

PROCEEDINGS FOR THE CITY COUNCIL
City of Rapid City, South Dakota
6:30 P.M., February 3, 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 Monday, February 3, 2025, at 6:30 P.M.

The following members were present: Alderpersons: Greg Strommen, Kevin Maher, Pat Roseland, Josh Biberdorf, Bill Evans, Lindsey Seachris, Lance Lehmann, Jesse Ham, Rod Pettigrew and John Roberts; the following were absent: None; the following joined the meeting by telephone: None; the following Alderpersons arrived during the course of the meeting: None; Council President Maher lead the Council Meeting in the mayor's absence.

Staff members present included: City Attorney Joel Landeen, Police Chief Don Hedrick, Fire Chief Jason Culberson, Long-Range Community Planning Director Vicki Fisher, Finance Director Daniel Ainslie, Parks and Recreation Director Jeff Biegler, Human Resources Director Amber Cornella, IT Director Jim Gilbert, Asst. Public Works Director Stacey Titus, & Sr. Administrative Coordinator Heidi Weaver.

ADOPTION OF AGENDA

Motion was made by Lehmann, second by Roberts to adopt the agenda. Motion carried 10-0. No speaker request forms were submitted for general public comment.

NON-PUBLIC HEARING ITEMS -- Items 1 – 36

CONSENT ITEMS – Items 1 – 31

The following items were removed from the Consent Items:

18. PW012825-11: Authorize Mayor And Finance Director To Sign Professional Services Agreement With RDG Planning & Design For Parks And Recreation Master Plan. Project PR24-6195. Amount Not To Exceed \$300,00.00. Staff recommends continuing this item until March 3, 2025.

Motion was made by Lehmann, second by Seachris and carried 10-0 to approve Consent Items 1-31 with the exception of Item 18.

Approve Minutes

1. Approve Minutes for the January 21, 2025 Regular Council meeting.

Tax Increment Amendment Set for Hearing (February 18, 2025)

2. 24TI007 - A request by Tobin Morris for Jim Scull for an Amendment No. 1 to the Project Plan for Tax Increment District No. 92 - Ennen Development for property generally described as being located east of Elk Vale Road, north of Homestead Street and west of Ennen Drive

Alcoholic Beverage License Applications Set for Hearing (February 18, 2025)

3. Elevate Rapid City for a SPECIAL EVENT (on-sale) Malt Beverage License and (on-sale) Wine License for an event scheduled for April 8, 2025 at Rapid City Medical Center – Tower Road, 3024 Tower Road
4. Elevate Rapid City for a SPECIAL EVENT (on-sale) Malt Beverage License for an event scheduled for March 18, 2025 at Black Hills Energy, 7001 Mt. Rushmore Road

5. Bradley & Co., LLC DBA The Local for a Retail (on-off sale) Malt Beverage & SD Farm Wine License TRANSFER from Last Mile Brewery LLC, DBA Last Mile Brewery, 5734 Sheridan Lake Rd, Suite 207
6. Big D Oil Company, DBA Big D #54 for a Package (off-sale) Liquor License (Inactive) TRANSFER from Black Hills Provisions DBA Pack Mule, 3851 Eglin Street

Enter Into Lease Set for Hearing (February 18, 2025)

