

PROCEEDINGS FOR THE CITY COUNCIL  
City of Rapid City, South Dakota  
6:30 P.M., January 21, 2025

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Rapid City was held at City Hall, 300 Sixth Street, Second Floor, in Rapid City, South Dakota on Tuesday, January 21, 2025, at 6:30 P.M.

The following members were present: Mayor Jason Salamun and the following Alderpersons: Greg Strommen, Kevin Maher, Pat Roseland, Josh Biberdorf, Bill Evans, Lindsey Seachris, Lance Lehmann and John Roberts; the following were absent: Jesse Ham and Rod Pettigrew; the following joined the meeting by telephone: None; the following Alderpersons arrived during the course of the meeting: None

Staff members present included: City Attorney Joel Landeen, Police Chief Don Hedrick, Fire Chief Jason Culberson, Long-Range Community Planning Director Vicki Fisher, Deputy Finance Director Tracy Davis, Parks and Recreation Director Jeff Biegler, Human Resources Director Amber Cornella, IT Director Jim Gilbert, Rapid Transit Manager Megan Gould-Stabile, TIF Planner Mike Gould, Asst. Public Works Director Roger Hall, Asst. Public Works Director Stacey Titus, Communications Coordinator Darrell Shoemaker & Sr. Administrative Coordinator Heidi Weaver.

**ADOPTION OF AGENDA**

Motion was made by Roseland, second by Strommen to adopt the agenda. Motion carried 8-0.

**GENERAL PUBLIC COMMENT** (3-minute time limit per speaker)

Adrian Epp would like the bike paths cleared for bike riding in the winter. He said people do ride in the winter and the city is taking that opportunity away by not maintaining the sidewalks. Brian Beck spoke about the homeless. He tries to help every way he can. He wants Rapid City to have a facility like the Community First Village in Austin TX. He said people need to step forward and help. Mayor Salamun thanked the police department, Journey On!, One Heart, Cornerstone, Care Campus and everyone who helped the homeless during the rigged conditions last week.

**NON-PUBLIC HEARING ITEMS** -- Items 1 – 40

**CONSENT ITEMS** – Items 1 – 33

The following were removed from the Consent Items:

23. LF011525-01 – Authorize Mayor and City Finance Officer to Renew Co-Responder Agreement with Journey On! Inc., to Provide Collaborative Support to Those in Crisis and in Need of Services in Rapid City, in the Already Approved 2025 Budgeted Amount of \$360,000
30. LF011525-14 – Acknowledge Revised Draft Tax Increment Financing Policy

Motion was made by Evans, second by Lehmann and carried 8-0 to approve Consent Items 1-33 with the exception of items 23 and 30.

***Approve Minutes***

1. Approve Minutes for the January 6, 2025 Regular Council meeting.
2. Approve Minutes for the January 8, 2025 Special Council meeting.

***Alcoholic Beverage License Applications Set for Hearing (February 3, 2025)***

3. American Heart Association for a SPECIAL EVENT (on-sale) Wine License and (off-sale) Package Wine License for an event scheduled for March 1, 2025 at The Monument, 444 N. Mt. Rushmore Rd

4. Dakota Meat Co. DBA Dakota Meat Company, 502 Main Street, Suite 200, for a new Retail (on-off sale) Malt Beverage and SD Farm Wine License and an (on-off sale) Wine and Cider License.
5. CC Restaurants LLC DBA The Chicken Coop Diner for a Retail (on-off sale) Malt Beverage License TRANSFER from Premium Restaurants LLC, DBA Boss' Pizza and Chicken I-90, 4040 Cheyenne Blvd Suite A

***Intent to Lease Set for Hearing (February 3, 2025)***

6. Intent to Enter into a Lease with Rapid City High School Baseball, Inc for purposes of activities commonly and customarily associated with the location at 2819 Canyon Lake Drive.
7. Intent to Enter into a Use Agreement with Ignite Soccer Club for purposes of activities commonly and customarily associated with the location 1335 E. Saint James Street

