



**City of Spearfish**  
City Council Study Session Minutes  
May 10, 2023, 4:15 p.m.

The City Council Study Session was called to order by Mayor Senden at 4:15 p.m. in the Council Chambers of City Hall on Wednesday, May 10, 2023. The following council members were present: Clark, Hodgs, Hourigan, Jacobs, Klarenbeek, and Rath. Absent: none. City staff present were: City Administrator McFarland, City Attorney McDonald, Finance Officer DeNeui, Public Safety Director Rotert, Public Works Director Broyles, City Planner Kapsa, Parks and Recreation Director Ehnes, City Engineer Mathis, Assistant Public Works Director McMahon and Assistant Chief of Police Dean.

Hodgs moved, Rath seconded, and all voted to approve the agenda as presented.

**Items for Council Discussion:**

Executive Session – Klarenbeek moved, Clark seconded and all voted to enter into executive session for the purpose of consulting with legal counsel to discuss proposed or pending litigation pursuant to SDCL 1-25-2(3). Council members returned to the study session at 4:42 p.m.

Sky Ridge Update – City Administrator McFarland provided an update on the progress of the workforce housing project at Sky Ridge. Phase 1 of the project is making progress and planning for phase 2A and 2B is being planned. City Staff and representatives from Dream Design International (DDI) hold frequent meetings for the project, with the last meeting on Friday, May 5, 2023. DDI has met their contractual goal of having approximately 30 homes completed and sold by April 30, 2023. March 31, 2024 is the next goal of an additional 30 homes being completed and sold. The City will be transferring the final lots for phase 1 by mid-June, 2023. This will then start the planning process for phase 2A and 2B. Owners of the homes will have one-year checks and have contacts with DDI for any warranty issues with the home.

North Ave/Rushmore St. Traffic Signal – Public Works Director Broyles noted that Monument Health has approached the City requesting funds to cost share a new four-way signalized intersection at North Avenue and Rushmore Street. As part of Monument's downtown project, they are reconstructing the intersection to connect to their property and initial cost estimates are approximately \$400,000. The existing signal infrastructure is old and will eventually need to be replaced. Staff recommends two options: 1) for all new equipment the City will contribute 35% of total cost, or \$175,000, whichever is lower; 2) for improved signals but use existing poles and other infrastructure, the City will contribute 35% of total cost, or \$90,000, whichever is lower. Discussion was held on the request with no specific percent of costs determined but willingness to participate in the cost share. Staff will communicate with Monument on the request and will return at a future date with more information.

Secondary East-West Roadway – City Engineer Mathis noted that preliminary findings within the ongoing "Colorado Boulevard Corridor Study" recommend a secondary east-west collector roadway south of Colorado Boulevard to improve the future surrounding roadway network. The secondary

road would also serve as a means to alleviate some of the projected traffic volume on Colorado Boulevard, which is currently the only east-west City roadway linking the Exit 17 area to the Exit 14 area. Staff have a proposed map of the secondary roadway. Much of the property that the roadway would go through is still undeveloped so a majority of the roadway would be constructed and right-of-way obtained from the property owner at time of development. There are a few properties the road alignment goes through that are already developed so the City would need to acquire the right-of-way and also be responsible for the construction of the roadway. The City owned properties (Sawmill property and Green Acres Shop) in which the road would go through would require the City to dedicate right-of-way and construct the roadway. Discussion was held on the roadway proposal and staff will reach out to the property owners to begin discussions on acquiring right-of-way.

**City Council Agenda:**

Draft Agenda – The draft agenda for the May 15, 2023, City Council Regular Session was previewed. Questions were asked on the engineering item regarding release of additional GPM of sewer allocation.

The public comment period was opened at 5:20 p.m. and closed with no comments being received.

No additional discussions were held and with a motion from Hourigan, seconded from Jacobs, the meeting was adjourned at 5:20 p.m.

