

PUBLIC WORKS COMMITTEE MINUTES
Rapid City, South Dakota

A Public Works Committee meeting was held at the City/School Administration Center in Rapid City, South Dakota, on Tuesday, September 15, 2020 at 12:30p.m.

A quorum was determined with the following members answering the roll call: Evans, Armstrong (via telephone), Roberts, Strommen, Nordstrom
Absent: None

City Staff present:

Dale Tech, Public Works Director
Ken Young, Community Development Director
Ted Johnson, City Engineer

(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 Nordstrom, second by Strommen. A roll call vote was taken, motion carried to adopt the agenda.

General Public Comment

DISCUSSION

CONSENT ITEMS – Item 1-13

Motion was made by Armstrong, second by Evans to approve Items 1-13 as they appear on the Consent Items. A roll call vote was taken, motion carried unanimously.

- 1) Approve minutes of September 1, 2020.

ITEMS FROM THE PUBLIC WORKS DEPARTMENT

ENGINEERING

- 2) PW091520-01: Revise funding source identified on Change Order #1F to Complete Concrete, Inc for Star of the West Restrooms Bldg 2 Project No. 2564 / CIP No. 51249 that was approved July 20, 2020. The funding source should be Vision 0107-132-4320. It was incorrectly stated as 107-132-4372.
- 3) PW091520-02: Approve change order 1 F to Simon Contractors of SD, Inc. for 2020 Street Patching Project, Project #2544/CIP NO.50844 for an increase of \$12,636.38.
- 4) PW091520-03: Request Authorization for Mayor and Finance Officer to sign Professional Services Agreement Amendment with Upper Deck Architects for 2019 Roof Replacement – Hail Damage Project No. 19-2492 in the amount of \$8,000.00.
- 5) PW091520-04: Request Authorization for Mayor and Finance Officer to sign Professional Services Agreement with FMG Engineering for Fitzgerald Stadium Renovations Project No. 19-2508 CIP #51231 for and amount not to exceed \$34,733.50.

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- 6) PW091520-05: Approve Acceptance of Infrastructure for East Saint Patrick Street 16-Inch Watermain interceptor – Project 20-2577
- 7) PW091520-06: Authorize Mayor and Finance Officer to Sign Amendment 1 to Railroad Pipeline License WL1130 between the City of Rapid City and the State of South Dakota Department of Transportation.
- 8) PW091520-07: Request from Mark Cernicky (Property Owner) for a Variance to Waive the Requirement to Install Sidewalk per City Ordinance 12.08.060 along Rosemary Lane and along Wonderland Drive for the property located at 4202 Rosemary Lane.
- 9) PW091520-08: Request from All Around Construction for a variance to waive the requirement to install sidewalk along Glenside Street, Rapid City, per City Ordinance 12.08.060.

ENTERPRISE

- 10) PW091520-09: Authorize Staff to Advertise for Bids for 2020 Miscellaneous Improvements Projects, General Civil Projects, Project No. 20-2605 / CIP 51132.1. Estimated Cost \$1,200,000.00.
- 11) PW091520-10: Authorize Mayor and Finance Officer to sign agreement between the City of Rapid City and HDR Engineering, Inc. for Professional Services for Bidding and Construction Administration Services for 2020 Miscellaneous Improvements Projects, General Civil Projects, Project Number: 20 – 2605 / CIP #51132.1 in the amount of \$86,900.00.
- 12) PW091520-11: Authorize Staff to Advertise Bids for Miscellaneous Improvements Projects, Facility Type Projects Boiler Pre-purchase, Project No. 20-2607 / CIP 51132.3. Estimated Cost \$250,000.

WATER RECLAMATION

- 13) PW091520-12: Approve Request for purchase of one (1) New Bobcat Skid-Steer Loader S595T4, Sourcewell purchase Contract # 040319-CEC with Jenner Equipment in the amount of \$42,000.90.

END OF CONSENT CALENDAR

NON-CONSENT ITEMS – Item 14-16

Non-Consent Public Comment

Shane Geidel spoke regarding item number 15. He would like to build one more dwelling on Bradsky Road. His property is in the one mile boundary of the County. He is not trying to split it up to create a development, he would like to make a 20 acre chunk for his property to build a more handicap accessible house and shop.

Kyle Treloar with KTM design solutions provided some background information on item number 16 regarding the water main exception for a property east of Elk Vale Road. This is the first phase of the master plan of Westwind Development, the area east of Elk Vale Road along the future Anamosa Street corridor. Specifically the applicant has requested and has construction plans approved to plat four lots. This request is to install the water main and extend that to the northern terminus of the 200 feet of water main on both sides. There is about 600 feet of water main existing to the southern side of his property and he

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is requesting to add an additional 200 feet and waive the requirement to loop it with this phase. The current loop that was proposed was about 850 feet, it would have run behind these future lots, he is asking to waive that in lieu of a future loop that will run another 150 feet to the north to Anamosa Street. Essentially he is looking to not have to construct 800 feet of water main for 800 feet of water main that will be required in the future. They ran updated fire flow tests in June at the end of both Degeest and Neel Streets and it was determined they have adequate fire flow. The request is to not have to install that 800 foot loop until we build Anamosa Street.

