

CITY OF BOX ELDER COMMON COUNCIL MEETING MINUTES
Tuesday, August 20, 2019
7:00 pm Regular Meeting – City Council Chambers, 420 Villa Drive, Box Elder

Meeting was called to order by Mayor Larson at 7:00 p.m.

Roll was taken. Present were Mayor Larson, Attorney Matthew Naasz, Council Members Dawn Beltran, Michael Hanson, Michael Knight, Rick McPherson, and John Talich.

Also present were City Administrator/ Chief Finance Officer Nicole Schneider, Police Chief Jason Dubbs, Public Works Director Bob Kaufman, Community and Economic Development Director Blaise Emerson, Assistant Public Works Director (Projects) Nathan Gjovik, Accountant Mandy Morris, and City Clerk Jermery Washington.

Mayor Larson – Need to add to claims CodeRed in the amount of \$6400; and taken from Legal Finance meeting the disaster mitigation plan and make that 13C.

Motion by Hanson to approve order of business. Seconded by Talich. Vote: Aye. Unanimous. Motion passed.

AWARDS AND RECOGNITIONS:

Chief Dubbs introduced Police Officer Michael Ramsey.

COUNCIL COMMITTEE REPORTS:

A. PUBLIC WORKS, PLANNING AND ZONING, AND COMMUNITY AND ECONOMIC DEVELOPMENT

Motion by Hanson to Accept the Public Works, Planning and Zoning, and Community and Economic Development Committee Report. Seconded by McPherson. Vote: Aye. Unanimous. Motion passed.

Motion by McPherson to Adopt the Public Works, Planning and Zoning, and Community and Economic Development Committee Report. Seconded by Beltran. Vote: Aye. Unanimous. Motion passed.

CONSENT AGENDA:

Motion by Knight to approve Consent Agenda Items A – I (August 6, 2019 Council Minutes; August 12, 2019 Budget Workshop Minutes; Claims List; Disclosure of new hire personnel per SDCL 6-1-10; Police Officer since 08/05/2019: Michael Ramsey - \$43,416.64 annually; Business License #1856 – K & M Tire, Inc.; Business License #1857 – Mt. States Security, Inc.; Change Order for Bennett Road Chip Seal (PWR 04-2019); Change Order for 2019 Street Crack Sealing (PWR 06-2019); Change Order for City Hall Landscaping (Project PWP 01-2019)). Seconded by Talich. Roll Call: Beltran-Aye; Hanson-Aye; Knight-Aye; McPherson -Aye; Talich-Aye. Unanimous. Motion passed.

NEW BUSINESS:

Approve Investor/Membership to Elevate Rapid City. Community and Economic Development (CED) Director spoke on membership to Elevate; he commented on Pat Burchill's Elevate presentation at

previous Council meeting and how at end of presentation Council asked staff come back with a recommendation of how want to come into that; staff recommended come in Executive Board level, which is \$50,000 a year for 5 year commitment, paid out of BID #1; and who would represent City on the board; staff recommend Blaise Emerson as primary and Nicole Schneider as alternate. Beltran voiced concern over "Elevate Rapid City" and not "Elevate Black Hills"; discussed name of "Elevate"; CED Director clarified the greater community of Rapid City, doesn't mean within city limits Rapid City, in future Elevate will be reaching out further. McPherson voiced concern—if taxpayers paying for this, thinks Mayor need be one attending. Hanson said Blaise will be perfect to attend, Blaise cannot spend tax dollars without Council approval, or commit to spending tax dollars without Council approval, legal stopgaps that mitigate that concern. McPherson asked what next step down from executive; Hanson said Mr. Burchill said \$20,000 to be on board, but no voting. Chief Finance Officer (CFO) discussed and clarified Elevate being regional, and mentioned members on Elevate executive board, and explained why want to be on Executive board because have biggest growth in area because what's happening with mission, that's why we want to be at table so can raise hand and vote what happens in Box Elder, want to have seat on board to have some say what happens, lot of financial impact to be on executive board. Motion by Hanson to approve. Seconded by Talich. Roll Call: Beltran-Aye; Hanson-Aye; Knight-Aye; McPherson-Nay; Talich-Aye. Motion passed 4-to-1.

