

ADA Compliance: *The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Finance Office 24 hours prior to the meeting so that appropriate auxiliary aids and services are available.*

AGENDA FOR THE CITY COUNCIL
City of Rapid City, South Dakota
6:30 P.M., December 1, 2025

ROLL CALL AND DETERMINATION OF QUORUM

INVOCATION (You are welcome to participate, but not required)

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

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

A time for the members of the public to discuss or express concerns to the Council on any issue not on the agenda. Action will not be taken at the meeting on any issue not on the agenda, except by placement on the agenda by unanimous vote of the Council members present.

NON-PUBLIC HEARING ITEMS -- Items 1 – 33

Open Public Comment – Items 1 – 33

Close Public Comment

CONSENT ITEMS – Items 1 – 33

Remove Items from the “Consent Items” and Vote on Remaining Consent Items

Approve Minutes

1. Approve Minutes for the November 17, 2025 Regular Council meeting.

Public Works Committee Consent Items

2. PW112525-01: Approve Change Order 1F To RCS Construction, Inc. For Southeast Area Trunk Sewer Reconstruction – Elm Avenue To St. Francis Street, Project No. 2571 / CIP No.50829 For A Decrease Of \$157,775.38.
3. PW112525-02: Approve Change Order 1 To RCS Construction, Inc. For Wonderland Drive Area Street & Utilities Reconstruction – Phase 1, Project No. 2609 / CIP No.51070.1 For A Increase Of \$96,954.45.
4. PW112525-03: Approve Change Order 1F To Lidel Construction For Waterloo Street Reconstruction – Racine Street To East Adams Street, Project No. 2752 / CIP No.50919 For A Decrease Of \$128,856.88.
5. PW112525-04: Approve Change Order 1F To J&J Asphalt Company For Creek Drive Pavement Rehabilitation – St Patrick St To Bridge, Project No. 2804 / CIP No.50549.24A For A Decrease Of \$50,550.13.
6. PW112525-05: Approve Change Order 1F To Interstate Improvement, Inc. For Minnesota Street Panel Repair – 5th To Elm, Project No. 2853 / CIP No.50445.25A For A Decrease Of \$39,785.78.
7. PW112525-06: Authorize Mayor and Finance Director to Sign Amendment 2 Between the City of Rapid City and Bartlett and West, Inc. for Rapid City Groundwater Supply Improvements, Project No. 23-2742 / CIP No. 50805, in the Amount of \$76,336.00.
8. PW112525-07: Authorize Mayor And Finance Director To Sign A One-Year Software License

- Agreement With Azteca Systems, LLC – Cityworks In The Amount Of \$66,885.00.
9. PW112525-08: Authorize Mayor And Finance Director To Sign Sanitary Sewer Service Line Easement With Black Hills Area Habitat For Humanity For The Property Located At 144 North Street
 10. PW112525-09: Authorize Staff To Advertise Bids For Elmhurst Drive Reconstruction – Canyon Lake Drive To Minnekahta Drive, Project No. 2840 / CIP No. 51098.1 For \$2,100,000.
 11. PW112525-10: Approve A Request By Big D Oil Co., For Authorization To Accept The Deed For Lot H1 Of Lot 1 Of Block 2 Of Moon Meadows Park Subdivision.
 12. PW112525-11: Approve Resolution No. 2025-142 A Resolution Writing Off Credit Balance Utility Billing Accounts
 13. PW112525-12: Approve Resolution No. 2025-143 A Resolution Writing Off Uncollectable Utility Billing Accounts
 14. PW112525-13: Approve Request By Brad Herb, For A Variance To Waive The Requirement To Install Sidewalk Along South Berry Pine Road As Required Per 12.08.060 Of The Rapid City Municipal Code.
 15. PW112525-14: Authorize Mayor And Finance Director To Sign Agreement With Tom Ritz Designs, LLC For Design-Build Services For The Bicycle Pump Track And Skills Park, Project PR24-6193, In The Amount Of \$525,000.00
 16. PW112525-15: Authorize Staff To Purchase A Cold Storage Building For Mountain View Cemetery From Bluescope Construction, Inc. Using Sourcewell Contract Number 110822-BSC In The Amount Of \$257,414.00.

