by Modrick and carried to adopt the agenda.

**GENERAL PUBLIC COMMENT**

None.

**CONSENT ITEMS**

Motion was made by Modrick, second by Nordstrom and carried to approve Items 1-10 as they appear on the Consent Items with the exception of Item Nos. 6, 9 and 10.

- 1) Approve Minutes for November 27, 2018

**ITEMS FROM THE MAYOR**

- 2) PW121118-09 – Confirm the Reappointments of RC Scull and John Van Beek to the Rapid City Trenching Board

**ITEMS FROM THE PUBLIC WORKS DEPARTMENT**

**ENGINEERING SERVICES**

- 3) PW121118-02 – Approve Acceptance of Infrastructure for Krebs Drive Water Main Extension, Project No. 18-2446
- 4) PW121118-03 – Approve Request from KTM Design Solutions Inc., on Behalf of Brad Nible for a Variance to Waive the Requirement to Install Sidewalk per City Ordinance 12.08.060 Along School Drive for the Property Located at Lot 2A of Harney Peak View Addition
- 5) PW121118-04 – Approve Request for Stormwater Drainage Utility Fee Abatement for Boomshockalocka, LLC, for Property Located at 3030 Dyess Avenue, Tax ID 65466, in the Amount of \$1,762.16 (2018)
- 6) PW121118-05 – Drew asked Public Works Director Dale Tech to elaborate further on this grant. Tech stated this is an excellent program that is relatively new. The State came up with additional funding for bridges that is grant related so it's competitive. The City has been fortunate enough to receive three grants so far. There is a rating process at the State level to determine who is eligible to receive the grants. Nordstrom moved to approve Authorize Staff to Apply for the 2019 Bridge Improvement Grant (BIG) Funds for Preservation and Repair Work for the East Main Street North Bridge and Accept Funds, if Awarded. Second by Nordstrom. Motion carried.

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- 7) PW121118-06 – Authorize Mayor and Finance Officer to Sign Amendment 1 to the 2018 Environmental Monitoring Contract for Landfill and MRF
  
- 8) PW121118-07 – Approve Change Order 2F to Dakota Barricade, LLC for 2018 Lane Line Painting, Project No. 18-2439/CIP No. 50594 for a Decrease of \$2,172.73

**PARKS AND RECREATION DIVISION**

- 9) PW121118-01 – Drew asked Parks and Recreation Director Jeff Biegler to describe how we arrive at the number of deer to harvest each year and how this is to be carried out. Biegler explained the City and the South Dakota Game, Fish and Parks conducts a deer trend survey to gage the numbers of deer in each area. The information is given to GFP and based upon the survey they give us a recommended number to harvest in order to maintain a healthy herd. The amount budgeted this year is the same as last year (150 deer) and with the additional 100 deer we have received commitments from the Black Hills Sportsman Association and the South Dakota Sportsman Against Hunger to cover the costs of the additional deer. The deer are harvested, processed and meat is donated to Feeding South Dakota. Scott asked if the partnership is for the processing and the cost of the additional operating costs. Biegler confirmed the additional funds will help cover the processing and the operating costs. The meat is always inspected by the SD GFP to ensure the animals are not infected with any diseases. Modrick asked if how many people will be fed off of this harvest. Biegler does not have that number but they do process the meat in a way to get the most out of it. Roberts asked Biegler what was the budget for this year and what was budgeted for this year. Biegler explained the amount budgeted last year was around \$30,000 and the same was budgeted for this year. The donations from the two entities will cover the remaining costs. Nordstrom moved to approve Authorize Parks and Recreation Department to Harvest 250 Deer for the 2018/2019 Season. Second by Scott. Motion carried.
  
- 10) PW121118-08 – Nordstrom asked Biegler to provide a background on this lease agreement. Biegler stated this a facility lease acknowledgment for a hockey league. This group wants to bring a Tier III Junior Hockey League to Rapid City. This agreement is simply to confirm there is a facility for the league. The first step is to have a location and then negotiations would then begin for actual use. The league would rent ice times that are being underutilized. Scott asked Biegler to clarify the type of hockey league this is. The league is part of the Frontier Division a Tier III junior hockey league based in Niagra Falls, NY. It is a youth (16-20 years old) which is an area of hockey that is not already being served by a hockey league. The players could be scouted by colleges or professional teams. This will not only be used by local players it would attract players from other areas who wish to be scouted. The games would be scheduled accordingly in order to not compete with Rush games and other existing hockey groups. Tickets to the games would generate revenue for the city. Nordstrom moved to approve Authorize Staff to Sign Facility Lease Acknowledgement with NA3HL Hockey League for Use of Roosevelt Park Ice Arena. Second by Modrick. Motion carried.