***Public Works Committee Consent Items***

8. PW011425-01: Approve Change Order 1F for Cathedral Drive Panel Repair and ADA Improvements - Regional Way to 3rd Street for a decrease of \$22,338.79. Project No. 2795/CIP No. 50445.24A
9. PW011425-02: Acknowledge Funding Line Item Correction to Bid Award to Simon Contractors of SD, Inc. for the Canyon Lake Area Reconstruction - 7th Ave, Cottonwood St, and Minnekahta Dr Project. Project No. 2808/CIP No. 51098.2. No Associated Cost.
10. PW011425-03: Authorize Mayor and Finance Director to Sign Statement of Certification for the EG/NESHAP Semi-Annual Report (Reporting Period 7/1/24 - 12/31/24) Rapid City Regional Landfill, Rapid City, Pennington County, South Dakota Facility Title V Permit No. 28.1101-02. Final report to be presented at Council committees when complete.
11. PW011425-04: Authorize Staff to Advertise MRF Drum Electrical Room Improvements Project. Project No. 2761/CIP No. 51404. Estimated Cost \$713,000.00
12. PW011425-05: Authorize Staff to Advertise Bids for Robbinsdale & Oak Valley Park, Parking Lots. Project No 2819/CIP Parks. Estimated Cost \$200,000.00
13. PW011425-06: Authorize Staff to Advertise Street Rehabilitation - 2025 Street Patching - St. Joseph (SDSM& T), 44th St area, Kingswood/Pine Hills Area. Project No. 2839/CIP No. 50549.25A. Estimated Cost \$300,000.00
14. PW011425-07: Request From Mayor To Confirm The Appointment Of Theodore Schultz To The Rapid City Trenching Board, To Serve A Two-Year Term As Professional Engineer Member.

***Legal & Finance Committee Consent Items***

15. LF011525-11 – Confirm the Appointment of Jacob West to the Community Relations Commission
16. LF011525-03 – Authorize Mayor to Accept and Sign the Agreement for the South Dakota Housing's Housing Infrastructure Financing Program (HIFP) Grant in the Amount of \$1,077,604
17. LF011525-06 – Approve Resolution 2024-102, a Resolution Levying Assessment for Abatement of Nuisances

RESOLUTION NO. 2024-102  
RESOLUTION LEVYING ASSESSMENTS FOR  
ABATEMENT OF NUISANCES

BE IT RESOLVED by the City Council of the City of Rapid City, South Dakota, as follows:

1. The City Council has made all investigations which it deems necessary and has found and determined that the condition of your property had constituted a nuisance. The City abated this nuisance. The cost of the abatement, including administrative costs, is the amount stated in the proposed Assessment Roll for Abatement of Nuisances.

2. The Assessment Roll for Abatement of Nuisances is hereby approved and assessments thereby specified are levied against each and every lot, piece, or parcel of land thereby described.

3. Such assessments, unless paid within thirty (30) days after the filing of the assessment roll in the Office of the Finance Officer, shall be certified as delinquent to the Pennington County Auditor and payable through the Pennington County Treasurer's Office with the statutory interest rate.

Dated this 21st day of January, 2025

CITY OF RAPID CITY  
s/ Jason Salamun  
 Mayor

ATTEST:  
s/ Daniel Ainslie  
 Finance Director  
 (SEAL)

ASSESSMENT ROLL FOR  
 CLEANUP OF MISCELLANEOUS PROPERTY  
 Resolution 2024-102

TAX ID	FULL NAME	SITUS	LEGAL	TOTAL DUE
30208	MADLINE BLOEMENDAAL	247 E NEVADA DR	ROBBINSDALE TERRACE #2; BLOCK 9; LOT 3	\$1,145.00
31866	TRINA BURMEISTER	601 MEADE ST	SOUTH BOULEVARD ADD; BLOCK 24; LOT 1-2	\$230.00
27386	LIERIN COLE	924 DILGER AVE	NORTH RAPID ADD #2; BLOCK 75; LOT 25-26	\$360.00
25851	MARILYN DURANTE STODDARD	932 HAINES AVE	MILLARD ADD; BLOCK 8; LOT 36-38	\$360.00
25129	MITCH MORRIS	LINDBERGH AVE	MAHONEY ADD; BLOCK 13; ALL	\$395.00
25130	MITCH MORRIS	315 LINDBERGH AVE	MAHONEY ADD; BLOCK 14; ALL	\$395.00
72466	SUPERIOR CUSTOM HOMES	5303 CRYSTAL MOUNTAIN ST	HILLSVIEW ESTATES SUBDIVISION; BLOCK 2; LOT 12	\$500.00
63739	EMILY WELLS BRETT BARRETT	4235 FIELDSTONE DR	ELKS CROSSING; BLOCK 4; LOT 5	\$230.00

18. LF011525-10 – Approve Res No. 2025-004, A Resolution Establishing 2025 Encumbrances

RESOLUTION 2025-004  
RESOLUTION ESTABLISHING 2025 ENCUMBRANCES

WHEREAS there are existing bills due and payable relating to Calendar Year 2024 operations of the City of Rapid City totaling \$556,592.88, and

WHEREAS it is desirable that these bills be charged to the 2024 appropriation;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Rapid City does hereby request that the Rapid City Finance Officer encumber appropriate balances of December 31, 2024, in the amount of \$556,592.88.