Legal & Finance Committee Consent Items

17. LF112625-05 – Approve Resolution No. 2025-119, a Resolution to Declare Real Property Generally Located at 144 North Street as Surplus and Directing Its Transfer to Black Hills Area Council, Inc.
18. LF112625-06 – Authorize Mayor and Finance Director to Sign a Quitclaim Deed to Black Hills Area Council, Inc. for Lot RU-36 of Block 1, Blakes Addition, Rapid City, Located at 144 East North Street
19. LF112625-07 – Approve Resolution No. 2025-120, a Resolution of Intent to Enter into a Lease Agreement with Black Hills Area Council, Inc. Pursuant to SDCL 9-12-5.2
20. Acknowledge the Following Volunteers for Worker's Compensation Purposes: Donna Christman (RSVP+)
21. LF112625-02 – Acknowledge September 2025 Sales Tax Report
22. LF112625-03 – Authorize Mayor and Finance Director to Sign Life Safety Loan Agreement between Deadwood Avenue Properties LLC and the City of Rapid City
23. LF112525-04 – Authorize Staff to Pay a Reimbursement to Rapid Creek Recreational Corridor, in the Amount of \$8,420 to Cover 50% of the Feasibility Study that was Conducted, per their Approved Vision Fund Request
24. LF112625-08 – Approve Resolution No. 2025-131, a Resolution Declaring Property Surplus
25. LF112625-18 – Authorize the Mayor and Finance Director to Sign Two (2) Copies of the FY23 Amendment to Subrecipient Contract for CDBG Funding for the Robbinsdale Park Playground Equipment Project
26. LF112625-09 – Approve Resolution No. 2025-133, a Resolution of Intent to Enter into a Use Agreement with Rapid City Youth Boxing, Inc. for Property Located at 200 E Main Street North
27. LF112625-10 – Approve Resolution No. 2025-135, a Resolution of Intent to Enter into a Use Agreement with Black Hills Junior Little League for Property Located at 1730 32nd Street and 730 Anamosa Street
28. LF112525-11 – Approve Resolution No. 2025-137, a Resolution of Intent to Enter into a Use Agreement with Rapid City BMX, Inc. for Property Located at 380 East Fairmont Boulevard
29. LF112625-12 – Approve Resolution No. 2025-139, a Resolution of Intent to Enter into a Use Agreement with Rapid City Softball League Association, Inc. for Property Located at 1511 Sedivy Lane

Community Planning & Development Services Department Consent Items

- 30. LF112625-14 – Approve Allowance for Monthly Payments on Abatement and Remove Property from Previously Approved Assessment 1929 Twin Elms Drive
- 31. LF112625-15 – Approve Waiving the Administrative Fee and Late Fee from Previously Approved Assessment for 904 Willsie Avenue
- 32. 25TP029 – Approve Amendment No. 1 for Professional Services Agreement Between the City of Rapid City and SRF Consulting Group, Inc. for a No Cost Time Extension for the completion of the Rapid City Railyard Relocation and Railway Alignment St

Bid Award Consent Items

- 33. CC120125-03.1 - Approve award of Total Base bid plus Schedule 1 for East Saint Charles Street Regional Drainage Improvements, Project No. 2493 / CIP No. 51365 opened on November 18, 2025 to the lowest responsible bidder, Lidel Construction Company, Inc. in the amount of \$1,556,613.89.

END OF CONSENT ITEMS

NON-CONSENT ITEMS – Items 34 – 46

Open Public Comment – Items 34 – 46

Close Public Comment

Ordinances

- 34. 25OA004 – First Reading, Ordinance No. 6698, an Ordinance Amending Title 17 to Define and Adopt Regulations for Vacation Homes
Recommendation: Send to Council without Recommendation
- 35. No. 25RZ017 – First Reading, Ordinance 6679, A request by Lowry Engineering for MAK Capital LLC for a Rezoning request from General Commercial District to Light Industrial District for , legally described as a portion of Tract F of Marshall Heights Subdivision No. 2, located in property generally described as being located at 751 E. Disk Drive.
Recommendation: Approve
- 36. No. 25RZ027 – First Reading, Ordinance 6694, A request by Indigo Design, LLC for Wyngard Investments LLC for a Rezoning request from Heavy Industrial District to General Commercial District for property generally described as being located 3602 Cambell Street.
Recommendation: Deny
- 37. No. 25RZ028 - First Reading, Ordinance 6699, A request by Advanced Design Engineering and Surveying, Inc for BH Capital LLC for a Rezoning request from General Agricultural District to Low Density Residential District 2 for property generally described as being located intersection of Valley Drive and Homestead Street.
Recommendation: Approve

Public Works Committee Items

- 38. PW112525-17: Approve Resolution 2025-125, A Resolution Amending Sanitation Fees To Be Charged Starting January 1, 2026
Staff Recommendation: APPROVE
Committee Recommendation: Send to Council without Recommendation

