



City of Spearfish

City Council Study Session Minutes

August 10, 2022, 4:15 p.m.

The City Council Study Session was called to order by Council President Hodgs at 4:15 p.m. in the Council Chambers of City Hall on Wednesday, August 10, 2022. The following council members were present: Clark, Hodgs, Hourigan, Klarenbeek, and Rath. Absent: Mayor Senden and Council Member Jacobs. City staff present were: City Administrator McFarland, City Attorney McDonald, Finance Officer DeNeui, Park and Recreation Director Ehnes, Public Safety Director Rotert, Human Resource Director Mathis, and Assistant Public Works Director McMahan.

Klarenbeek moved, Hourigan seconded and all voted to approve the agenda as presented.

Items for Council Consideration:

The following items will appear on the Council agenda for consideration. Comments received are noted:

A. City Administrator

- 1) Approve a 35% reduction in associated building permit fees and letter of support for the Peak View Apartments under the SD Housing Development Authority's Low Income Housing Tax Credit 2022-23 Qualified Allocation Plan. John Buxton provided a short presentation on the request.

B. City Attorney

- 1) Hold a public hearing to enter into a private hangar ground lease agreement with Door 4, LLC to lease portions of the Black Hills Airport – Clyde Ice Field.
 - a) Approve lease agreement.

C. Finance

- 1) Approve a special on-sale malt beverage and an on-sale wine license for Spearfish Creek Wine Bar for the Dakota 5-0 Pre-Party on September 2, 2022, from 5:00 p.m. to 9:00 p.m. at the Spearfish City Park Pavilion. The location for this event is changed to the Band Shell.
- 2) Approve a special on-sale malt beverage license for SoDak Brewing Company dba Spearfish Brewing for the Spearfish Brewing Block Party on August 27 from 4:00 p.m. to 11:00 p.m. on Main Street from Illinois to Jackson. The location for this event is amended to be Main Street from Hudson Street to Jackson Boulevard.
- 3) Approve a 2021 tax abatement (for taxes payable in 2022) for a mobile home under DV Tax Exemption for \$22,648 value and \$331.58 in taxes.

D. Human Resources

- 1) Consent Agenda – Approve the following vacation adjustment for Trent Walters, project engineer: Immediately upon commencement of employment, granting forty (40) hours of paid vacation time. Thereafter, granting 4.62 hours of paid vacation per pay period, to begin accruing immediately upon commencement of employment. Upon completion of six full and continuous years of service, 6.15 hours of paid vacation per pay period will accrue. Upon completion of 25 full and continuous years of service, 40 additional hours of vacation will be granted, and 7.70 hours of paid vacation per pay period will be accrued.

E. Public Works

- 1) Approve the final under/over change order (#7) for Sky Ridge Workforce Housing Phase 1 Project with a net decrease of \$98,235.60 (-2.48%), resulting in a final net increase of \$175,980.05 (4.45%) for the project.
 - a) Approve the Certificate of Final Completion and Acceptance setting November 15, 2021 as the date the two (2) year warranty begins.

Items for Council Discussion:

2023 Budget – Administrator McFarland, Finance Officer DeNeui, Parks and Recreation Director Ehnes, and Assistant Public Works Director McMahon presented information on the requested 2023 budget on parks and recreation funds and departments, public works departments, and utility services funds. Additionally, all outside organization grant requests were reviewed and comments were received from several representatives of the organizations.

Public Comment – A time for public comment was opened at 6:49 p.m. and closed with no comments being received.

No additional discussions were held and the meeting was adjourned at 6:50 p.m.