7. Enter into a Lease with Black Hills Farmers Market, Inc. for Property Located at 245 East Omaha Street

Public Works Committee Consent Items

8. PW012825-01: Acknowledge Application For Project Placement On State Water Plan For City Of Rapid City Groundwater Supply Improvements. Project No. 23-2742/CIP No. 50805.
9. PW012825-02: Approve Request By SSST, LLC For Authorization To Accept The Deed For A Drainage Lot Located West Of Willowbend Road, North Of E. Minnesota Street And East Of Marlin Drive.
10. PW012825-03: Approve Change Order 2F For Sedivy Lane Sanitary Sewer Improvements For A Decrease on Project No. 2735/CIP No. 51351. In The Amount Of \$14,565.04
11. PW012825-04: Approve Change Order 2 To Reede Construction For Sheridan Lake Road Reconstruction Corral Drive To Catron Boulevard, Project No. 2737/CIP No. 51122.22 In The Amount Of \$106,434.38
12. PW012825-05: Authorize Mayor And Finance Director To Sign Amendment 2 To The Agreement Between The City Of Rapid City And Solar Sound Corporation For 2022 Street Light Maintenance Contract Amount Not To Exceed \$71,226.04
13. PW012825-06: Authorize Mayor And Finance Director To Sign Purchase Agreement Between The City Of Rapid City And Gordon And Connie Howie For Purchase Of Water Rights. Project No 2314/CIP No. 50303. Price To Be Determined Based On The Amount Approved For Transfer By The South Dakota Water Management Board.
14. PW012825-07: Authorize Mayor And Finance Director To Sign Quote 5272596 From DLT Solutions For Renewal Of Civil3D And AutoCad Government Single-User Licenses For A Three-Year Renewal Period For A Total Multi-Year Cost Of \$46,176.78
15. PW012825-08: Authorize Mayor And Finance Director To Sign Joint Funding Agreement Between U.S. Department Of Interior, U.S. Geological Survey And City Of Rapid City For 2025 Water Resource Investigations, CIP No. 51279. In The Amount Of \$150,000.00
16. PW012825-09: Authorize Staff To Advertise Bids For Street Rehabilitation On Nicklaus Drive & Stockade Drive. Project No. 2826/CIP No. 50549.24K. Estimated Cost Is \$370,000.00
17. PW012825-10: Authorize Staff To Advertise Bids For Mountain View Water Treatment Plant Equipment Procurement Package 1. Project No. 2834.1/CIP No. 51293. Estimate Cost Is \$200,000.00
19. PW012825-12: Authorize Staff To Purchase 2025 Ford F150 1/2 Ton 4x4 Short Box Truck From Lamb Motors With State Contract #17619 In The Amount Of \$45,363.00

Legal & Finance Committee Consent Items

20. Acknowledge the Following Volunteers for Worker's Compensation Purposes: Arlene Termes (RSVP+) and Paul Rogues (RCPD)
21. LF012925-01 – Acknowledge November 2024 Sales Tax Report
22. LF012925-02 – Acknowledge December 2024 Treasury and General Fund Update

- 23. LF012925-03 – Approve Abatements from the Director of Equalization
- 24. LF012925-07 – Approve Resolution No. 2025-013 a Resolution of Intent to Enter into a Lease with Black Hills Farmers Market, Inc. for Property Located at 245 East Omaha Street

RESOLUTION NO. 2025-013
 A RESOLUTION OF INTENT TO ENTER INTO LEASE WITH
 BLACK HILLS FARMER’S MARKET, 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 Black Hills Farmer’s Market, Inc. for real property which is located in the City of Rapid City, South Dakota, and is a portion of the following legally described property:

Tract 28, Rapid City Greenway Tract, Rapid City, Pennington County, South Dakota

which property generally consists of grassy areas along with some paved areas and one building; and

BE IT FURTHER RESOLVED that a hearing will be held on February 3, 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 3rd day of February, 2025

CITY OF RAPID CITY
s/ Jason Salamun
 Mayor

ATTEST:
s/ Daniel Ainslie
 Finance Director
 (SEAL)

- 25. LF012925-08 – Approve Resolution No. 2025-012, a Resolution Writing Off Uncollectable Ambulance Patient Accounts

Resolution No. 2025-012
 RESOLUTION WRITING OFF UNCOLLECTABLE AMBULANCE BILLING ACCOUNTS

WHEREAS, The City Finance Office has determined that certain ambulance billing accounts, (Appendix A, can be viewed at the City Finance Office), totaling \$514,652.72 are uncollectible; and

WHEREAS, It is necessary to relieve the accounts receivable of the City of Rapid City for these accounts.

NOW, THEREFORE BE IT RESOLVED, by the City of Rapid City, that the City Finance Officer be directed to remove such accounts from the active receivable of the City, said accounts being detailed in the official files of the City Finance Office.