Approve Masterplan for the Lee Ahrlin/Scott Nash property. CED Director gave background on property location and proposed master plan—Master Plan as commercial uses located along Liberty Boulevard, multi-family uses in northern portion, and 20-acre parcel identified as light industrial use. Staff reviewed and moved forward to planning commission, staff review is that not consistent with future land use plan as part of comprehensive plan; comprehensive plan identifies Liberty Boulevard in area as gateway to community; also identifies area as commercial, does show industrial further to West on the other side of drainage up against Ellsworth Road; looking at strategic master plan in city center concept, looking at corridor along Liberty all the way to north side of interstate as city center gateway into community how develop that to really promote community and get growth in there. Staff recommendation to planning commission was not to approve this Master Plan—not allow light industrial uses on the north side of Interstate 90; planning commission reviewed, had extensive discussion regarding that, their recommendation to approve Master Plan as submitted with light industrial uses; said the Western Area Power Administration looking for yard to turn two of their facilities into one facility; explained what company does. He explained from budget impact, since federal agency, no property tax that city will receive, nor sales tax be received; he said planning commission does recommend approval of the master plan is presented but city administration does not recommend approval of this master plan. Scott Nash spoke and explained why picked area—not very visible that far off the rule; said frustrated about future land use deal; will not be as offensive as savvy storage, opportunity to build Cimmaron Boulevard about 1700 feet, hopefully generate more interest in building on Liberty Boulevard; commented on Master Plan and 17% growth in Box Elder but did not see commercial growth, need to get things out here need street in there; thinks will be easy buffer this with fence around it—maybe motel on property adjacent, cannot see from here; think light industrial should go from that point over to public works building, good potential light industrial property; direct route to get trucks off N. Ellsworth Road and bring through Cimmaron and right to interstate; think pretty good fit; frustrating that after 15 years trying to bring businesses out here, have not been able to do that; planning commission receptive to it; to West of property is tremendous drainage will not be conducive to anything commercial; he said think opportunity to get something started. Randy Olivier from RE/MAX advantage of Rapid City spoke and commented on comprehensive plan, framework on how Box Elder might grow in the proper way; he spoke on traffic count, said could see hotel out here; said he's talking to grocery store gas station right now and they don't want to be quarter-mile off road, Liberty

restricted to amount access points; said commercial guys will listen to you, WAPA [Western Area Power Administration] will be a good neighbor; midterm goal of Box Elder comprehensive plan to put road in, proposal here to put good chunk road and without taxpayer dollars; he said he have hard time as commercial broker trying to sale land quarter-mile off main strip; he said map quarter to west all industrial, not asking for new use, just continuation; he said WAPA looked at land south of interstate, but likes this area because hilltop good for storing their electric poles. Hanson asked about locations of present WAPA buildings; Mr. Olivier handed out proposed layout and explained plans. Talich asked if they put road in, would they put the road in for the full 839 feet of property; agreement is if bring to their east property and they share cost of putting to their property. Knight said came up with comprehensive plan for reason, said would like to stick with it, that why recommended at committee meeting to disapprove Master Plan; he said what's point of having comprehensive plan if not going to follow it. Hanson said was in planning and zoning commission when created current land use plan, had numerous public meetings, during the course numerous public meetings and hearings had on topic, in addition to the noticed planning and zoning meeting, there was ample opportunity for landowners to have their input. Mr. Nash said opportunity to put in 1700 feet of street; he said trying to move light industrial another 20 acres to east to get road built to get something generated out here, get something started; this makes sense for Box Elder. CED Director said seeing quite bit interests in commercial activity all along Liberty Boulevard; from planning commission side don't think planning commission been updated on plans that city looking at doing for city center concept; other component this will set stage for future growth in whole area on the north side of interstate, applicant makes a good point how to get infrastructure in, infrastructure in area all be developer-driven. Motion by Hanson to follow staff recommendation and not to allow the change in zoning. Seconded by Knight. Vote: Aye. Unanimous. Motion passes.

Pre-Disaster Mitigation Plan. Police Chief explained requirements for Pre-Disaster Mitigation Plan; explained current version, said comprehensive, parts pertaining to Box Elder pretty detailed, take note of specific areas pertaining to Box Elder such as the AQS, APZ, comprehensive plan, and master transportation plan; he said recommends signing off on this, FEMA has already signed off on this. Motion by Hanson to approve. Seconded by McPherson. Vote: Aye. Unanimous. Motion passed.

DEPARTMENT HEAD REPORTS:

Finance – Nicole Schneider – budget appropriation ordinance will be on next meeting.