GENERAL FUND 0101

0101 MAYOR	3,718.09
0104 FINANCE	3,841.43
0105 GIS	40.01
0106 ATTORNEY	3,198.40
0108 PUBLIC WORKS ADMINISTRATION	6,363.75
0109 GENERAL GOVERNMENT BUILDINGS	21,372.93
0111 HUMAN RESOURCES	15,143.65
0196 COMMUNITY CIT GRANT	37.68
0198 CVI GRANT	259.57
0201 POLICE	39,269.74
0202 FIRE	7,271.25
0204 DEVELOPMENT SERVICE CENTER	2,073.08
0205 TRAFFIC ENGINEERING	2,600.60
0222 SAFETY SPECIALISTS	40.01
0301 STREETS & HIGHWAYS	12,402.11
0302 SNOW REMOVAL	6,938.35
0304 STREET LIGHTING	425.89
0305 EQUIPMENT MAINTENANCE	6,099.00
0401 STREET CLEANING	6,063.16
0601 RECREATION	1,871.79
0603 ICE PROGRAMS	3,093.96
0607 PARKS DEPARTMENT	19,583.44
0608 PARK RANGER	314.68
0609 LIBRARY	99,370.28
0612 AQUATIC PROGRAMS	1,072.18
0616 AQUATICS MAINTENANCE	6,809.03
0617 ICE MAINTENANCE	678.12
0618 PUBLIC TRANSPORTATION	10,103.41
0620 PARK & RECREATION ADMINISTRATN	2,759.99
0706 TRANSPORTATION PLANNING	83.84
0707 HISTORIC PRESERVATION	59.44
0708 ENVIRONMENTAL PLANNING	39.60
0711 CODE ENFORCEMENT	171.54
0714 COMM DEVELOPMENT NON-GRANT	21.17
0860 CEMETERY	2,359.85
1010 COUNCIL	300.00

6024 INFORMATION TECHNOLOGY	<u>32,342.69</u>	
6031 GRANTS DIVISION	<u>30.00</u>	318,223.71
ARPA GRANT FUND 0102		
0116 ARPA GRANT		122.04
WILDLAND FUND 0104		
0112 WILDLAND FIRE		40.68
VISION FUND 0107		
0127 ECONOMIC DEVELOPMENT VISION		51,800.00
COUNTY LIBRARY FUND 0160		
0160 COUNTY LIBRARY		12.99
OCCUPANCY FUND 0253		
0761 OCCUPANCY TAX		94,774.00
EROSION/SEDIMENT CONTROL FUND 0270		
0270 EROSION/SEDIMENT CONTROL		37.68
COMMUNITY DEVELOPMENT 0510		
0930 COMMUNITY DEVELOPMENT		0.89
WATER ENTERPRISE FUND 0602		
0810 WATER OPERATIONS		41,238.48
WASTEWATER ENTERPRISE FUND 0604		
0830 WASTEWATER OPERATIONS		27,353.40
AIRPORT FUND 0606		
0850 AIRPORT OPERATIONS		(3,836.83)
TRANSPORTATION TERMINAL FUND 0608		
0840 TRANSPORTATION TERMINAL		518.34
STORMWATER DRAINAGE FUND 0609		
7401 STORMWATER DRAINAGE OPERATIONS		1,000.36
PARKING LOT & AREA FUND 0610		
0870 PARKING LOT & AREA		288.86
SOLID WASTE ENTERPRISE FUND 0612		
7101 WASTE COLLECTION		9,704.01
GOLF ENTERPRISE FUND 0613		
0604 MEADOWBROOK GOLF COURSE	(6,191.17)	
0664 GOLF COURSE MAINTENANCE	<u>1,871.93</u>	(4,319.24)
EXECUTIVE GOLF COURSE FUND 0614		
0605 EXECUTIVE GOLF COURSE	<u>117.48</u>	
0665 EXECUTIVE GOLF COURSE MAINT	<u>65.08</u>	182.56

SOLID WASTE DISPOSAL FUND 0615		
7102 WASTE DISPOSAL	8,037.78	
7103 SOLID WASTE MRF/COMPOST	<u>4,389.71</u>	12,427.49
AMBULANCE ENTERPRISE FUND 0618		
0890 AMBULANCE ENTERPRISE		4,281.68
PAYROLL WITHHOLDING FUND 0702		
0922 PAYROLL WITHHOLDING		167.85
CIVIC CENTER ENTERPRISE FUND 0775		
0913 CIVIC CENTER OPERATIONS		524.93
RSVP FUND 0785		
0928 RSVP		69.32
LIABILITY INSURANCE FUND 0793		
0968 LIABILITY INSURANCE		3.18
LIBRARY BOARD FUND 0996		
0971 LIBRARY BOARD		1,976.50
*** GRAND TOTAL ***		\$556,592.88

AND BE IT FURTHER RESOLVED that this Resolution is necessary for the immediate preservation of the public peace, health, safety and support of the municipal government and its existing public institutions, and shall take effect upon the passage and publication thereof.

