

**MINUTES FOR THE PUBLIC WORKS COMMITTEE**  
**City of Rapid City, South Dakota**  
**12:30 P.M.; Tuesday, December 11, 2007**

The Public Works Committee meeting was called to order by Alderman LaCroix at 12:30 P.M., December 11, 2007 in the Council Chambers of the City/School Administration Building.

***Roll Call and Determination of Quorum***

A quorum was determined with the following Aldermen answering the roll call: Sam Kooiker, Bill Okrepkie, Tom Johnson, Malcom Chapman and Lloyd LaCroix. The following arrived during the course of the meeting: None. The following were absent: None.

Staff members present included: Dirk Jablonski, Public Works Director; Marcia Elkins, Growth Management Director; Bob Dominicak, Development Services Coordinator; Robert Ellis, City Engineer; Joel Landeen, Assistant City Attorney; Jim Preston, Finance Officer; James Johns, Police Department; Bill Knight, Fire Department; and Karen Jones, Public Works Administrative Assistant

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

***Approve Minutes of November 27, 2007***

Okrepkie moved, second by Kooiker to approve the Minutes of November 27, 2007 as prepared. Motion carried unanimously.

***Adoption of the Agenda***

It was moved, seconded and carried unanimously to adopt the agenda with the following addition.

Add: Item 1a) Bleacher leasing – Alderman Kooiker

**ITEMS FROM ALDERMEN AND COMMITTEE REPORTS**

No. PW121107-01 – Update on Airport water issues. Public Works Director Dirk Jablonski noted that the Airport Board asked to address the Public Works Committee in regard to the water issues at the Rapid City Regional Airport. Airport Director Mason Short briefly reported on airport water issues relating to inadequate pressure and fire flows. Short mentioned that Burns and McDonnell Engineering is developing an airport master plan to assess future needs. Jerry Brown, chairman of the Airport Board's water committee expressed the Board's desire to be included in discussions with the City to address the water issues at the airport. He indicated that the Board is also willing to assist in funding, but did not know how much at this time. Okrepkie offered his thanks to the Airport Board for their desire to participate in finding a solution. A brief discussion followed regarding what types of new businesses are proposed at the airport. In response to Alderman Okrepkie, Jablonski identified three possible options to alleviate the water issues at the airport and presented them as follows: One option is the construction of a watermain running along the alignment of Homestead Street from the Elk Vale Reservoir tying into the existing supply main at the airport. Another option is to place a smaller reservoir with fire booster pumps to meet the immediate need for fire protection for the proposed hangar construction. A third option is a full size reservoir at the airport to serve a larger area. Jablonski said that the best option for the long term would be a new water main; however, without a reservoir, there would be transmission and volume problems and possibly pressure

problems. In response to Alderman Okrepkie, Jablonski speculated that the water storage tank could possibly affect everything from the corporate city limits east to the airport and probably beyond. In response to Alderman Johnson, Short briefly explained the looping project, noting that the project is complete. He said that the loop was installed to provide airfield fire protection, and it is working well but is not a long term solution. Johnson noted the need to improve infrastructure to address water supply challenges affected by growth. Okrepkie moved, second by Kooiker to direct staff to define a preliminary project scope and identify a funding source to supply water to the airport. Alderman Chapman said that in his opinion the motion is premature and would like to see a bigger picture presented by the Public Works Department. Alderman Kooiker clarified that the intent is not to settle on one funding source, but to bring forward various combinations of funding sources. A friendly amendment to the motion was offered by Alderman Chapman to include direction to staff to identify where this project fits with the prioritizing of other projects currently programmed. The motion carried unanimously as amended. *On consent calendar*

Bleacher leasing – Alderman Kooiker expressed his desire to have a mechanism in place that would allow staff the latitude to lease the bleachers without calling a special Council Meeting to make the decision. Alderman Chapman said that his recollection that the current leasing policy does allow the latitude for in-town leasing. Kooiker moved, second by Okrepkie to direct the City Attorney's Office staff to draft an ordinance regarding the leasing of the City-owned bleachers. *On consent calendar*

### **APPROVE CHANGE ORDER**

No. PW121107-02 – Kooiker moved, second by Johnson to approve Change Order #4 for the Dahl Arts Center Remodel and Addition to J. Scull Construction Services for an increase of \$12,853.27. Motion carried unanimously. *On consent calendar*