Legal & Finance Committee Items

- 39. LF102925-12 – Resolution No. 2025-125, a Resolution Amending Solid waste Division Fees to be Charged Starting January 1, 2026, for Various Services. *(This item was continued from November 3, 2026 City Council Meeting.)*
Recommendation: TABLE

40. LF112625-16 – Approve Resolution No. 2025-141, a Resolution of Intent to Establish the Mount Rushmore Road Business Improvement District
Recommendation: Approve
41. LF112625-17 – Approve Revised Loan Terms and Authorize Drawing on Letter of Credit for Every Child Is Special
Recommendation: Approve
42. LF112525-01 – Approve Proposed Downtown Rapid City Landscape Master Plan and Identify Funding Options
Recommendation: Send to Council without Recommendation
43. LF112525-19 – Approve to Allocate \$53,555 Remaining Council Contingency Funds Encumbered for Downtown Beautification Efforts in 2025 Budget
Recommendation: Approve

Community Planning & Development Services Department Items

44. No. 25PL079 - A request by Avid4 Engineering, Inc for Libertyland USA, LLC for a Preliminary Subdivision Plan for proposed Lots 1 through 6 of Block 4 and Lots 3 through 8 of Block 5 of East Mall Business Center Subdivision for property generally described as being located north of E. Mall Drive, east of N. Lacrosse Street, south of Seger Drive and west of Tish Boulevard.
Recommendation: Approve with Stipulations

CIP Committee Items (NONE)

Other Board, Commission & Committee Items (NONE)

Bids (NONE)

2026 Alcoholic Beverage License Renewals

45. CC120125-02 – Approve, Deny or Continue the attached 2026 Alcohol Beverage License Renewals
Recommendation: Send to Council without Recommendation

Mayor's Items (NONE)

Council Items & Liaison Reports (NONE)

Reconsideration Notices

Motion for Delivery of Items from Committee

Staff Items

46. CC120125-04.1 – Approve Engagement Letter with May, Adam, Gerdes & Thompson, LLP.
Recommendation: Approve

Appeals (NONE)

Planning Commission Appeals

License Appeals

Sign Code Appeals

Other Appeals Heard by the Council

PUBLIC HEARING ITEMS – Items 47 – 51

Open Public Hearing (Comment)- Items 47 –51

[Public Hearing Remains Open]

Close Public Hearing - Items 47 – 51

CONSENT PUBLIC HEARING ITEMS – Item 47 – 49

Remove Items from the “Consent Public Hearing Items” and Vote on Remaining Consent Items

Community Planning & Development Services Department Items (NONE)

Alcohol Licenses

- 47. 2026 Retail Liquor License Renewal: WR Hospitality, DBA Wild Sage Kitchen & Cocktails, 2181 Promise Rd
- 48. 2026 Retail Liquor License Renewal: Red Rock Golf Club LLC DBA Red Rock Golf Club, 6520 Birkdale Drive.
- 49. 2026 Package Liquor Renewal: Safeway Stores 46 Inc. DBA Safeway Stores #3166, 730 Mt. View Rd

Assessment Rolls (NONE)**Other Items Requiring Public Hearings (NONE)**

END OF CONSENT PUBLIC HEARING CALENDAR

NON-CONSENT PUBLIC HEARING ITEMS – Items 50 – 51

- 50. No. 25RZ026 – Second Reading of Ordinance No. 6696, an Ordinance Amending Section 17.06 of the Rapid City Municipal Code, a request by Towey Design Group for Valley Development, LLC for a Rezoning Request from General Agricultural District to Low Density Residential District 1 for property generally described as being located at 5800 Twilight Drive.

Recommendation: Approve

- 51. No. 25RZ023 Second Reading, Ordinance 6687, an Ordinance Amending Section 17.06 of the Rapid City Municipal Code, a request by Alicia Ginsberg for a Rezoning request from General Commercial District to Medium Density Residential District for property generally described as being located at 16, 18 and 20 E. St. Louis Street.

Recommendation: Approve

EXECUTIVE SESSION - To discuss the qualifications, competence, performance, character or fitness of a public officer or employee pursuant to SDCL 1-25-2(1).

STAFF DIRECTION**BILLS**

- 52. No. CC120125-01.1 - Bill List for Main Street Square and/or Visit Rapid City totaling \$8,219.23
- 53. No. CC120125-01.2 - Bill List without Visit Rapid City or MSS totaling \$10,422,084.09

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