Dated this 21st day of January, 2025

CITY OF RAPID CITY  
s/ Jason Salamun  
Mayor

ATTEST:  
s/ Daniel Ainslie  
Finance Director  
(SEAL)

- 19. LF011525-12 – Authorize Mayor and Finance Director to Sign Engagement Letter with Ketel Thorstenson LLP for the FY 2024 Financial and Compliance Audit
- 20. LF011525-16 – Approve the FY25 Community Development Block Grant Annual Action Plan
- 21. LF011525-18 – Approve Abatements from the Director of Equalization
- 22. LF011525-19 – Acknowledge Lien Filed with the Finance Office by Baroque Advantage, LLC
- 24. LF011525-13 – Authorize Staff to Sign the Amendment to Community Health Worker Collaboration Agreement between Monument Health and the City of Rapid City, which Provides Funding from the South Dakota Department of Health
- 25. LF011525-04 – Approve Resolution No. 2025-007, a Resolution of Intent to Enter into a Lease with Rapid City High School Baseball, Inc for Property Located at 2819 Canyon Lake Drive

RESOLUTION NO. 2025-007  
A RESOLUTION OF INTENT TO ENTER INTO RAPID CITY HIGH SCHOOL BASEBALL, INC.  
PURSUANT TO SDCL 9-12-5.2

BE IT RESOLVED by the City Council that the City of Rapid City intends to enter into a lease with Rapid City High School Baseball, Inc. for real property which is located in the City of Rapid City, South Dakota, and legally described as follows:

A portion of Rapid City Greenway Tract 8, located in Section 3, Township 1N, Range 7E, Rapid City, Pennington County, South Dakota

which property generally consists of one baseball field; and

BE IT FURTHER RESOLVED that a hearing will be held on January 6, 2025, at 6:30 p.m. to be held at City Hall, 300 Sixth Street, Rapid City, South Dakota, to consider the lease of such property, or as soon thereafter as the item may come on for hearing at said meeting; and

BE IT FURTHER RESOLVED that notice of the time and place of this public hearing shall be published once, at least ten days prior to the hearing, by copy of this Resolution of Intent or by separate notice; and

BE IT FURTHER RESOLVED that following the hearing the City Council may adopt a resolution authorizing a lease upon the terms and conditions as it shall determine in said resolution.

Dated this 21st day of January, 2025

CITY OF RAPID CITY  
s/ Jason Salamun  
Mayor

ATTEST:  
s/ Daniel Ainslie  
Finance Director  
(SEAL)

- 26. LF011525-05 – Approve Resolution No. 2025-009, a Resolution of Intent to Enter into a Use Agreement with Ignite Soccer Club for Property Located at 1335 E. Saint James Street

RESOLUTION NO. 2025-009  
A RESOLUTION OF INTENT TO ENTER INTO A USE  
AGREEMENT WITH IGNITE SOCCER CLUB PURSUANT TO SDCL 9-12-5.2

BE IT RESOLVED by the City Council that the City of Rapid City intends to enter into a use agreement with Ignite Soccer Club for real property which is located in the City of Rapid City, South Dakota, and legally described as follows:

A portion of Tract 36, Rapid City Greenway Tract, Section 6, Township 1N, Range 08E, BHM, Rapid City, Pennington County, South Dakota (known as Cambell Street Soccer Field).

which property generally consists of soccer fields; and

BE IT FURTHER RESOLVED that a hearing will be held on January 6, 2025, at 6:30 p.m. to be held at City Hall, 300 Sixth Street, Rapid City, South Dakota, to consider the use of such property, or as soon thereafter as the item may come on for hearing at said meeting; and

BE IT FURTHER RESOLVED that notice of the time and place of this public hearing shall be published once, at least ten days prior to the hearing, by copy of this Resolution of Intent or by separate notice; and

BE IT FURTHER RESOLVED that following the hearing the City Council may adopt a resolution authorizing a use agreement upon the terms and conditions as it shall determine in said resolution.

Dated this 21st day of January, 2025

CITY OF RAPID CITY  
s/ Jason Salamun  
 Mayor

ATTEST:

s/ Daniel Ainslie  
 Finance Director  
 (SEAL)

27. LF011525-08 – Approve Assignment and Assumption of Parking Lot Development Agreement for City Property Located Adjacent to 2834 Jackson Boulevard
28. LF011525-09 – Authorize Request to Seek Proposals for Concessionaire Services for Canyon Lake Park Boat Launch
29. LF011525-07 – Purchase One (1) Gillig 29FT Low Floor Diesel Bus from Washington State Department of Enterprise Service Cooperative Purchasing Agreement for Transit Bus in the Amount of \$625,559, Contract #06719, with Funding Allocated in the CIP
31. LF011525-15 – Approve City of Rapid City Loan Funding for TIF #87 in the Amount of \$3,068,000.

