

**MINUTES  
ABERDEEN CITY COUNCIL MEETING**

City Council Chambers, 123 South Lincoln Street, Municipal Building, Aberdeen, South Dakota, September 21, 2020 at 5:30 p.m., regular meeting of the Board of City Council Members.

**CALL TO ORDER**

**MEETING ROLL CALL**

Present at roll call were City Council Members Rob Ronayne, Dave Lunzman, Josh Rife, Alan Johnson, Justin Reinbold, Tiffany Langer, Clint Rux by teleconference, and Mayor Travis Schaunaman. Council Member Mark Remily was absent.

City Staff present were Joe Gaa, Ron Wager, Robin Bobzien, Brett Bill, Karl Alberts, Dave McNeil, and Joel Weig.

**PLEDGE OF ALLEGIANCE**

Mayor Schaunaman led the Pledge of Allegiance.

**MINUTES**

Motion by Ronayne, second by Lunzman to approve the minutes of the September 14, 2020 City Council Meeting, as circulated. Upon roll call vote, all present voting aye, motion carried.

**OPEN FORUM**

No one appeared in open forum to address the Council.

**OLD BUSINESS**

**ORDINANCE NO. 20-09-03**

Hearing was held on the 2021 City Budget Ordinance No. 20-09-03 presented for second reading. City Manager Joe Gaa explained the budget ordinance and the change to the Promotion Fund. Motion by Ronayne, second by Rife to approve second reading and final adoption of Ordinance No. 20-09-03. Council Member Remily joined the meeting by teleconference at 5:32 p.m. Upon roll call vote, all voting aye, motion carried.

**CONSENT CALENDAR**

Motion by Lunzman, second by Langer to approve the following items on the consent calendar:

COMMUNITY EVENT PERMIT – for NSU’s Steps for Shep 5K/Run-1 Mile/Walk on September 26, 2020.

LICENSES – Home Day Care – Savannah Black; Residential Building Contractor – Justin Linville

REQUEST FOR PERMISSION – from Carly Pochop of Colorful Creations and Dacotah Bank to allow the painting of a mural on the south side of the Dacotah Bank building located at 308 South Main Street.

PLATS – 1) ADC 2020-2 Subdivision in the City of Aberdeen in the NE ¼ of Section 16,

T123N, R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (503 North Enterprise Street);  
 2) Mardian Sixth Subdivision to the City of Aberdeen in the SW¼ of Section 13, T123N, R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (102 and 116 South 4<sup>th</sup> Street) with the stipulation that petitioner has sidewalk installed along all platted rights-of-way within five years of the plat filing date.

REQUEST FOR STREET USE – Homecoming Parade for Roncalli High School on October 2, 2020.

LOTTERY NOTICE – Sacred Heart Bazaar – receive and place on file.

Upon roll call vote, all voting aye, motion carried.

**NEW BUSINESS**

**ORDINANCE NO. 20-09-01**

Hearing was held on a petition to rezone property described as Lot 8, Block 1, Refuge Retreats Addition from (C-2) Highway Commercial District to (M) Municipal, State, and County Use District (1706 – 8<sup>th</sup> Avenue, NE). City Planning/Zoning Director Brett Bill explained that the petitioner, the City of Aberdeen, is requesting the property be rezoned to be in compliance with its current use as a city sanitary sewer lift station. Motion by Johnson, second by Reinbold to approve first reading of Ordinance No. 20-09-01 to rezone the property. Upon roll call vote, all voting aye, motion carried.

**ORDINANCE NO. 20-09-02**

Hearing was held on a petition to rezone property described as Lot 1, Block 2, Refuge Retreats Addition from (C-2) Highway Commercial District and (R-2) Medium Density Residential District/(R-4) Special Density Residential District to (C-2) Highway Commercial District (1708 – 8<sup>th</sup> Avenue, NE). City Planning/Zoning Director Brett Bill explained that the petitioner, Dakota Funeral Homes, Inc., is requesting the property be rezoned to eliminate the split zoning on the property. Motion by Johnson, second by Lunzman to approve first reading of Ordinance No. 20-09-02 to rezone the property. Upon roll call vote, all voting aye, motion carried.