Bob Quinn also spoke on number 16 regarding the Westwind Development. He wanted to point out that the 800 foot loop line is only temporary, the loop will be abandoned once Anamosa Street is completed. So he feels for the sake of his project it would be best to wait until Anamosa is complete.

ITEMS FROM COMMUNITY DEVELOPMENT

- 14) PW090120-07: Public Works Director Dale Tech explained that the applicant has withdrawn its appeal and requested that the Committee make a motion to acknowledge the withdrawal. Appeal by Lloyd Companies of a stipulation to extend public water main as part of an Exception Request approval. *Continued from September 1, 2020 meeting.* **Motion was made by Armstrong to acknowledge the withdrawal of the applicant's appeal, second by Strommen. A roll call vote was taken, motion carried unanimously.**
- 15) PW091520-13: Strommen asked Public works Director Dale Tech if this is only one new building being added or is there more than one. Tech stated the County Planning Director indicated there is currently 60 in the development, so if this would be approved it would make it 61. The County does not recommend approval of this item. Strommen feels for that reason we need to stick with the design criteria that states a single access can only support 40 dwelling units unless there is an exception. If there is already that many we should deny the variance. Roberts asked Shane Geidel, out of these 60 units, how many has he developed? Geidel stated he has not developed any of the units. Regarding the second access, Geidel knows there was a development that was supposed to go in to Airport Road. The developer became seriously ill and has not completed the project. Roberts does not feel right about this because 20 other people have had exceptions on this and now we are not allowing one more when it should have been done 20 residences ago. Request from Renner Associates, LLC for an Exception to allow more than 40 dwelling units with one point of access, via Bradsky Road. Per Section 2.6 of the Infrastructure Design Criteria Manual (IDCM), a single access can only serve 40 dwelling units unless an Exception is approved by City Council. **Motion was made by Strommen to uphold the denial, second by Armstrong. A roll call vote was taken, motion carried with Roberts voting No.**
- 16) PW091520-14: Nordstrom is somewhat confused on this project. He asked Bob Quinn to confirm that the loop would be abandoned and not used in the future. Quinn confirmed yes, that is his understanding that it would be used until Anamosa was built. Nordstrom asked Tech to clarify the loop and non-loop situation. Tech stated the design report from January identified that there was not adequate fire flow in Neel Street so a loop is necessary and also to meet the criteria for looping. This property is at the edge

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of a pressure boundary, which means that if you go not too much farther north there will not be enough pressure in the system to adequately serve it regardless of the size or pipe or looping there is. The property that will take access off of Anamosa Street will require the higher pressure so to put a loop in it does not make any sense. It could be done but the most appropriate place to loop is right where it is shown where the engineer of record designed it. In addition to that, the design calculations do not show that there is enough fire flow on Neel Street. The fire flow calculations that were run in June are under different conditions than what our criteria is so to say that the fire flows that the Fire Department checked at that day and time meet the same criteria is not true they are two different things. The City has not received anything submitted by a registered professional engineer to refute what was originally approved by the engineer of record on this project. The recommendation is to deny, the loop would be permanent in his opinion, and it would not make sense to loop in Anamosa Street. Evans wants to know, when we are going to change the way we do things in this town, so we stop having these problems. Where we are always delaying the solution that is inevitable until another time and forcing someone else to correct it. These problems have been happening all this time and we have never changed it. He feels it's time to change the model so the developers do not have these things come back and haunt them. Roberts asked Kyle from KTM regarding the fire flow fresh tests completed in June. Treloar confirmed they did get fresh fire flow tests completed in June by a registered engineer in South Dakota evaluate those lines. The reports did show adequate flow which were submitted with their exception documents. Roberts asked Fire Chief Behlings regarding the fire flow reports, the June tests indicated that the flows were adequate at that time. He agreed with Dale Tech that those flows are a snapshot in time and may not reflect exactly what the City model represents. Since June, he does not believe anything has changed, he believes there is only new apartment building on Neel Street. Based on the raw data, it would meet the needs of the expected development in that area. Stommen asked Tech what happened between the original approval and the exception was filed. Tech stated the project was approved with the construction of the water main loop. The engineer of record identified that the looping was necessary and this was the best option to do it. He is not sure what happened but they don't want to build it now, they want to wait until Anamosa is built. From an engineering perspective, we have not received enough technical information, signed by a registered professional engineer to contradict what the original registered professional engineer submitted and was approved. If this Committee is so inclined to approve the exception and allow for future looping, Tech would suggest the property owner enter into an agreement today guaranteeing that the future loop will be built and on what timeframe because this is a thing that could go on forever and never be built. Tech's understanding is the future of how Anamosa will be built is unknown at this time, so future consideration will need to be given to build a future loop. Tech cautioned the Committee against recommending approval of this item. Appeal by KTM Design Solutions, Inc. of an Exception denial to allow dead-end water mains longer than 600 feet but less than 1,200 feet in Neel Street and Degeest Drive.

Motion was made by Nordstrom to uphold the denial, second by Strommen, a roll call vote was taken, motion carried, with Roberts voting No.

ADJOURN

Motion to Adjourn by Evans, Second by Strommen.