***Bid Award Consent Items***

32. CC012125-02.1 - Approve award of total bid for Long View Road Full Depth Reclamation, Project No. 2825 / CIP No. 50549.24J opened on January 14, 2025 to the lowest responsible bidder, Allstates Pavement Recycling & Stabilization in the amount of \$362,306.86.
33. CC012125-02.2 - Approve award of total bid for Street Rehab – West BLVD (Flormann to Saint Patrick), Project No. 2817 / CIP No. 50549.24G opened on January 14, 2025 to the lowest responsible bidder, Western Construction, Inc. in the amount of \$542,359.00

**END OF CONSENT ITEMS**

Mayor Salamun read in item (LF011525-01) Authorize Mayor and City Finance Officer to Renew Co-Responder Agreement with Journey On! Inc., to Provide Collaborative Support to Those in Crisis and in Need of Services in Rapid City, in the Already Approved 2025 Budgeted Amount of \$360,000. Motion was made by Seachris, second by Lehmann to approve. Seachris appreciates the work that Journey On! does. Strommen agreed. He said Councilman Lehmann was instrumental in getting this started. Motion carried 8-0.

Mayor Salamun read in item (LF011525-14) Acknowledge Revised Draft Tax Increment Financing Policy. Motion was made by Seachris, second by Strommen to acknowledge the revised policy draft. Seachris acknowledged the efforts by the Finance Department to work on revisions for the TIFF policy. She said it had been many years since there has been a revision. She thanked Mike Dugan for the opportunity to meet with him to get more information about the changes. Strommen said there was a good discussion by the L&F committee regarding the revisions. He said they are long overdue. Strommen asked Fisher to add more definitions regarding TIFF's to the policy, including in-fill. There was clarification regarding "prime interest" and that the Wall Street Journal publishes the rate, the Wall Street Journal does not set the rate. Fisher said this item was just an acknowledgement of the draft and a the final policy will take two readings to pass the new TIFF policy. Roberts thanked Fisher, Dugan and staff for working on this. He said he didn't agree with paying the county administrative fee within 90 days of the approval of a TID. Fisher said that this was a requirement by the county. She informed the council that they can request negotiations on items that they don't agree with. Substitute motion was made by Roberts, second by



Strommen to acknowledge the draft policy and direct staff to renegotiate the county administrative fee of \$15,000 to be paid within 90 days of the approval of the TID. Motion carried 8-0.

**NON-CONSENT ITEMS** – Items 34 – 40

***Ordinances***

Mayor Salamun read in item (LF011525-02) First Reading of Ordinance No. 6649, an Ordinance Amending Rapid City Municipal Code Section 2.89.060 regarding Quorum for the Parks and Recreation Advisory Board. Motion was made by Seachris, second by Roberts to approve Ordinance 6649 and its first reading & the title was fully and distinctly read and the second reading being set for February 3, 2025. Motion carried 8-0.

Mayor Salamun read in item (LF011525-17) First Reading of Ordinance No 6652, an Ordinance Amending Municipal Code 3.16.090. Motion was made by Roberts, second by Seachris to approve Ordinance 6652 and its first reading & the title was fully and distinctly read and the second reading being set for February 3, 2025. Motion carried 8-0.

Mayor Salamun read in item (No. 24RZ023) First Reading, Ordinance 6647, an Ordinance Amending Section 17.06 of the Rapid City Municipal Code, a request by Longbranch Civil Engineering, Inc for Doeck, LLC for a Rezoning request from General Agricultural District to Low Density Residential District 1 for property generally described as being located south of Cobalt Drive and west of Bunker Drive. Motion was made by Roberts, second by Roseland to approve Ordinance 6647 and its first reading & the title was fully and distinctly read & the second reading being set for February 3, 2025. Motion carried 8-0.

Mayor Salamun read in item (No. 24RZ024) First Reading, Ordinance 6648, an Ordinance Amending Section 17.06 of the Rapid City Municipal Code, a request by Michael Frybarger for a Rezoning request from Light Industrial District to General Commercial District for property generally described as being located southeast of E. Highway 44 between Cambell Street and Creek Drive. Motion was made by Roberts, second by Lehmann to approve Ordinance 6648 and its first reading & the title was fully and distinctly read & the second reading being set for February 3, 2025. Motion carried 8-0.