**END OF CONSENT CALENDAR**

**NON-CONSENT ITEMS** – Item 11

**Public Comment opened** – Item 11  
**Public Comment closed**

**ITEMS FROM COMMUNITY DEVELOPMENT DEPARTMENT**

- 11) 18YE018 – Community Development Director Ken Young presented a new format of the department’s newsletter and members of the department gave a brief overview of some items they are currently working on. Current Planner John Green highlighted three projects that will create jobs, revitalize aging neighborhoods and provide essential services to the community. First a building permit application was received for a Fleet Farm Superstore. This 37 acre property will be located on East Mall Drive, directly East of the Hilton Garden Inn. Approximately 210,000 square feet of retail development, to include a convenience store, carwash, and a retail store. The Black Hills Works Foundation submitted an Initial Planned Development Overlay to provide dwelling units for patients undergoing treatment at the Brain Injury Institute located at 803 Soo San Drive. The proposed dwelling units are intended to provide transitional housing for patients as they progress through treatment at the rehabilitation center. The third project is an Initial Planned Development Overlay for Dakota Market Square, a mixed use development at 1111 East North Street also known as the existing K-Mart property. The proposed development will redevelop the property with new retail, restaurant, and office buildings. Planner Fletcher Lacock discussed some upcoming proposed ordinance amendments. One of the goals of the comprehensive plan is to streamline processes and improve efficiency. Staff has been reviewing the ordinances to improve clarity and to remove conflicting language. Staff is also having discussions with the public through “Coffee with Planners” to identify sections of the ordinances that may need revisions. In order to keep up with future development staff is currently looking into having work sessions on accessory dwelling units and vacation home rentals, reworking the Office Commercial District, and revising the definition of a principal building to allow multiple primary structures in higher density residential districts. Nordstrom asked if there will be a working session with council members on these ordinances to allow the council time to review the ordinances and understand why we need to do these amendments. Young stated there will be a work session in February on accessory dwelling units. He was open to having work sessions at both Public Works and Legal and Finance meetings prior to bringing the actual amendment forward to get the Council’s feedback and questions. Planning Manager Vicki Fisher provided an overview on a few larger project master plan proposals for large acres of property in our community. These projects typically include a mix of residential uses along with supporting commercial components to enhance the live-stay lifestyle encouraged by the City’s Comprehensive Plan. The Shepherd Hills Subdivision is a 700 acre parcel of land located between East North Street and South Dakota Highway 44. This is a multi-phased development consisting of an industrial park, commercial corridors, a school site, reserved open space areas and a mix of residential development. The residential development will include a mix of affordable and workforce housing. Some of this housing will be reserved to provide affordable veteran housing and student housing for Western Dakota Tech. The commercial corridors will include medical facilities, retail and hospitality sites. The Freeland Ranch project is a 128 acre parcel of land located northwest of the intersection of Seger Drive and North Lacrosse Street. This will also be a multi-phased project with areas of neighborhood commercial, office commercial, community park/open space and a mix of residential development. The applicant has provided a Letter of Intent describing the development as a multi-socio-economic level, sustainable, affordable housing community that will provide low cost, build-ready lots and apartment sites to make possible the construction of over 360 affordable/workforce dwellings. The Buffalo Crossing West project is a 30 acre parcel of land located in the northwest corner of the intersection of Mount Rushmore Road and Catron Boulevard. The developer has indicated the property will be developed with commercial uses to include medical facilities, restaurants, coffee shops, retail sites, a veterinary clinic, a financial

