

PUBLIC WORKS COMMITTEE MINUTES  
Rapid City, South Dakota

January 14, 2020

A Public Works Committee meeting was held at the City/School Administration Center in Rapid City, South Dakota, on Tuesday, January 14, 2020 at 12:30p.m.

**A quorum was determined with the following members answering the roll call:** Evans, Armstrong, Roberts, Strommen,  
**Absent:** Modrick

**City Staff present:**

Ken Young, Community Development Director  
Dale Tech, Public Works Director  
Ted Johnson, City Engineer  
Jeff Biegler, Parks and Recreation Director  
Scott Anderson, Parks Manager  
Patsy Horton, Long Range Planning Manager  
Brian Staton, F  
Shannon Truax, Public Works Administrative Coordinator

(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 the Agenda**

Motion was made by Armstrong, second by Strommen and carried to adopt the agenda.

**General Public Comment**

NO DISCUSSION

**CONSENT ITEMS** – Item 1-12

Motion was made by Armstrong, second by Evans and carried to approve Items 1-12 as they appear on the Consent Items with the exception of Item Nos. 11 & 12.

- 1) Approve minutes of December 31, 2019.

**ITEMS FROM THE PUBLIC WORKS DEPARTMENT**

**ENGINEERING**

- 2) PW011420-01: Approve Change Order #3 to R.C.S. Construction, Inc. for Willow Avenue, Ivy Avenue, Fairlane Drive, Street and Utility Reconstruction Project, Project #15-2254 I CIP No. 50421.3-1 C for an increase of \$25,390.66.

**SOLID WASTE**

- 3) PW011420-02: Authorize Mayor and Finance Officer To Sign Equipment Purchase Agreement For Purchase Of New Komptech Topturn X63 Compost Turner From Source Well For A Total Of \$575,520.00. Purchase Authority Granted January 6, 2020 on Item PW123119-14.

## PUBLIC WORKS COMMITTEE

### WATER PRODUCTION

- 4) PW011420-03: Request to Purchase one (1) Current Model Year ½ Ton Pick-Up Truck, 4X4, Long Box, off the State Contract to be used by Water Billing Department. State Contract #17345 in the amount of \$26,237.00.

### PARKS AND RECREATION

- 5) PW011420-04: Approve Agreement Between the City of Rapid City and Pyrotechnic Display, Inc. For Annual Fireworks Displays
- 6) PW011420-05: Authorize Staff to Purchase two (2) 2020 RAM 1500 Extended Cab, 4X4, 5.7L V8 Pickup Trucks from Liberty Superstores with State Bid Pricing Contract #17339, in the amount of \$25,406.09 each for a total of \$50,812.18.
- 7) PW011420-06: Authorize Staff to Purchase a 2020 RAM 3500 Crew Cab Dually 4X4 Pickup Truck with 8 ft. box, 6.4L V8 gas engine from Liberty Superstores with State Bid Pricing, Contract #17345 in the amount of \$34,053.00.
- 8) PW011420-07: Authorize Staff to Purchase a 2020 Groundsmaster 4000D T4 AWD with Light Adapter Kit and Road Light Kit from Midwest Turf & Irrigation with Omnia (IPA) Pricing, Contract #2017025 in the amount of \$65,995.00.
- 9) PW011420-08: Approve Resolution No. 2019-099 entitled A Resolution of the City Council Designating Rapid City as a BEE CITY USA affiliate.
- 10) PW011420-12: Approve Use Agreement between the City of Rapid City and Rapid City Youth Boxing, Inc.

### COMMUNITY DEVELOPMENT

- 11) 19OA002: Young and Horton presented a summary of proposed changes to the current Tax Increment Financing process. Input was sought from stakeholders; other communities provided guidance on how the process works elsewhere. Several changes were made based on the input received through public meetings and feedback. Changes were made to: focus on promoting infill, economic development, affordable housing, and transit-oriented development; provide greater guidance to applicants; to improve and simplify staff review of applications and certifications; to ensure TIF tools are used when responsible and necessary to do so. Revision highlights: inclusion of TIF Chart to explain how TIF works, updated verbiage, added. Included an enhanced definition of the Economic Development, to support Elevate Rapid City stated focus areas; targets both blight and affordable housing; supports Comprehensive and Master Plan implementation; restructure review team to streamline project management. Guiding principles included are no guarantee of approval, used only when necessary, encourage ten year payoff, used as a tool for affordable housing and economic development, limits overlapping districts, provide guidance on construction valuations and financing costs, restricts waivers to limit “double-dipping”, include performance measures and claw backs, and focus on public infrastructure. Changes have been made to the fee structure as well. The new policy identifies updated base requirements and evaluation criteria and creates a certification process. Armstrong questioned how appeals are handled. Horton advised that state law require Planning Commission to approve the district. If it is denied at that level, applicants have to resubmit. Armstrong questioned how consistency will be achieved. Horton advised that TIF review team would work with applicants. Horton explained that this restricts the use of TIF for projects that focused on public infrastructure. Horton clarified that restrictions are placed on ability to request tax abatements that will then affect the ability of the district to pay off. Roberts stated that he is concerned about the requirement for a ten-year payoff. Horton advised this is intended to minimize the delays in creating improvements that will affect the ability to payoff. Horton advised that plan amendments can be used to address downturns and unforeseen market factors.

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First Reading and Introduction of Ordinance No. 6310 - An Ordinance to update the Tax Increment Financing District Review Processing by Amending Chapter 3.26 of Rapid City Municipal Code. Motion by Armstrong, second by Evans, to Send to Council without Recommendation. Motion Carried.

- 12) PW011420-09: Approval of Resolution 2019-015 Adopting the Rapid City Tax Increment Financing Policy - A request by City of Rapid City to consider a Resolution Adopting the Rapid City Tax Increment Financing Policy, Associated with 19OA002. Motion by Armstrong, second by Evans, to Send to Council without Recommendation. Motion Carried.

## END OF CONSENT CALENDAR

### NON-CONSENT ITEMS – Item 13-14

#### *Public Comment opened*

Item 13: Ron Davis, stated that he is available for questions regarding the request to waive the requirements to install sidewalk.

#### *Public Comment closed*

### ITEMS FROM THE PUBLIC WORKS DEPARTMENT

#### ENGINEERING

- 13) PW011420-10: Evans advised that he supports granting the variance but in the future he wants to see a process to include a stipulation to build sidewalks when certain criteria has been met. Strommen asked where pedestrians would walk. Davis advised that the area is currently a landscape island, backed by an asphalt parking lot. Tech advised there are no mitigating factors, such as grade and topography, which would constitute a hardship for the installation of sidewalks. Evans stated the current policy does not create a safe environment for pedestrians, and he does not see that installing this sidewalk will significantly mitigate the concerns for the area overall, so he sees no reason to deny the variance request.

Request from Semmler Construction for a Variance to Waive the Requirement to Install Sidewalk along Deadwood Avenue, Rapid City, per City Ordinance 12.08.060.

#### **STAFF RECOMMENDATION: DENY**

Motion by Evans to Approve. Second by Strommen. Motion Carried. Armstrong Opposed.

- 14) PW011420-11: Appeal by Fisk Land Surveying & Consulting Engineers, Inc. of an Exception Request denial to waive/defer the requirement to pave proposed subdivision streets until a road district is created and funds accumulated.

#### **STAFF RECOMMENDATION: DENY**

Motion by Strommen to Continue to January 28 meeting. Second by Armstrong. Motion Carried.

### ADJOURN

Motion by Armstrong to Adjourn. Second by Strommen. Motion Carried.