***Community Planning & Development Services Department Items***

Mayor Salamun read in item (No. 24PL112) A request by Longbranch Civil Engineering, Inc for Doeck, LLC for a Preliminary Subdivision Plan for proposed Lots 32 thru 34 of Block 10, Lots 11 thru 20 of Block 18, Lots 1 thru 10 of Block 19, Lots 2 thru 7 of Block 20 of Auburn Hills Subdivision, generally described as being located south of Bunker Drive and Cobalt Drive. Motion was made by Roberts, second by Lehmann and carried 8-0 to approve with the following stipulations: 1. Prior to the submittal of a Development Engineering Plan application, the applicant shall schedule a pre-application conference as required by §16.08.040 of the Rapid City Municipal Code; 2. Upon the submittal of a Development Engineering Plan application, the plat document shall be revised to show that all lots meet the minimum lot size requirement of the Low Density Residential District 1 or a Variance shall be obtained. If a Variance is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 3. Upon the submittal of a Development Engineering Plan application, all information as per §16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval, as applicable; 4. Upon the submittal of a Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) shall be submitted for review and approval as per §1.15 of the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual; 5. Upon the submittal of a Development Engineering Plan application, the plat documents shall be revised to show Lot 32 (Drainage Lot) and Lot 33 of Block 10 combined into one lot. The area of the Drainage Lot shall be dedicated as a Major Drainage Easement; 6. Upon the submittal of a Development Engineering Plan application, the plat documents shall be revised to indicate temporary turnarounds at the southern terminus of both Elmstead Street and Bunker Drive in accordance with Infrastructure Design Criteria

Manual §2.13.2 or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 7. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Local Street shall be submitted for review and approval for both Elmstead Street and Ballymore Street or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 8. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Collector Street shall be submitted for review and approval for Bunker Drive or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 9. Prior to the approval of a Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements; 10. Prior to the approval of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval; 11. Prior to the approval of a Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured; 12. Prior to the approval of a Development Engineering Plan application, any necessary off-site easements shall be secured; 13. Prior to the submittal of a Final Plat application, the portion of the property currently zoned General Agriculture District shall be rezoned to Low Density Residential District 1; 14. Upon the submittal of a Final Plat application, the plat document shall identify all necessary easements. Miscellaneous documents shall be provided for all necessary easements outside of the plat boundary; 15. Upon the submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City for the maintenance and ownership of any proposed drainage elements and Major Drainage Easement(s) shall be dedicated for all drainage improvements; and, 16. Prior to the City's acceptance of public improvements, a warranty surety shall be submitted for review and approval as required.

Mayor Salamun read in item (No. 24PL113) A request by Advanced Design Engineering and Surveying, Inc for Black Hills Industrial Center, LLC for a Preliminary Subdivision Plan for proposed Lots 4 thru 6 of Block 3, Lot 1 and drainage Lot of Block 4 of Black Hills Industrial Center Subdivision, generally described as being located lying west of Old Folsom Road. Motion was made by Lehmann, second by Roseland and carried 8-0 to approve with the following stipulations: 1. Prior to the submittal of a Development Engineering Plan application, the applicant shall schedule a pre-application conference as required by §16.08.070 of the Rapid City Municipal Code; 2. Prior to the submittal of a Development Engineering Plan application, an updated Traffic Impact Study shall be submitted for review and approval or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 3. Upon the submittal of a Development Engineering Plan application, all information as per §16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval, as applicable; 4. Upon the submittal of a Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) shall be submitted for review and approval as per §1.15 of the Infrastructure Design Criteria Manual. The design reports shall identify how all the project phases will be served with water, sewer, and drainage facilities. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual; 5. Upon the submittal of a Development Engineering Plan application, a revised Master/Phasing Plan shall be submitted for review and approval which shows the entire parcel; 6. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Principal Arterial street shall be submitted for review and approval for the portion of Old Folsom Road adjacent to the proposed plat, additional right-of-way shall be dedicated as needed or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 7. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Collector street shall be submitted for review and approval for Conductor Drive or the criteria for

obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 8. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for an Industrial street shall be submitted for review and approval for the portion of the Section Line Highway located within the proposed plat or the criteria for obtaining an Exception shall be met or the Section Line Highway shall be vacated. If an Exception is obtained or if the Section Line Highway is vacated a copy of the approved document shall be submitted with the Development Engineering Plan application; 9. Upon the submittal of a Development Engineering Plan application, an updated feasibility study shall be submitted for review and approval if the water demands are different than what was previously submitted for the Black Hills Industrial Center Water Supply Feasibility Study; 10. Upon the submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval identifying water main looping to Capacity Boulevard or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 11. Upon the submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval to extend the sanitary sewer downstream to provide service for this property or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 12. Prior to the approval of a Development Engineering Plan application, all permits required by the Rapid City, Pierre & Eastern Railroad shall be obtained. A copy of the approved documents shall be submitted with the Development Engineering Plan application; 13. Prior to the approval of a Development Engineering Plan application, any necessary off-site easements shall be secured; 14. Prior to the approval of a Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements; 15. Prior to the approval of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval; 16. Prior to the approval of a Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured; 17. Upon the submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City for the maintenance and ownership of the proposed Drainage Lot; 18. Upon the submittal of a Development Engineering Plan application, approval from the Western Area Power Administration shall be obtained for any work within their easement. A copy of the approval document shall be submitted with the Development Engineering Plan application; 19. Upon the submittal of a Final Plat application, the plat document shall identify all necessary easements. Miscellaneous documents shall be provided for all necessary easements outside of the plat boundary; 20. Upon the submittal of a Final Plat application, surety approved by the City Attorney's Office shall be posted for any required subdivision improvements that have not been completed and the subdivision inspection fees shall be paid; and, 21. Prior to the City's acceptance of public improvements, a warranty surety shall be submitted for review and approval as required.