**TAX INCREMENT FINANCING DISTRICT NO. 32**

City Planning/Zoning Director Brett Bill presented the Tax Increment Financing District No. 32 Project Plan requested by The Refuge Retreats, LLC for property described as The Refuge Retreats Addition to the City of Aberdeen in the NE ¼ of Section 18, T123N, R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota. Motion by Ronayne, second by Rife to approve of Resolution No. 20-09-01R creating the Tax Increment Financing District No. 32. Upon roll call vote, Rux, Langer, Reinbold, Johnson, Rife, Lunzman, Ronayne, and Remily voting aye, Mayor Schaunaman abstaining, motion carried.

**RESOLUTION NO. 20-09-01R  
 RESOLUTION CREATING TAX INCREMENT FINANCING  
 DISTRICT NUMBER 32**

**WHEREAS**, a public hearing was held before the Planning Commission of the City of Aberdeen, South Dakota, on September 15, 2020, at 6:00 p.m., in Council Chambers in the Municipal Building, 123 South Lincoln Street, Aberdeen, South Dakota, pursuant to notice of such hearing, for the purpose of considering the creation of Tax Increment Financing District Number 32 and its proposed boundaries, such public hearing also being the time and place for its regular meeting; and

**WHEREAS**, the Planning Commission at such regular meeting did pass a resolution establishing the boundaries of such Tax Increment Financing District Number 32 and did submit a recommendation to the City Council of the City of Aberdeen, South Dakota, recommending the creation of the said district; and

**WHEREAS**, the Planning Commission at such regular meeting did pass a resolution adopting the Project Plan for the proposed Tax Increment Financing District Number 32 and did recommend to the City Council that it approve and adopt the Project Plan; and

**WHEREAS**, such action by the Planning Commission was done in accordance with SDCL Chapter 11-9 at a regular meeting of the said Planning Commission after notice properly given and after due hearing and being appropriately and properly advised:

**NOW, THEREFORE, BE IT RESOLVED** that, pursuant to SDCL §11-9-4, the City Council of Aberdeen, South Dakota, hereby declares the necessity to form a Tax Increment Financing District Number 32 in the City of Aberdeen as such district contains property not less than 25% by area of which is blighted because of faulty layout deterioration, lack of attention and general unrepaired and unattended normal wear and tear and lack of usage in relationship to size, adequacy, accessibility, and usefulness in that such area significantly and substantially impairs or arrests the solid growth of that area of the City of Aberdeen, South Dakota, and constitutes an economic liability in its general present condition and use and that further, the improvement of the area is likely to enhance significantly the value of substantially all other real property within the area and immediately adjacent thereto, and if such district is created that there is likelihood that there will be reduced maintenance residential housing in the district enhancing the area and improving the tax base of the City of Aberdeen.

**BE IT FURTHER RESOLVED** that the boundaries of the Tax Increment Financing District Number 32 be and the same are hereby designated as:

The Refuge Retreats Addition to the City of Aberdeen in the Northeast Quarter of Section 18, Township 123 North, Range 64 West to the 5<sup>th</sup> P.M., Brown County, South Dakota, according to the plat thereof, and any replat thereof, as set forth in the Project Plan on file in the offices of the Finance Officer and the Planning and Zoning Department of the City of Aberdeen, South Dakota, both located at 123 South Lincoln Street, Aberdeen, South Dakota.

**BE IT FURTHER RESOLVED** that Tax Increment Financing District Number 32 is hereby created with an effective date of September 21, 2020.

**BE IT FURTHER RESOLVED** that the district shall be named and designated as “Tax Increment Financing District Number 32, City of Aberdeen, South Dakota.”

**BE IT FURTHER RESOLVED** that the Project Plan submitted by The Refuge Retreats, LLC, as owner and developer, approved by the Planning Commission at its regular meeting held on September 15, 2020, be and the same is hereby approved and adopted and that such plan is feasible and in conformity with the master plan of the City of Aberdeen, South Dakota, and municipal corporation of the State of South Dakota.

**BE IT FURTHER RESOLVED** that the Development Agreement dated September 10, 2020, entered into by and between The Refuge Retreats, LLC, as owner and developer, and the City of Aberdeen specifying conditions for development of the owner’s property in Tax Increment Financing District Number 32 is expressly incorporated herein and adopted by reference, and the City Manager is authorized to amend the Development Agreement from time to time in the best interests of the City of Aberdeen and upon mutual agreement with The Refuge Retreats, LLC, its successors or assigns.