Public Works – Bob Kaufman – public works crews working on storm sewer repairs in Veterans Park. Pump in Well #6 installed finally, should have in service by end of week. Item in vulnerability assessment was establishment of barrier or fence along west property line to separate facility from residential property, have trees selected and will start planning along west property line.

CFO said staff working towards preparing for workshop on water fund.

COUNCIL MEMBERS:

Hanson – what's status on rock beds and boulevards and drainages in Prairie View subdivision, that drainage – is it impossible for guys to go down with weed eater and clean up a little bit; PW Director said next thing on the work list then be down to veterans Park. Hanson – how about boulevards in northern lights in the park area; PW Director said as soon as get done with trees out here that next thing. Hanson – confusion among councilmembers with committee meeting start times, could we decide tonight when to do committee meetings? What are we wanting to do?

Discuss potential meeting times. Beltran suggested 5:30. Police chief suggested start one at 5:20 and other at 6:20. Hanson said good with 5:20 and 6:20. Agreed 5:20 and 6:20 committee meeting times.

Beltran – as ordinance is written for trash pickup, somebody made comment that put in there that don't come before 7 a.m. if can make that recommendation that don't do that before 7 a.m.

Mayor Larson gave update on Salute to Ellsworth, went over flyers and discussed doing quite well with sponsorships, thinks by end of week will be over \$15,000 donations; fireworks will be big deal that night.

Beltran asked about empty council seat. CFO said will be at next council meeting we have dates we have noticed will be put on website and will be put on Facebook–will be rolled out all at same time.

EXECUTIVE SESSION:

Motion by Knight to enter in executive session pursuant to SDCL 1-25-2 for contracts. Seconded by Hanson. Roll Call: Beltran-Aye; Hanson-Aye; Knight-Aye; McPherson -Aye; Talich-Aye. Unanimous. Motion passed.

Entered Executive Session at 7:55 p.m.
Out of Executive Session at 8:17 p.m.

ACTION TAKEN

Motion by Hanson to request Legal and City Administrator to work with the Deutsch family to renegotiate the current Valley Heights water contract. Seconded by Knight. Roll Call: Beltran-Aye; Hanson-Aye; Knight-Aye; McPherson -Aye; Talich-Aye. Unanimous. Motion passed.

Motion by Knight to adjourn. Seconded by Hanson. Vote: Aye. Unanimous. Motion passed.

ADJOURNMENT: 8:18 p.m.

Seal:

Attest:

Larry Larson
Mayor

Nicole Schneider
City Administrator/Finance Officer

CITY OF BOX ELDER CLAIMS for 08/20/2019

AFLAC	\$	1,131.45
CREDIT COLLECTIONS BUREAU	\$	60.00
DELTA DENTAL OF SOUTH DAKOTA	\$	1,649.02
DEPT OF TREASURY- IRS	\$	24,958.83
FIRST AMERICAN TITLE COMPANY OF SD	\$	228,101.95
HEALTH POOL OF SD	\$	18,673.73
LABINE, TRAVIS	\$	192.50
LIBERTY CHRYSLER CENTER, LLC	\$	30,818.00
MIDCONTINENT COMMUNICATIONS	\$	548.29
NEW YORK LIFE	\$	264.00
OFFICE OF CHILD SUPPORT ENFORCEMENT	\$	66.68
RICE, TYLER	\$	192.50
SD DEPT OF REVENUE & REGULATION	\$	254.35
SDRS SUPPLEMENTAL RETIREMENT PLAN	\$	30.00
SOUTH DAKOTA RETIREMENT SYSTEM	\$	13,223.48
TEAMSTERS LOCAL NO. 120	\$	346.50
ACES	\$	19,936.67
B.Y.R.S. LAWN CARE	\$	585.00
BLACK HILLS BUSINESS SOURCE	\$	1,435.81
BLACK HILLS CHEMICAL & JANITORIAL	\$	317.68
BLACK HILLS TRUCK & TRAILER, INC.	\$	8.64
BOX ELDER PROMOTIONS	\$	9,740.50
BUDGET SIGNS RAPID CITY	\$	1,570.00
C. EAGLE CONSTRUCTION, LLC	\$	19,900.00
CARQUEST #3951	\$	25.97
CITY OF RAPID CITY	\$	261.49
COCA COLA BOTTLING COMPANY HIGH COUNTR	\$	143.00
CODE WORKS, INC.	\$	4,469.20
CORE & MAIN LP	\$	7,425.34
DAKOTA BARRICADE LLC	\$	31,986.00
DAKOTA PUMP INC	\$	6,100.00
EPIC OUTDOOR ADVERTISING	\$	450.00
GREAT WESTERN BANK	\$	31,508.51
GUNDERSON, PALMER, NELSON, & ASHMORE L	\$	4,372.60
HAWKINS INC	\$	2,293.33
HEAVY CONSTRUCTORS, INC.	\$	224,350.44
HIGHMARK, INC	\$	88,120.29
HIGHWAY IMPROVEMENT, INC.	\$	13,485.83
INTERSTATE ALL BATTERY CENTER	\$	345.90
J & J ASPHALT COMPANY	\$	1,722.00
JENNER EQUIPMENT COMPANY	\$	28.08
KAUFMAN, RAVEN	\$	165.50
KIESLER POLICE SUPPLY, INC.	\$	882.00
KIMBALL MIDWEST	\$	780.15
KNIGHT SECURITY INC	\$	40.00