No. PW121107-03 - Construction Change Order #1F for Rapid City Fire Dept. Burn Building Site and Building Foundation Project No. FD07-1634 to Corr Construction Services, Inc. for an increase of \$3,520.24. Public Works Director Dirk Jablonski explained that this issue was continued from the last Public Works Committee Meeting because of ongoing negotiations. Jablonski said that staff, the consultant and Mr. Corr have not come to an agreement. The owner of Corr Construction, Jack Corr, disputed the change order. He said he should not have been backcharged for adjusting the baseplates, and he feels he is entitled to the additional \$4,949.41. Jablonski said that there is proof that the anchor bolts were not set as per plans and specifications. Mr. Corr requested that the City reevaluate the work. Members of the Committee agreed that they need additional information before making a decision. Kooiker moved, second by Okrepkie to continue for two weeks to allow time for staff to prepare a detailed report. Motion carried unanimously. (Continue to the January 2, 2008 Public Works Committee Meeting).

No. PW121107-04 - Construction Change Order #1F for FD07-1634 Rapid City Fire Dept. Burn Building Project No. FD07-1634 to Jahnke and Son's Construction, Inc. dba WHP Training Towers for an increase of \$12,253.41. Earlier Kooiker had moved, second by Johnson to approve the change order. Upon noting that this change order relates to the change order for Corr Construction, Kooiker moved, second by Okrepkie to reconsider this item. Motion carried unanimously. Okrepkie moved, second by Chapman to continue to the next Public Works Committee Meeting. Motion carried unanimously. (Continue to the January 2, 2008 Public Works Committee Meeting)

No. PW121107-05 – Kooiker moved, second by Johnson to approve Change Order #4 for Well 12 and Stoney Creek Booster Station Project No. W03-953 / CIP No. 50318 to Heavy Constructors, Inc. dba Gustafson Builders, Inc. for an increase of \$21,070.64. Motion carried unanimously. *On consent calendar*

No. PW121107-06 – Kooiker moved, second by Johnson to approve Change Order #1F for 2007 Street Rehabilitation Project - Various Locations Project No. ST07-1651 / CIP No. 50549 to Hills Materials Company for an increase of \$29,312.94. Motion carried unanimously. *On consent calendar*

No. PW121107-07 – Kooiker moved, second by Johnson to approve Change Order No. 1F for Downtown Pavement Repair 2007 Project No. STCM07-1642 / CIP No. 50445 to Ainsworth-Benning Construction, Inc. for an increase of \$178.08. Motion carried unanimously. *On consent calendar*

No. PW121107-08 – Kooiker moved, second by Johnson to approve Change Order No. 1F for Lemmon Avenue Reconstruction - Van Buren Street to College Avenue Project No. ST04-1438 / CIP No. 50120 to R.C.S Construction, Inc. for a decrease of \$26,749.60. Motion carried unanimously. *On consent calendar*

### **AUTHORIZE STAFF TO ADVERTISE FOR BIDS**

No. PW112707-08 – Kooiker moved, second by Chapman to authorize staff to advertise for bids Holiday Inn, North Street and Farlow Avenue Water Main Reconstruction Project No. W07-1631 / CIP #50465. Motion carried unanimously. *On consent calendar*

### **AUTHORIZE MAYOR AND FINANCE OFFICER TO SIGN**

No. PW112707-09 – Okrepkie moved, second by Johnson to approve an agreement between the City of Rapid City and Action Development for street and utility improvements to East Anamosa Street for an amount not to exceed \$1,300,000.00. City Engineer Robert Ellis explained that the SAB Fund will upfront the costs, and a current Tax Increment Finance District will repay the SAB fund over the course of 20 years with interest. Motion carried unanimously. *On consent calendar*

### **ENGINEERING DIVISION**

No. PW121107-09 - Okrepkie moved, second by Kooiker to approve an Initial Resolution setting time and place for hearing on January 7, 2008 for Enchanted Pines Drive Water Main Extension Project No. W07-1669. Motion carried unanimously. *On consent calendar*

No. PW121107-10 - Evaluation of Existing Traffic Control – Dunham Estates Subdivision. City Engineer Robert Ellis explained that staff had received a request to replace the stop signs with yield signs from the residents because of the low level of traffic. After evaluation of the area in question, staff is in agreement with the request. Okrepkie moved, second by Kooiker to approve the replacement of stop signs with yield signs as proposed in the Dunham Estates Subdivision. Motion carried unanimously. *On consent calendar*

