

PUBLIC WORKS COMMITTEE MINUTES
Rapid City, South Dakota

December 12, 2017

A Public Works Committee meeting was held at the City/School Administration Center in Rapid City, South Dakota, on Tuesday, December 12, 2017, at 12:30 p.m.

A quorum was determined with the following members answering the roll call: Darla Drew, Lisa Modrick, Ritchie Nordstrom, John Roberts and Jason Salamun. 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 Roberts, second by Nordstrom and carried to adopt the agenda.

GENERAL PUBLIC COMMENT

None.

CONSENT ITEMS

Motion was made by Roberts, second by Nordstrom and carried to approve Items 1-18 as they appear on the Consent Items with the exception of Item Nos. 14 and 18.

- 1) Approve Minutes for November 28, 2017

ITEMS FROM THE PUBLIC WORKS DEPARTMENT

- 2) PW121217-01 – Confirm the reappointments of Jenn Johnson and Carol Evan Saunders to the Historic Preservation Commission.

ITEMS FROM THE PUBLIC WORKS DEPARTMENT

APPROVE CHANGE ORDER

- 3) PW121217-02 – Change Order #1F to J.V. Bailey Co. Inc. for 5th Street Concrete Repair, Project No. 15-2292 / CIP No. 50445 for a decrease of \$17,610.60.
- 4) PW121217-03 – Change Order #1 to R.C.S. Construction, Inc. for E. Idaho, E. Nevada, Ivy Avenue, Street and Utility Reconstruction and Meade/Hawthorne Drainage Element 221 Improvements, Project No. 15-2253 / CIP No. 5421.3.1B for an increase of \$4,846.09.
- 5) PW121217-04 – Change Order #1F to Complete Concrete Inc. for Main Street Water Valve Concrete Repair, Project No. 17-2390 / CIP No. 50705 for a decrease of \$28,752.50.
- 6) PW121217-05 – Change Order #3F to Scull Construction Services for Fire Station 5 Improvements, Project No. 2073 / CIP No. 51158 for an increase of \$2,692.46.
- 7) PW121217-06 – Change Order #3 to Highmark, Inc. for Southside Drive Sanitary Sewer Extension, Project No. 14-2095 / CIP No. 50328 for an increase of \$49,790.00.
- 8) PW121217-07 – Change Order #2 to Lind-Exco, Inc. for West Omaha Drainage and Utility Improvements, Project No. 15-2316 / CIP No. 50904.1 for an increase of \$120,454.98.

- 9) PW121217-08 – Change Order #2F to R.C.S. Construction, Inc. for Baldwin Street Reconstruction, Project No. 14-2189 / CIP No. 50822.1-1 for a decrease of \$125,063.76.
- 10) PW121217-09 – Change Order #1F to Mainline Contracting, Inc. for East Rapid City Water Expansion Valley View and Radar Hill Road North Extensions, Project No. 14-2197 / CIP 50964.E for a decrease of \$71,449.50.

AUTHORIZE MAYOR AND FINANCE OFFICER TO SIGN

- 11) PW121217-10 – Agreement between the City of Rapid City and West Plains Engineering, Inc. for Annual ADA Compliance Project – 5th Street and New York Street, Project No. 15-2311 / CIP No. 50761 in the amount of \$9,507.00.
- 12) PW121217-11 – Covenant Agreement Between the City of Rapid City and the South Dakota School of Mines and Technology Foundation Authorizing the South Dakota School of Mines and Technology Foundation to Maintain Non-Conforming Sewer Service Lines.

STREET DIVISION

- 13) PW121217-12 – Authorize Staff to Advertise for Bids for One (1) Current Model Year Tandem Axle Dump Truck w/Slide-in Sander and Plow.

SOLID WASTE DIVISION

- 14) PW121217-13 – Public Works Director Dale Tech explained this item was prematurely placed on the agenda and requested a two week continuance in order to finalize this item. Nordstrom moved to continue Renewal of Landfill Environmental Monitoring Agreement with American Engineering and Testing for 2018 for \$86,611.57 until the December 26, 2017 Public Works Committee meeting. Second by Modrick. Motion carried. *(Continued to the December 26, 2017 Public Works Committee Meeting)*

WATER RECLAMATION DIVISION

- 15) PW121217-14 – Approve Request from Hills Septic to dispose of Porta Potti Waste at the Rapid City Water Reclamation Facility.