**BE IT FURTHER RESOLVED** that the aggregate assessed valuation of the taxable property in Tax Increment Financing District Number 32 plus the tax increment base of all other existing tax increment financing districts does not exceed 10% of the total assessed value of taxable property in the City of Aberdeen, South Dakota.

**BE IT FURTHER RESOLVED** that the City Manager and Finance Officer are authorized to execute those documents necessary to create and certify Tax Increment Financing District Number 32 as of the effective date of creation of the district.

The foregoing Resolution Number 20-09-01R was adopted at a regular meeting of the Aberdeen City Council on the 21<sup>st</sup> day of September, 2020. Number of AYES: 8; Number of NAYS: 0; Members abstaining: 1.

#### **ENGINEERING SERVICES AGREEMENT WITH BANNER ASSOCIATES**

Motion by Ronayne, second by Johnson to approve and authorize the City Manager to sign an agreement with Banner Associates to provide engineering services for the Water Reclamation Facility’s 2020 Biosolids Dewatering Screw Press Project (WR-2020-2). Upon roll call vote, all voting aye, motion carried.

#### **FAA AND STATE GRANT AGREEMENT FOR AIP PROJECT**

City Manager Joe Gaa requested authorization to sign a FAA and State Grant Agreement in an amount not to exceed \$40,000 for AIP Project #3-46-0001-42-2020 – Acquire One Ecologic Test Cart Assembly also known as Mobile Cart Foam Test System. Motion by Johnson, second by Lunzman to approve and authorize the City Manager to sign the grant agreement with the US DOT and SD DOT Office of Air, Rail, and Transit for the AIP Project. Upon roll call vote, all voting aye, motion carried.

**AMBULANCE FOR ABERDEEN FIRE AND RESCUE**

Fire Chief Joel Weig requested authorization to purchase a 2020 ambulance from Premier Specialty Vehicles for \$192,876.00, declare a 2009 Ford Horton ambulance as surplus property, and authorize the sale of the 2009 ambulance to Columbia Fire District for \$26,000.00. Motion by Rife, second by Reinbold to approve of the purchase of the 2020 ambulance from Premier Specialty Vehicles for the \$192,876.00, approve the payment in the same amount to Premier Specialty Vehicles, declare a 2009 ambulance as surplus property, and approve the sale of the 2009 ambulance to Columbia Fire District for \$26,000.00. Upon roll call vote, all voting aye, motion carried.

**BILLS**

Motion by Ronayne, second by Johnson to approve payment of the bills listed for September 21, 2020, and any additions thereto, such bills having been audited by the Finance Officer and fully itemized and authorize the Mayor or City Manager to sign, and the Finance Officer to countersign, all warrants for payment of the following approved bills: Borns Group 4,706.61; Northwestern Energy 8,161.84; J & K Mowing Service 112.50; NVC 134.03; Aberdeen News Company 1,424.50; CenturyLink 4,610.95; Gary Aderhold 182.65; Heartland Home LLC 43.84; JN Real Estate Holdings, LLC 10.03; Dakota Concrete Raising 225.00; SD One Call 386.68; Dahme Construction 1,600.00; Mid Northern Electric Inc. 20,153.10; SD Underground 7,142.87; NVC 321.90; Verizon 32.75; Pierson Ford Lincoln Mercury 69,084.00. Upon roll call vote, Rux, Langer, Reinbold, Johnson, Rife, Lunzman, Ronayne, and Remily voting aye, Mayor Schaunaman abstaining, motion carried.

**CITY MANAGER'S REPORT**

City Manager Joe Gaa gave his report which included a work session scheduled for 4:30 p.m. on September 28<sup>th</sup>, before the council meeting, to discuss protocol of council meeting procedures and rules.

Sean Johnson, former VFW state commander, presented the "Officer of the Year" award to Police Officer Eric Paul.

**OTHER**

City Attorney Ron Wager was asked to explain the City Charter Amendment that is on the November Election ballot.

**ADJOURN**

There being no further business, motion by Johnson, second by Ronayne to adjourn the meeting. Upon roll call vote, all voting aye, motion carried. Meeting adjourned at 5:53 p.m.

Prepared by Mary Campton for the Finance Office.



Finance Officer