KT CONNECTIONS, INC	\$	9,804.76
KTM DESIGN SOLUTIONS, INC	\$	4,518.45
LAMAR COMPANIES	\$	509.16
LASTING IMPRESSIONS UNLIMITED	\$	10.00
LOVE'S TRAVEL STOPS & COUNTRY STORES,	\$	6,209.60
MATHESON TRI-GAS INC dba LINWELD	\$	220.48
MCKIE FORD LINCOLN, INC.	\$	2,296.12
MENARDS	\$	366.06
MIDCONTINENT TESTING LABORATORIES, INC	\$	225.00
MOTOROLA SOLUTIONS, INC.	\$	3,089.25
MOUNTAIN PLAINS AUDIOLOGY INC	\$	25.00
NORTHWEST PIPE FITTINGS, INC	\$	7,624.80
OFFICE DEPOT	\$	496.99
ONSOLVE, LLC	\$	6,400.00
PETE LIEN & SONS, INC	\$	1,116.67
PEYROT, DUANE	\$	196.00
POWERPLAN OIB	\$	7.01
PRAIRIE AUTO PARTS	\$	9.99
QUALIFIED PRESORT SERVICE, LLC	\$	674.58
RAPID CITY JOURNAL C/O LEE ENTERPRISES	\$	757.38
RAPID CONSTRUCTION LLC	\$	48,391.04
REMBOLT ENTERPRISES INC.	\$	2,090.40
RIVERFRONT BROADCASTING LLC	\$	1,210.00
SANDER SANITATION	\$	251.11
SANFORD LABORATORIES	\$	390.00
SD ONE CALL	\$	238.35
SERVALL UNIFORM & LINEN SUPPLY	\$	295.54
SOUTH DAKOTA PUBLIC ASSURANCE ALLIANCE	\$	98,608.24
SUMMIT ESP, LLC	\$	72,033.09
TASER INTERNATIONAL	\$	555.00
TEMP VENDOR	\$	300.00
TIME EQUIPMENT RENTAL & SALES INC	\$	1,539.00
TRANSOURCE	\$	600.00
TRUGREEN LIMITED PARTNERSHIP	\$	965.00
TURBIVILLE INDUSTRIAL ELECTRIC WORKS L	\$	958.69
TYLER TECHNOLOGIES INC	\$	350.00
VERMEER HIGH PLAINS	\$	340.08
ABSHIRE, KIRTY	\$	15.80
ADAMS, JULIEN	\$	38.88
ADAMS, TRAVIS/MOLLY	\$	9.94
BOOM CONSTRUCTION INC	\$	33.04
CARROLL, FRANK	\$	58.62
CLOUSE, KENNETH	\$	16.03
COLDWELL BANKER BLACK HILLS LE	\$	47.76
DAHL, ALEXANDER/ALYSS	\$	0.40
ELITE CUSTOM HOMES	\$	33.76
GRUBA, MARGARETTE	\$	43.60

HARTFORD, DEAN/DEB	\$	30.90
HENRY, GABRIEL	\$	42.70
MADAYAG, AMBER/PHILIP	\$	45.07
PARKS, BOBBI	\$	0.45
RICKE, DAVID	\$	45.80
SHINE PROPERTY MANAGEMENT	\$	47.76
STARC, CHRISTOPHER	\$	33.76
STINSON, MATTHEW/JULIE	\$	10.54
THOMPSON, FRANCIS/ELAINE	\$	30.52
**PAYROLL EXPENSES	\$	102,497.48
TOTAL	\$	1,169,716.86