Mayor Salamun read in item (No. 24PL114) A request by Advanced Design Engineering and Surveying, Inc for BH Capital LLC for a Preliminary Subdivision Plan for proposed Lots 77 thru 93 of Block 2, Lots 6 thru 7 of Block 5, Lots 1 thru 5 of Block 6, Lots 1 thru 6 of Block 7, Lot 1 of Block 8, Lots 1 thru 48 of Block 10, Lots 1 thru 26 of Block 11 and dedicated public right-of-way of Shepherd Hills Subdivision, generally described as being located at the intersection of N. Valley Drive and E. Philadelphia Street. Motion was made by Roberts, second by Roseland and carried 8-0 to approve with the following stipulations: 1. Prior to the submittal of a Development Engineering Plan application, the applicant shall schedule a pre-application conference as required by §16.08.070 of the Rapid City Municipal Code; 2. Prior to the submittal of a Development Engineering Plan application, the plat document shall be revised to identify a second access to Phases 6 and 7 or an Exception shall be obtained from City Council to allow 60 dwelling units with a single street access in lieu of 40 dwelling units. If an Exception is obtained a copy of the approval document shall be submitted with the Development Engineering Plan application; 3. Upon the submittal of a Development Engineering Plan application, all information as per §16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval, as applicable; 4. Upon the submittal of a Development Engineering Plan application, engineering design reports shall be submitted

for review and approval as per §1.15 of the Infrastructure Design Criteria Manual. The reports shall include but not limited to: water evaluation, sanitary sewer, drainage, pavement design and geotechnical analysis. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual; 5. Upon the submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval which identify turn lanes pursuant to the East Anamosa Extension Traffic Impact Study for E. Philadelphia Street/N. Valley Drive and E. Philadelphia Street/Diamond Ridge Boulevard or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 6. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Collector street shall be submitted for review and approval for the portions of E. Philadelphia Street and N. Valley Drive within the plat boundary. E. Philadelphia Street and N. Valley Drive shall be designed with 34 feet of pavement to accommodate street parking on both sides or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 7. Upon the submittal of a Development Engineering Plan application, the plat document shall be revised to match the configuration of the previously approved Development Engineering Plan application for Phase 4 of Shepherd Hills Subdivision or revised construction plans must be submitted for review and approval to reflect the new layout along E. Philadelphia Street and N. Valley Drive; 8. Upon the submittal of a Development Engineering Plan application, the plat document shall be revised to identify non-access easements along E. Philadelphia Street on corner lots abutting E. Philadelphia Street and a Local street, or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 9. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Local street shall be submitted for review and approval for the portions of N. Diamond Ridge Boulevard and Galilee Street within the plat boundary or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 10. Upon the submittal of a Development Engineering Plan application, the street geometry of N. Diamond Ridge Boulevard shall be revised to meet the maximum 25 miles per hour design speed in the Infrastructure Design Criteria Manual or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 11. Upon the submittal of a Development Engineering Plan application, the plat document shall be revised to identify temporary turnarounds at the termini of all dead-end streets anticipated to continue with future phases or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 12. Upon the submittal of a Development Engineering Plan application, the plat document shall be revised to accommodate north and south crosswalks along the south side of E. Philadelphia Street at the west Diamond Ridge Boulevard intersection or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application; 13. Prior to the approval of a Development Engineering Plan application, any necessary off-site easements shall be secured; 14. Prior to the approval of a Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements; 15. Prior to the approval of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval; 16. Prior to the approval of a Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured; 17. Prior to the approval of a Development Engineering Plan application, any necessary off-site easements shall be secured; 18. Prior to the submittal of a Final Plat application, the plat document shall identify that N. Valley Drive and E. Philadelphia Street are located within platted right-of-way; 19. Upon the submittal of a Final Plat application, the northern section running east and west and the western section running north and south of N. Diamond Ridge Boulevard shall be renamed pursuant to Emergency Services Communications Center approval and labelled accordingly on the plat document; 20. Upon the submittal

of a Final Plat application, the plat document shall identify all necessary easements. Miscellaneous documents shall be provided for all necessary easements outside of the plat boundary; 21. Upon the submittal of a Final Plat application, surety approved by the City Attorney’s Office shall be posted for any required subdivision improvements that have not been completed and the subdivision inspection fees shall be paid; and, 22. Prior to the City’s acceptance of public improvements, a warranty surety shall be submitted for review and approval as required.