PARKS AND RECREATION DEPARTMENT

- 16) PW121217-15 – Authorize Mayor and Finance Officer to Sign Dinosaur Park Concession Agreement between the City of Rapid City and Hisega, LLC, for a five-year term from January 1, 2018 thru December 31, 2022.
- 17) PW121217-16 – Authorize Mayor and Finance Officer to sign Amendment No. 1 to Professional Services Agreement with TSP, Inc. for Parks and Recreation Bridge Imp. Project PR18-2406 in the amount of \$5,946.00.
- 18) PW121217-17 – Salamun asked Parks and Recreation Director Jeff Biegler if this harvest will include the areas of Red Rocks and Countryside near Sheridan Lake Road. Biegler explained in past years those areas have not been included however this year they have been getting calls and interest in expanding to that area they are exploring suitable areas to harvest. The deer that are harvested are sent to a processing plant and then the meat is donated to Feeding South Dakota. The cost of the processing is paid for out of the Parks & Recreation operating account along with

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two other organizations who also contribute to the processing costs. Drew asked if the number of deer being harvested this year is up due to the expansion to the Red Rocks area. Biegler does not believe the number is up because of that, he is unsure of the reason for the increase. It could be caused by the drought that has brought them closer into town. They did see an increase of about 38% more this year. Salamun moved to approve Authorize Parks and Recreation Department to harvest 150 deer for the 2017/2018 season. Second by Nordstrom. Motion carried.

END OF CONSENT CALENDAR

NON-CONSENT ITEMS – Items 19 – 22

Public Comment opened – Items 19 –22

Public Comment closed

ITEMS FROM ALDERMEN AND COMMITTEE REPORTS

- 19) PW121217-18 – Salamun requested this item to be on the agenda stemming from a concern discussed at the Council retreat. He would like the Council to have a better understanding of the metering system and whether or not we meter the City’s water usage from parks, fire, CSAC, etc. Public Works Director Dale Tech confirmed we do meter every connection to our water system. Currently we have about 40 meters that are City accounts that are actually billed accounts. Then we have 190 other meters that are connected to our system that is not billed such as landscaping along Omaha Street, park properties, public areas that there is irrigation provided. The usage is metered for all of these. Salamun asked if it would be possible for the Council to receive an annual report on these meters. Tech confirmed an annual report can be provided on water usage on all City accounts. Nordstrom asked how the information is used that is collected from the meters. Tech explained the meters are read monthly just as all meters in the City are, so we have usage records for all meters in the system. Nordstrom is concerned this will lead down a path of billing these unbilled accounts. He is supportive of collecting the data only. Salamun feels this is important and he wants to make sure everything is measured. Salamun moved to acknowledge Discussion on a Resolution to Meter All Connection Points to the Rapid City Water System – Alderman Jason Salamun. Second by Modrick. Motion carried.

ITEMS FROM THE PUBLIC WORKS DEPARTMENT

ENGINEERING SERVICES

- 20) PW112817-17 – Public Works Director Dale Tech stated City Staff has been working with KTM Design Solutions and are close to an agreement. He asks that this item be continued for two weeks to allow time to work on the agreement. Roberts moved to continue Appeal of Denied Exception Request from KTM Design Solutions on Behalf of Dean Hamm to waive the requirement to construct sewer main along Muirfield Drive (City File 17EX197), the only exception denied by Staff out of four total exceptions submitted for the project. (*Continued from the November 28, 2017, Public Works Committee Meeting*) until the December 26, 2017 Public Works Committee meeting. Second by Modrick. Motion carried. (*Continued to the December 26, 2017 Public Works Committee Meeting*)
- 21) PW121217-19 – Kale McNobe from Sperlich Engineering presented information on this exception request. This Prairie Meadows South subdivision will be located on Country Road and the future alignment of Lacrosse Street. His clients have dedicated the easement that the Country Road lift station sits. This project is designed to create 101 single family residential lots and possibly apartments facing the future Lacrosse Street. In the first phase of this subdivision plan, they have

