



City of Spearfish
City Council Study Session Minutes
January 11, 2023, 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, January 11, 2023. The following council members were present: Clark, Hodgs, Hourigan, Jacobs, Klarenbeek, and Rath. Absent: Mayor Senden. City staff present were: City Attorney McDonald, Finance Officer DeNeui, Public Works Director Broyles, City Planner Kapsa, Parks and Recreation Director Ehnes, and Assistant City Planner Bergstrom.

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

Items for Council Discussion:

BHSU Strategic Plan – Climbing New Peaks: A Strategic Plan for Black Hills State University, was presented by BHSU President Laurie S. Nichols. This is a five-year plan to, “engage and support new generations of students, to prepare our graduates to make a difference in the world through rich academic experiences, to hire and retain outstanding, thriving employees, and to convey our compelling stories through thoughtful, effective outreach.”

Discretionary Tax Formula – John Buxton presented information on how the City can implement a Discretionary Tax Formula for affordable housing projects. Mr. Buxton has a 32-unit project planned with 30 of the units classified as affordable which would comply with SD Codified Law 10-6-137(6). The formula would reduce property tax to 25% of value for years 1 and 2, 50% for years 3 and 4, 75% for years 5 and 6, and 100% valuation beginning in year 7. The affordable rental rates are also required to be maintained for ten years. An example resolution was provided.

Grant Opportunities – Parks and Recreation Director Ehnes reviewed eight possible grant opportunities for the Skate Park, City Park Band Shell, and Rec Path Lighting projects. The applications for these grants will be submitted by staff and if awarded, any grant agreements, resolutions, or unbudgeted funding matches will be brought to council for final approval.

City Council Agenda:

Draft Agenda – The draft agenda for the January 17, 2023 City Council Regular Session was previewed and no questions were asked on the proposed items.

A time for public comment was opened at 5:13 p.m. and closed with no comments being received.

No additional discussions were held, and the meeting was adjourned at 5:18 p.m.