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institution, hotel(s) and a convenience store. Nordstrom asked Fisher if any of the plan changes for that intersection will effect Buffalo Crossing West. Fisher stated the City did meet with the State in the early concept of the master plan. The current service road will go away and as a result of that, the access points and the connectivity to the north and where it ties in with Promise Road has all been closely coordinated with what the State anticipates will happen at that intersection. The State has not locked down what that intersection will look like, they are reviewing two preferred plans. Long Range Planner Kelly Brennan addressed the City's Comprehensive Plan. The Comprehensive Plan was adopted in June of 2014 and one of the plan's recommendations is to periodically review and amend the plan to respond to changes in the community. Staff has been working on a Plan amendment to clarify the Zoning Districts appropriate for each of the Future Land Use categories. Multiple Future Land Use map changes are proposed to better reflect growth and development within the city. The draft versions of the Plan amendments are expected to be coming forward in March 2019. Long Range Planner Kip Harrington described three projects the Transportation Planning staff has been working on. The analysis of the Sheridan Lake Road Corridor in southwest Rapid City. The study will recommend roadway and intersection improvements along Sheridan Lake Road from Alberta Drive to Corral Drive, with recommendations expected in early 2019 and construction tentatively scheduled for 2021. Next, the East Rapid City Corridor and traffic analysis study in the eastern portion of Rapid City has been effected by recent and ongoing development which has created traffic issues. The study examines East Omaha Street, Cambell Street and East North Street corridors for possible roadway and intersection improvements. The study is slated to be completed in March 2019. The Coordinated Public Transit – Human Services Transportation Plan identifies transportation needs of individuals with disabilities, older adults and people with low incomes. It also provides strategies for meeting local needs, prioritizes funding and identifies strategies to improve coordination between transportation providers. The consultant has completed the public input and data findings and is currently working on the draft report. Nordstrom asked Harrington to address any of the public transit issues or planning or coordinated projects that are coming up in the near future. This particular plan covers non-profit transit providers like Club for Boys or Black Hills Works that provide transportation services to specifically their clients and they are eligible for some funding. They do coordinate with Rapid Transit somewhat but we do not have a whole lot of input into the operations of Rapid Transit. Nordstrom asked if Harrington sees any MPO projects that can address transit. Harrington explained that our new Metropolitan Transportation Plan will be coming out in 2020 and that will have a transit component in it. Long Range Planner Sarah Hanzel presented some updates and projects from the Historic Preservation Commission and downtown. The Historic Preservation Commission is focusing on their education and outreach efforts using the grant funding they received from the state. Last year they developed a walking tour of downtown architecture. This year they are creating a brochure to mail to all property owners of historic property to give them an overview on how historic review is conducted and how to connect them with more information. Sometimes people do not realize they are in a historic district or they are unsure of the process and this will be a good tool go get some of that information out there. We are also working on implementing findings from the comprehensive plan, the downtown plan and the downtown parking study to upgrade our parking meters downtown. Over the summer we tested out different technology to get an idea of what is out there and what companies are working in other cities. We are looking at bringing forward some recommendations in the next couple of months. We are also looking at the future of 6<sup>th</sup> Street and the connection between the Rushmore Plaza Civic Center and the greater downtown area toward the Performance Arts Center. We have hosted a variety of community conversations and open houses to gather community feedback. They are specifically looking at the pedestrian

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crossing at Omaha Street. They are looking at a concept of a pedestrian bridge that will go over Omaha that would divert traffic underneath. This will be brought forward early next year. Building Services Manager Brad Solon described 2018 as a great year for building permit numbers and permit valuations. As of November, the total permitted valuation put the City of Rapid City at the second best year at \$307,354,989 million, making it the third year in a row to surpass the \$300 million mark. This Building Board approved the 2018 editions of the building code ordinances which will be coming forward very soon for approval. Community Development Block Grant (CDBG) Manager Barb Garcia provided an overview of the CDBG Program. HUD provides CDBG funds for the development of decent housing, a suitable living environment and to expand economic opportunities, for low and moderate income. The City receives approximately \$460,000 per year. Some previous year projects include Youth and Family Services, Canyon Lake Senior Center, WAVI, Cornerstone, and BMS, Public Services, Economic Development and Affordable Housing, and Rehab on existing homes. Nordstrom thanked Garcia for all of her years of service running the CDBG Program and making the small amount of funds go a long way in the community. Garcia is planning to retire in January of 2019. Code Enforcement Manager Matt Owczarek Code Enforcement stated so far in 2018 the City has had 1,410 cases. The majority of those cases are grass and weed violations along with snow and ice violations. As the season changes, Code Enforcement will be shifting its focus to snow and ice removal. Roberts moved to acknowledge the Presentation from Community Development on Department Programs and Development Updates – Information Item, No Action Required. Second by Modrick. Motion carried.

*Scott left the meeting at 1:18 p.m.*

**ADJOURN**

There being no further business to come before the Committee at this time, motion was made by Roberts second by Nordstrom and carried to adjourn the meeting at 1:31 p.m.