**PUBLIC HEARING ITEMS** – Items 41 – 43  
**CONSENT PUBLIC HEARING ITEMS** – Items 41 – 43

***Alcohol Licenses***

- 41. Black Hawk Oil, Inc. DBA Mr. Liquor, 5312 Black Hills Blvd, for a new Retail (on-off sale) Wine and Cider License
- 42. Naja Shrine Temple for a SPECIAL EVENT (on-sale) Liquor License for an event scheduled for January 30, 2025 at the Naja Shrine Temple, 4091 Sturgis Rd
- 43. Pennington County Democratic Party for a SPECIAL EVENT (on-sale) Wine License for an event scheduled for February 7, 2025 at Prairie Edge, 606 Main Street

Mayor Salamun said there were three alcohol licenses to approve. Motion was made by Maher, second by Seachris to approve items 41-43. Motion carried 8-0.

END OF CONSENT PUBLIC HEARING CALENDAR

Non-Consent Public Hearing Items (*NONE*)

**EXECUTIVE SESSION** - Motion was made by Lehmann, second by Roseland to go into Executive Session at 6:56 p.m. pursuant to SDCL 1-25-2(3) to consult with legal counsel about proposed or pending litigation. Motion was made by Lehmann, second by Roberts to come out of Executive Session at 7:32 p.m. all eight council members were present. No staff direction was given & no action was taken.

**BILLS**

BILL LIST JANUARY 21, 2025

P/ROLL PERIOD END 11/28/24, PD 01/03/25	3,010,325.24
CDEV P/ROLL PERIOD END 12/28/24, PD 01/03/25	2,664.00
PIONEER BANK & TRUST, 12/28/24 P/ROLL TAXES, PD 01/03/25	835,039.75
CDEV PIONEER BANK & TRUST, 12/28/24 P/ROLL TAXES, PD 01/03/25	761.76
WELLMARK INC, HEALTH CLAIMS THROUGH 01/01/25, PD 01/03/25	165,952.26
WELLMARK INC, HEALTH CLAIMS THROUGH 01/10/25, PD 01/16/25	214,409.59
WAGE WORKS, SECTION 125 CLAIMS THROUGH 01/06/25, PD 01/07/25	9,758.87
WAGE WORKS, SECTION 125 CLAIMS THROUGH 01/13/25, PD 01/14/25	10,862.62
WAGE WORKS, HSA CONTRIBUTIONS, PD 01/03/25	844.23
WAGE WORKS, HSA CONTRIBUTIONS, PD 01/03/25	29,071.68
RISK ADMIN SERVICES INC WORK COMP CLAIMS THROUGH 01/08/25, PD 01/09/25	10,545.63
RISK ADMIN SERVICES INC WORK COMP CLAIMS THROUGH 01/15/25, PD 01/16/25	9,415.83
SOUTH DAKOTA RETIREMENT SYSTEM, DEC24 RETIREMENT, PD 01/06/25	800,991.01
SD RETIREMENT SYSTEM-SPECIAL PAY PLAN FEE-TECH, D, PD 01/03/25	45.00
BLACK HILLS ENERGY, ELECTRICITY, PD 01/07/25	173,587.21
BLACK HILLS ENERGY, ELECTRICITY, PD 01/14/25	57,045.26
WEST RIVER ELECTRIC ASSOCIATION, ELECTRICITY, PD 01/07/25	23,779.50
WEST RIVER ELECTRIC ASSOCIATION, ELECTRICITY, PD 01/15/25	32,570.29
COMPUTER BILL LIST	4,755,167.40
CDEV COMPUTER BILL LIST	306.88
SUBTOTAL	10,143,144.01

**CITY COUNCIL**

**JANUARY 21, 2025**

RSVP, P/ROLL PERIOD END 12/28/24, PD 01/03/25	3,332.06
RSVP, PIONEER BANK & TRUST, 12/28/24 P/ROLL TAXES, PD 01/03/25	735.40
RSVP, COMPUTER BILL LIST	1,489.43
TOTAL	10,148,700.90

Davis presented the bill list of \$10,148,700.90. Motion was made by Roberts, second by Maher and carried to authorize (CC111824-01) the Deputy Finance Director to issue warrants or treasurer checks, drawn on proper funds, in the payment thereof. Motion carried 8-0.

**ADJOURN**

There being no further business to come before the Council at this time, motion was made by Lehmann, second by Roberts and carried 8-0 to adjourn the meeting at 7:33 p.m.

Dated this 21st day of January, 2025.

CITY OF RAPID CITY  
s/ Jason Salamun  
Mayor

ATTEST:  
s/ Daniel Ainslie  
Finance Director  
(SEAL)