Dated this 3rd day of February, 2025

CITY OF RAPID CITY
s/ Jason Salamun
Mayor

ATTEST:
s/ Daniel Ainslie
Finance Director
(SEAL)

CIP Committee Consent Items

- 26. No. CIP011725-01 – Approve request to transfer \$19,100 from 2025 “Leased Facility Improvements” projects to 2025 “Auto Irrigation Projects – Various Locations” for Parks and Recreation
- 27. No. CIP011725-02 – Approve request to transfer \$448.34 balance of “Parks Greenhouse” to 2025 “Cemetery Roads Paving and Irrigation” for Parks & Recreation
- 28. No. CIP011725-03 – Approve request to reallocate funds of \$180,000 in 2026 “Ice Arena Evaporator-Condenser Replacement” to new project in 2026 called “Ice Arena Dehumidifier Replacement” for Parks and Recreation
- 29. No. CIP011725-04 – Approve request to reallocate funds of \$300,000 in 2026 “Golf Course Bridge Replacements” to a new project in 2026 called “Swim Center Flooring Replacement” for Parks and Recreation

Community Planning & Development Services Department Consent Items

- 30. LF012925-04 – Approve Resolution No. 2025-011, a Resolution Declaring a Portion of a City Property (Lot 17 of Camp Dakota Subdivision, RC, PC, SD) to be Surplus Property and Authorize the Mayor and Staff to Execute the Necessary Documents for the Appraisal, Sale, Lot Line Adjustment, and Transfer of that Portion of City Property

Resolution No. 2025-011

A RESOLUTION DECLARING A Portion of lot 17 of Camp Subdivision of the City of Rapid City TO BE SURPLUS PROPERTY

WHEREAS, the property legally described as Lot 17 of Camp Dakota Subdivision, City of Rapid City, Pennington County, South Dakota (“Lot 17”) was transferred to the City of Rapid City by Pennington County pursuant to a quit claim deed dated June 10, 2016 and filed in the Office of the Pennington County Register of Deeds on June 13, 2016; and

WHEREAS, Lot 17 is being encroached upon by a house and driveway located on the abutting lot, which is commonly known as 5701 Magic Canyon Road; and

WHEREAS, the portion of Lot 17 as depicted in Exhibit A, (which can be viewed at the City Finance Office), is no longer necessary, useful, or suitable for the purpose for which it was acquired.

NOW, THEREFORE, BE IT RESOLVED, the portion of Lot 17 as depicted in Exhibit A (which can be viewed at the City Finance Office) is declared surplus and shall be disposed of according to state statutes.

Dated this 3rd day of February, 2025

CITY OF RAPID CITY
s/ Jason Salamun
 Mayor

ATTEST:
s/ Daniel Ainslie
 Finance Director
 (SEAL)

Bid Award Consent Items

31. CC020325-04.1 – Continue the bid recommendation for the Wonderland Drive Area Street & Utilities Reconstruction – Phase 1, Project 2609 / CIP No. 51070.1 opened on January 28, 2025, to the February 18, 2025 Council Meeting.

END OF CONSENT ITEMS

Council President Maher read in item (PW012825-11) Authorize Mayor And Finance Director To Sign Professional Services Agreement With RDG Planning & Design For Parks And Recreation Master Plan. Project PR24-6195. Amount Not To Exceed \$300,00.00. *Staff recommends continuing this item until March 3, 2025.* Motion was made by Roberts, second by Strommen to continue to the March 3, 2025 City Council Meeting. Motion carried 10-0.

NON-CONSENT ITEMS – Items 32 – 36

Ordinances

Council President Maher read in item (LF011525-02) Second Reading of Ordinance 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 Evans, second by Roberts to approve. Upon vote being taken, the following voted AYE: Strommen, Maher, Biberdorf, Lehmann, Evans, Seachris, Roberts, Ham, Pettigrew and Roseland; NO: None; whereupon the Council President declared the motion passed and Ordinance 6649 was declared duly passed 10-0 upon its second reading.