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applied for an exception to not build a small portion of Country Road. Country Road in its existing condition is 20 feet wide, rural section of road with ditches on each side. The requirement is for a 36' wide of asphalt pavement, curb and gutter, sidewalks, street light conduits, water and sewer. There is already a water main that is on the other side of Country Road so that portion of the exception was granted. The property has 1,400 lineal feet of frontage to Country Road. Coming from Haines Avenue you will drive 3,931 lineal feet or $\frac{3}{4}$ of a mile on a 20' wide rural road before you reach the 1,400 feet in front of the property. So what will happen is you will drive $\frac{3}{4}$ of a mile on a 20' wide rural road and then come into a 36' wide area for 1,400 feet and then go back down into a 20' wide rural road again. His client is prepared to dedicate 17 feet of right of way on their side of the road to allow for the expansion of Country Road. What we are lacking the 17 feet on the other side of the road on property that has not been platted at this time. They also plan to grade their lot to accommodate houses and the future alignment of Country Road. Generally it costs approximately \$675 dollars per foot to build a road in Rapid City. The average lot for a workforce housing income lot is about 75' frontage, you pay for half which ends up being around \$25,000 per lot to build a road. Looking at Country Road which is 1,400 lineal feet of road at \$675 per foot that works out to just shy of a million dollars to build the road not counting the traffic studies, the turn lanes, turn signals. It is very likely it will cost about \$1 million to \$1.2 million to build Country Road. If you spread that out over 101 lots we plan to build it is about \$10-12,000 per lot. So you have \$25,000 to build the lot in front of your house in addition to the \$10-12,000 for the cost of Country Road. His clients are aiming to build workforce housing, in the \$180,000-225,000 range. In order to do that, they need to keep the cost of the lot down. They are asking for the Council's support to grant the exception not to construct that portion of Country Road. Salamun agrees there is an absolute need for workforce housing in Rapid City. We have not had a lot of these types of developments come forward. This is important to help the mission of Ellsworth Air Force Base to have these types of homes available to the military families. Salamun asked Public Works Director Dale Tech if this is typical that we would require someone to build a road when the other side is not platted and has no development. Tech believes the reason the road has not been improved in the past because of very similar discussions in the past where the developer asked for the exception not to build it for the same reasons. Salamun asked if there is some sort of solution in order to share the costs among all of the developers rather than placing them all on one. Tech said there have been discussions but they are not prepared to implement any policies at this point. Roberts supports this project and he does not believe the first developer should pay for 100% of the road because the next developer gets the advantage of the first developer. He feels we need to start moving builders into Rapid City instead of watching outlying communities build up. Modrick also feels we need these types of workforce income homes. Nordstrom is concerned about who will pay for the road when the time comes. Drew would like to know what accepting this exception will save the developer. McNobe stated it will save about a million dollars. Drew would like to know what the City receives in return for saving them that money. McNobe explained in addition to the 101 single family homes, they are also constructing a regional drainage detention cell for 3-4 acres of drainage. Modrick moved to grant the Appeal of Denied Exception Request from Sperlich Consulting on Behalf of Freeland Meadows, LLC to not construct Country Road with a minimum 36' wide paved surface, curb, gutter, street light conduit, sewer, sidewalk at intersections and grading for sidewalk along developable parcels (City Files 17EX211). Second by Roberts. Motion carried.

COMMUNITY DEVELOPMENT DEPARTMENT

- 22) 17VR008 – Kale McNobe presented information on this application for a vacation of right-of-way near Tower Road and Fairmont Boulevard. This vacation is requested to avoid the construction of a 500 foot bridge. The costs to construct a bridge is around \$200 a square foot which would make this particular bridge a \$6-8 million dollar bridge. His client plans to construct 20 residential lots which would place a cost of \$440,000 per lot. They are asking for a vacation of right-of-way to avoid building the bridge. Modrick would like to see this project happen and start the infill process in these

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areas. Tony Marshall is appreciative of the Committee's recognition of the challenges that certain areas in Rapid City pose when developing areas such as these. Salamun is hung up on the single point of access that crosses a bridge. His concern not having a secondary point of access to get in and out. He asked Community Development Director Ken Young if this is the only access point. Young stated Highway 16 is the only access point. There is a concern about the lifetime of a bridge that is not current with State standards. This roadway connection between Tower and Fairmont is considered an important connection for safety reasons. Tony Marshall stated the bridge is not the only access point to this development, you can also access it by going up Tower Road which connects to Skyline Drive. Roberts thanked Marshall for doing some of the odd infill projects that he does. Roberts asked 20 total townhome units on this project that will come into a cul-du-sac. The bridge is not feasible for anyone to purchase. As a Council we need to ask, are we going to make every infill project undevelopable. Nordstrom is unsure how he will vote on this, he keeps asking himself, who is going to pay for this? Also, he is concerned about the safety issues pertaining to access to the property. Salamun stated he is going to go forward with approving this request but he may change his mind by Monday night. Modrick moved to approve the request by Sperlich Consulting, Inc. for Tony Marshall to consider an application for a Vacation of Right-of-Way for property generally described as being located northeast of the intersection of Fairmont Boulevard and Tower Road. Second by Roberts. A vote was taken with Drew, Roberts, Salamun and Modrick voting "yes" and Nordstrom voting "no". Motion carried.

ADJOURN

There being no further business to come before the Committee at this time, motion was made by Roberts, second by Salamun and carried to adjourn the meeting at 1:46 p.m.