No. PW121107-11 - Amendment to Standard Specifications for Public Works Construction. Assistant City Attorney Joel Landeen advised that the amendment reflects the changes requested by Council in regard to Tuscany Square by adding an exception for water and sewer lines to cross over adjoining property lines under certain conditions. Bob Brandt questioned the necessity of the word extraordinary in section E) 1. Kooiker moved, second by Johnson to take to council without recommendation. Motion carried unanimously. *On consent calendar*

### **DEPARTMENT OF GROWTH MANAGEMENT**

No. PW121107-12 - Briefing on National Scenic Byway Program. Growth Management Director Marcia Elkins briefly outlined the steps necessary in obtaining a National Scenic Byway designation for Skyline Drive. Elkins identified possible funding options and explained local match for grant funding. In response to Alderman Johnson, Elkins said that the requirement for a management plan is probably the most challenging. She said there is a potential to lose the nomination if the roadway is not maintained as required. Johnson moved, second by Okrepkie to acknowledge the report and direct staff to proceed by drafting a Request for Proposals, pursue options for funding, and present to this Committee for review, paying close attention to the issue of what the barriers may be in terms of cost to the City by having the facility nominated as National Scenic Byway. Motion carried unanimously. *On consent calendar*

No. PW121107-13 - Okrepkie moved, second by Chapman to approve a request from Stoneridge LLC for authorization to prepare an H-Lot located in the NE1/4, NE1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota on behalf of the City of Rapid City and authorize acceptance of deeds. Motion carried unanimously. *On consent calendar*

07TP032 - Johnson moved, second by Chapman to approve 2008-2012 Transportation Improvement Program Amendment No. 08-002. Motion carried unanimously. *On consent calendar*

No. 07EX147- Elks Country Estates - Johnson moved, second by Chapman to approve a request for an Exception to the City of Rapid City Street Design Criteria Manual Section 1.7, "Forty (40) Dwelling Unit Rule". Lot 11A and 11B of Block 10 of Elks Country Estates, located in the SE1/4, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota (07PL146) to allow one additional lot. Motion carried unanimously. *On consent calendar*

No. 07VE039 - Rockinon Ranch Estates - Chapman moved, second by Okrepkie to deny without prejudice, a request by Jared Tordsen for Land and Marine Development, Inc. to consider an application for a Vacation of Non-Access Easement on Lot 7, Rockinon Ranch Estates, located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of Bunker Drive along Abbey Road. Motion carried unanimously. *On consent calendar*

No. 07VE040 - Rockinon Ranch Estates - Chapman moved, second by Okrepkie to deny without prejudice, a request by Jared Tordsen for Land and Marine Development, Inc. to consider an application for a Vacation of Non-Access Easement on Lot 22, Rockinon Ranch Estates, located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast corner of the intersection of Butterfly Lane and Abbey Road (Hovering Heights Court). Motion carried unanimously. *On consent calendar*

No. 07VE041 - Rockinon Ranch Estates - Chapman moved, second by Okrepkie to deny without prejudice, a request by Jared Tordsen for Land and Marine Development, Inc. to consider an application for a Vacation of Non-Access Easement on Lot 31, Rockinon Ranch Estates, located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest corner of the intersection of Butterfly Lane and Abbey Road (Hovering Heights Court). Motion carried unanimously. *On consent calendar*

No. 07VE042 - Rockinon Ranch Estates - Chapman moved, second by Okrepkie to deny without prejudice, a request by Jared Tordsen for Land and Marine Development, Inc. to consider an application for a Vacation of Non-Access Easement on Lot 32, Rockinon Ranch Estates, located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southeast corner of the

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intersection of Abbey Road (Hovering Heights Court) and Antler Ridge Road. Motion carried unanimously. *On consent calendar*

No. 07VE043 - H & H Estates Subdivision – Okrepkie moved, second by Johnson to approve a request by Fisk Land Surveying for Pamela Thornburg to consider an application for a Vacation of Utility Easement on Lot 4, Block 1 of H & H Estates Subdivision located in the SW1/4 NE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located at 4730 Haven Street. Motion carried unanimously. *On consent calendar*

ADJOURN

There being no further business, Okrepkie moved, second by Chapman, and carried unanimously to adjourn the Public Works Committee Meeting at 1:48 p.m.