Council President Maher read in item (LF011525-17) Second Reading of Ordinance 6652, an Ordinance Amending Municipal Code 3.16.090. Motion was made by Roseland, second by Roberts to approve. Upon vote being taken, the following voted AYE: Strommen, Maher, Biberdorf, Lehmann, Evans, Seachris, Roberts, Ham, Pettigrew and Roseland; NO: None; whereupon the Council President declared the motion passed and Ordinance 6652 was declared duly passed 10-0 upon its second reading.

Council President Maher read in item (No. 24RZ025) First Reading, Ordinance 6650, an Ordinance Amending Section 17.06 of the Rapid City Municipal Code, a request by Advanced Design Engineering and Surveying, Inc for NDN Holdings, LLC for a Rezone request from Medium Density Residential District to Office Commercial District for property generally described as being located southeast of N. Haines Avenue and Country Road. Motion was made by Ham, second by Evans to approve Ordinance 6650 and its first reading & the title was fully and distinctly read & the second reading being set for February 18, 2025. Motion carried 10-0.

Council President Maher read in item (No. 24RZ026) First Reading, Ordinance 6651, an Ordinance Amending Section 17.06 of the Rapid City Municipal Code, a request by Advanced

Design Engineering and Surveying, Inc for NDN Holdings, LLC for a Rezone request from Medium Density Residential District to General Commercial District for property generally described as being located southeast of the intersection of N. Haines Avenue and Country Road. Roberts asked that this item be continue so more discussion could take place. Fisher agreed to the request. Motion was made by Roberts, second by Evans to continue the First Reading of Ordinance 6651 to the February 18, 2025 City Council Meeting. Motion carried 10-0.

Community Planning & Development Services Department Items

Council President Maher read in item (No. 24PL096) A request by Advanced Design Engineering and Surveying, Inc for Villa Village Mobile Home Park, LLC for a Preliminary Subdivision Plan for proposed Lot 2 of Block 2 of Shepherd Hills West Subdivision, generally described as being located at 390 Creek Drive. *(This item was continued from the January 6, 2025 City Council Meeting.)* Motion was made by Roberts, second by Ham and carried 10-0 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 agreement shall be entered into with the City authorizing the developer's surveyor to prepare the necessary Highway Lots for the portion of Creek Drive located outside of the plat boundary; 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 for all infrastructure elements as per §1.15 of the Infrastructure Design Criteria Manual. Reports shall include not necessarily limited to, sanitary sewer evaluation downstream to Highway 44 and Sedivy Lane, drainage, pavement design, and water capacity. 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 pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Minor Arterial Street shall be submitted for review and approval for the proposed extension of Creek Drive. If Creek Drive is reclassified construction plans shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Collector Street. The construction plans shall identify that Creek Drive perpendicularly intersects E. Philadelphia Street and connects with Jess 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; 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 portion of E. Philadelphia Street adjacent to the plat boundary. The construction plans shall identify a 16-inch water main within E. Philadelphia Street or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document must 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 the portion of Viewfield Avenue adjacent to 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; 8. Upon the submittal of a Development Engineering Plan application, an Oversized Agreement shall be entered into with the City for the 16-inch water main required within E. Philadelphia Street and for Pond #390; 9. Upon the submittal of a Development Engineering Plan application, a Highway Lot plat shall be submitted for review and approval for the portion of Creek Drive located outside of the plat boundary; 10. Upon the submittal of a Development

Engineering Plan application, approval from the Western Area Power Administration shall be obtained for all work within the Overhead Powerline Easement. A copy of the approval document(s) shall be submitted with the Development Engineering Plan application; 11. Upon the submittal of a Development Engineering Plan application, the plat document shall identify a drainage easement to accommodate Pond 390 as identified in the Pierre and Unnamed Tributary Drainage Basin Plan Update; 12. Upon the submittal of a Development Engineering Plan application, all proposed street approaches shall be removed from the plat documents. The approach locations shall be reviewed as part of a Building Permit application; 13. Prior to the approval of a Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements; 14. 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; 15. Prior to the approval of a Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured; 16. Prior to the approval of a Development Engineering Plan application, any necessary off-site easements shall be secured; 17. Prior to the submittal of a Final Plat application, all existing structural development within the plat boundary shall be removed or a structural site plan shall be submitted for review and approval to verify that the existing structures comply with the area requirements in the Mobile Home Residential District and Heavy Industrial District; 18. Prior to the submittal of a Final Plat application, Highway Lots shall be recorded for the portion of Creek Drive located outside of the plat boundary; 19. Upon the submittal of a Final Plat application, the plat document shall identify the dedication of right-of-way for the proposed extension of Creek Drive pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Minor Arterial Street. If Creek Drive is reclassified the plat document shall identify the dedication of right-of-way pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Collector Street unless an Exception has been obtained waiving either of these requirements; 20. Upon the submittal of a Final Plat application, the plat document shall identify the dedication of right-of-way for Viewfield Avenue pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Local Street unless an Exception has been obtained to waive this requirement; 21. Upon the submittal of a Final Plat application, the proposed extension of Creek Drive shall be renamed to N. Creek Drive and labeled as such on the plat document; 22. 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; 23. 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, 24. 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 37 – 46

Bill Welk spoke to the council on item 45 (24PD024). He is a neighbor to the applicant. He is opposed to the request for a 15-foot setback from an 18-foot setback. He said it will have a lopsided appearance. Bill Tully is also a neighbor and is opposed to the setback as well. Adam Knutson, pastor at the Frist Presbyterian Church, spoke to the council regarding item 46 (24UR025) to allow a mission at the First Presbyterian Church. He said the church teaches to seek Christ and serve others. That is what they are trying to do at the church. He is in favor of the mission. Lila Mehlhaff spoke in favor of the mission and asked that the council overturn the denial by the Planning Commission. She said there is no zoning district where missions are permitted. She wants the council to give it a chance to work. Brian Peck wished other churches would take part in being missions. He would like to see more churches that hold less people instead of one church that holds everyone. He said he has a building where people can stay to keep warm. He has lost several houseless friends do to extremely cold temperatures. He wants

the mission to be approved to help keep people safe. Debra Jensen spoke to the council. She said safety is the most important part to a thriving business. The location and people need to be safe. Ted Hayward is in favor of the mission. His friends have been found dead due to the cold temperatures and no where to go. He asked the council to do the humane thing and allow the church to try and if they don't succeed then nothing is hurt.

CONSENT PUBLIC HEARING ITEMS – Items 37 – 41

Alcohol Licenses

- 37. 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
- 38. 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.
- 39. 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

Other Items Requiring Public Hearings

- 40. LF012925-05 – Approve Resolution No. 2025-010, a Resolution to Enter into a Use Agreement with Ignite Soccer Club

RESOLUTION NO. 2025-010

A RESOLUTION TO ENTER INTO A USE AGREEMENT WITH IGNITE SOCCER CLUB

BE IT RESOLVED by the City Council that the City of Rapid City authorizes the Mayor and Finance Director to Sign the Use Agreement between the City of Rapid City and Ignite Soccer Club and any other necessary documentation involving entering into a lease with Ignite Soccer Club for real property which is located at 1335 E. Saint James Street 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, upon the terms and conditions as reflected in the Use Agreement between the City of Rapid City and Ignite Soccer Club

Dated this 3rd day of February, 2025

CITY OF RAPID CITY
s/ Jason Salamun
Mayor

ATTEST:
s/ Daniel Ainslie
Finance Director
(SEAL)

- 41. LF012925-06 – Approve Resolution No. 2025-008, a Resolution to Enter into a Lease Agreement with Rapid City High School Baseball, Inc.

RESOLUTION NO. 2025-008

A RESOLUTION TO ENTER INTO A LEASE AGREEMENT WITH

RAPID CITY HIGH SCHOOL BASEBALL, INC.

BE IT RESOLVED by the City Council that the City of Rapid City authorizes the Mayor and Finance Director to Sign the Lease Agreement between the City of Rapid City and Rapid City High School Baseball, Inc. and any other necessary documentation involving entering into a lease with Rapid City High School Baseball, Inc. for real property which is located at 2819 Canyon Lake Drive, 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 a baseball field, upon the terms and conditions as reflected in the Lease Agreement between the City of Rapid City and Rapid City High School Baseball, Inc.

Dated this 3rd day of February, 2025

CITY OF RAPID CITY
s/ Jason Salamun
Mayor

ATTEST:
s/ Daniel Ainslie
Finance Director
(SEAL)

Council President Maher asked for a vote on items 37-41. Motion was made by Lehmann, second by Ham to approve items 37-41. Motion carried 10-0.

END OF CONSENT PUBLIC HEARING CALENDAR

NON-CONSENT PUBLIC HEARING ITEMS – Items 42 – 46

Council President Maher read in item (No. 24VR003) Approve Resolution 2025-001 - A request by Renner Associates, LLC for Pennington County for a Vacation of Right-of-Way for property generally described as being located at 307 St. Joseph Street. Motion was made by Roberts, second by Strommen to approve. Motion carried 10-0.

Resolution 2025-001
Resolution of Vacation of Right-of-Way

WHEREAS, it appears that a portion of the right-of-way adjacent to Lots 10 thru 14 of Block 98 of Original Town of Rapid City, Rapid City, Pennington County, South Dakota, as shown on Exhibit "A," is not needed for public purposes; and

WHEREAS, Lots 10 thru 14 of Block 98 of Original Town of Rapid City are more generally described as 307 Saint Joseph Street; and

WHEREAS, the owner of property adjoining to the above-described right-of-way desires said portion of public right-of-way to be vacated and released.

NOW THEREFORE, BE IT RESOLVED, by the City of Rapid City, that said portion of public right-of-way shown on Exhibit "A," attached hereto and incorporated herein, is hereby vacated.

BE IT FURTHER RESOLVED, that the Mayor and Finance Director are hereby authorized to execute a release of public right-of-way in regard thereto.

Dated this 3rd day of February, 2025

CITY OF RAPID CITY
s/ Jason Salamun
Mayor

ATTEST:
s/ Daniel Ainslie
Finance Director
(SEAL)

Council President Maher read in item (No. 24RZ023) Second 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 Ham, second by Roberts to approve. Upon vote being taken, the following voted AYE: Strommen, Maher, Biberdorf, Ham, Pettigrew, Lehmann, Evans, Seachris, Roberts, and Roseland; NO: None; whereupon the Council President declared the motion passed and Ordinance No. 6647 was declared duly passed 10-0 upon its second reading.

Council President Maher read in item (No. 24RZ024) Second 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 Lehmann, second by Roberts to approve. Upon vote being taken, the following voted AYE: Strommen, Maher, Biberdorf, Ham, Pettigrew, Lehmann, Evans, Seachris, Roberts, and Roseland; NO: None; whereupon the Council President declared the motion passed and Ordinance No. 6648 was declared duly passed 10-0 upon its second reading.

Council President Maher read in item (No. 24PD024) Appeal of Planning Commission's decision on a request by Doug Bell for Tuscany Properties LLC for a Major Amendment to a Planned Development Overlay to allow construction of a townhome for property generally described as being located at 3732 and 3722 Tuscany Place. The Planning Commission's recommendation was to approve with stipulations. The applicant appealed their decision. Motion was made by Roberts, second by Lehmann to continue this item to the February 18, 2025 City Council Meeting. Roberts said the builder had called him and asked to have the item continued. Fisher said the Community Development didn't know this had been requested. Evans asked why the applicant was appealing. Fisher said the applicant doesn't agree with the stipulation regarding the garage setback. Motion carried 10-0 to continue the item.

Council President Maher read in item (No. 24UR025) Appeal of Planning Commission's decision on a request by First Presbyterian Church for a Conditional Use Permit to allow a mission for property generally described as being located at 710 Kansas City Street. Planning Commission's recommendation was to deny. Staff had no recommendation for this item. Motion was made by Roberts, second by Ham to table this item. Roll call was taken and the vote was 10-0 to approve tabling.

BILLS

BILL LIST FEBRUARY 3, 2025

P/ROLL PERIOD END 01/11/25, PD 01/17/25	2,927,619.71
CDEV P/ROLL PERIOD END 01/11/25, PD 01/17/25	2,671.40
SUPP P/ROLL PERIOD END 01/11/25, PD 01/17/25	1,500.00
PIONEER BANK & TRUST, 01/11/25 P/ROLL TAXES, PD 01/17/25	815,746.40
CDEV PIONEER BANK & TRUST, 01/11/25 P/ROLL TAXES, PD 01/17/25	763.85
PIONEER BANK & TRUST, SUPP 01/11/25 P/ROLL TAXES, PD 01/17/25	396.77
SOUTH DAKOTA DEPARTMENT OF REVENUE, DEC24 SALES TAX PAYABLE, PD 01/27/25	101,642.21
SOUTH DAKOTA DEPARTMENT OF REVENUE, DEC24 EXCISE TAX PAYABLE, PD 01/27/25	404.83
SOUTH DAKOTA DEPARTMENT OF REVENUE, DEC24 CCTR SALES TAX PAYABLE PD 01/27/25	99,555.44
WELLMARK INC, HEALTH CLAIMS THROUGH 01/17/25, PD 01/23/25	242,297.89
WELLMARK INC, HEALTH CLAIMS THROUGH 01/24/25, PD 01/30/25	212,080.10
WAGE WORKS, SECTION 125 CLAIMS THROUGH 01/21/25, PD 01/22/25	10,948.91
WAGE WORKS, SECTION 125 CLAIMS THROUGH 01/27/25, PD 01/28/25	7,639.73
WAGE WORKS, 2025 INITIAL SECTION 125 FUNDING, PD 01/28/25	35,852.99
WAGE WORKS, HSA CONTRIBUTIONS, PD 01/17/25	7,162.85
RISK ADMIN SERVICES INC WORK COMP CLAIMS THROUGH 01/22/25, PD 01/23/25	8,226.16
RISK ADMIN SERVICES INC WORK COMP CLAIMS THROUGH 01/29/25, PD 01/30/25	5,004.24
US BANK, CREDIT CARD CHARGES, PD 01/29/25	94,344.29
BLACK HILLS ENERGY, ELECTRICITY, PD 01/22/25	79,778.43
BLACK HILLS ENERGY, ELECTRICITY, PD 01/27/25	562.46
BLACK HILLS ELECTRIC COOP, ELECTRICITY, PD 01/22/25	1,497.86
MONTANA DAKOTA UTIL CO, NATURAL GAS, PD 01/22/25	74,318.77
MONTANA DAKOTA UTIL CO, NATURAL GAS, PD 01/27/25	19,493.67
COMPUTER BILL LIST	10,621,308.28
CDEV COMPUTER BILL LIST	4,201.16
SUBTOTAL	15,375,018.40
RSVP, P/ROLL PERIOD END 01/11/25, PD 01/17/25	3,287.75
RSVP, PIONEER BANK & TRUST, 01/11/25 P/ROLL TAXES, PD 01/17/25	735.89
RSVP, COMPUTER BILL LIST	675.68
TOTAL	15,379,717.72

Ainslie presented the bill list of \$15,379,717.72. Motion was made by Ham, second by Seachris and carried to authorize (CC020325-01) the Finance Director to issue warrants or treasurer checks, drawn on proper funds, in the payment thereof. Motion carried 10-0.

ADJOURN

There being no further business to come before the Council at this time, motion was made by Roseland, second by Strommen and carried 10-0 to adjourn the meeting at 7:07 p.m.

Dated this 3rd day of February, 2025

CITY OF RAPID CITY
s/ Jason Salamun
 Mayor

ATTEST:
s/ Daniel Ainslie
 Finance Director
 (SEAL)