

CITY COUNCIL PROCEEDINGS

City Council Chambers, Aberdeen Recreation and Cultural Center, 225 Third Avenue, SE Alumni Room #101, Aberdeen, South Dakota, March 31, 2014, 5:30 p.m., regular meeting of the Board of City Council Members, Mayor Mike Levsen presiding. Present at roll call were City Council Members David Bunsness, Todd Campbell, Alan Johnson, Mark Remily, Rob Ronayne, Clint Rux, Jennifer Slight-Hansen, and Laure Swanson. City staff present were Lynn Lander, Adam Altman, Robin Bobzien, Brett Bill, and Karl Alberts.

Mayor Levsen led the Pledge of Allegiance.

MINUTES

Ronayne moved, Johnson seconded to approve the minutes of March 24, 2014, as circulated. All voting aye, motion carried.

PROCLAMATION

Mayor Levsen read and proclaimed April 1, 2014 as "Mayors Day of Recognition for National Service".

OPEN FORUM – No one was present.

OLD BUSINESS

ORDINANCE NO. 14-03-01

Rux moved, Swanson seconded to approve second reading and final adoption of Ordinance No. 14-03-01 amending Ordinance No. 1164 to rezone from (I-2) District and (R-3) District to (I-2) District property described as Lot 1, UPS Addition. Upon roll call, all voting aye, motion carried.

ORDINANCE NO. 14-03-02

Campbell moved, Ronayne seconded to approve second reading and final adoption of Ordinance No. 14-03-02 amending Ordinance No. 1164 to rezone from (C-2) District to (R-3) District property described as Lot 379 and the South 17' of Lot 380, Morning Heights Addition. Upon roll call, all voting aye, motion carried.

ORDINANCE NO. 14-03-03

Johnson moved, Ronayne seconded to approve second reading and final adoption of Ordinance No. 14-03-03 amending Ordinance No. 1164 to rezone from (C-3) District/(R-4) District to (R-3) District property described as the South 50' of Lots 1 - 2, Block 40, Second Addition. Upon roll call, all voting aye, motion carried.

CONSENT CALENDAR

Ronayne moved, Remily seconded to approve the following items on the consent calendar:

SET HEARING DATE – of April 21, 2014 at 5:30 p.m. for a petition to rezone from (R-2) District and (R-2) District/(R-4) District to (R-2) District/(R-4) District property described as Proposed Lot 1, Hayes Consolidation Addition to the City of Aberdeen in the SW ¼ of Section 24, T123N, R64W of the 5th P.M.

SET JOINT HEARING DATE – of April 21, 2014 at 5:30 p.m. for a petition to rezone from (A-1) District to (R-2A) District property described as Proposed Northwood Water Supply Lot 1 in the NE ¼ of Section 6, T123N, R63W of the 5th P.M. and for amendments to City Ordinances pertaining to zoning regulations – Section 60.

DEPARTMENTS' REPORTS AND MINUTES – Aberdeen Regional Airport Board Minutes, Alexander Mitchell Library Board Minutes, Aberdeen City Planning Commission Minutes, Brown County/Aberdeen City Planning Commission Minutes; and Board of Zoning Adjustment Minutes – receive and place on file.

All voting aye, motion carried.

NEW BUSINESS

TAX INCREMENT FINANCE DISTRICT NO. 21

The Project Plan for Tax Increment Finance District No. 21 for Frost Development, Inc. at 821 North Kettering Street was presented. Campbell moved, Remily seconded to approve Resolution No. 14-03-06R for Tax Increment Finance District No. 21 as follows:

WHEREAS, a public hearing was held before the Planning Commission of the City of Aberdeen, South Dakota, on March 18, 2014 at 7:00 p.m. in the Courthouse basement in notice of such hearing for the purpose of considering the creation of Tax Incremental District No. 21 and its proposed boundaries; and

WHEREAS, the Planning Commission of the City of Aberdeen did at its regular meeting on March 18, 2014, pass a resolution establishing the boundaries of such tax incremental district and did submit a recommendation to the City Council of the City of Aberdeen, South Dakota, recommending the creation of the said Tax Incremental District No. 21; and

WHEREAS, the Planning Commission of the City of Aberdeen, South Dakota, at its regular meeting on March 18, 2014, held in the Courthouse basement in the Brown County Courthouse at 25 Market Street, Aberdeen, South Dakota, did pass a Resolution adopting the Project Plan for the proposed Tax Incremental District No. 21 and did recommend to the City Council of the City of Aberdeen, South Dakota, that it approve and adopt the project plan; and

WHEREAS, such action by the Planning Commission of the City of Aberdeen was done in accordance with SDCL Chapter 11-9 and such action by the Planning Commission was done 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 by the City Council of the City of Aberdeen, South Dakota that the boundaries of the proposed Tax Incremental District No. 21 be and the same are hereby designated as:

Lots located in the Heritage Estates Subdivision to the City of Aberdeen, Brown County, South Dakota, which is a replat of Lot 1B, Replat of Lots A & B into Lots 1A & 1B, Cambridge Addition to the City of Aberdeen, Brown County, South Dakota.

and that specific lots to be included in said Tax Incremental District No. 21 are as set forth and identified in the Project Plan on file in the office of the City Finance Officer of the City of Aberdeen, South Dakota, located at 123 South Lincoln Street, Aberdeen, South Dakota 57401 and in the office of the Planning and Zoning of the City of Aberdeen, South Dakota, located at 123 South Lincoln Street, Aberdeen, South Dakota 57401; and

BE IT FURTHER RESOLVED that such Tax Incremental District No. 21 contains property not less than 25% by area of which is blighted, the unique nature and design of the property limits or restricts the useful purpose; defective or inadequate street layout; lack of attention and general unrepaired and unattended 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 tax incremental district is created that there is a likelihood that there will be residential homes in the proposed Tax Incremental District No. 21 enhancing the area and improving the tax base of the City of Aberdeen; and

BE IT FURTHER RESOLVED that the district is hereby created with an effective date of March 31, 2014;

BE IT FURTHER RESOLVED that the district shall be named and designated as Tax Incremental District No. 21 of the City of Aberdeen, South Dakota; and

BE IT FURTHER RESOLVED that the Project Plan approved by the Planning Commission of the City of Aberdeen, South Dakota, at its regular meeting held on March 18, 2014, 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, a Municipal Corporation of the State of South Dakota; and

BE IT FURTHER RESOLVED that the aggregate assessed valuation of the taxable property in the district plus the tax incremental base of all other existing districts does not exceed 10% of the total assessed value of taxable property in the City of Aberdeen, South Dakota.

All voting aye, motion carried.

BILLS

Ronayne moved, Slight-Hansen seconded to approve the following audited bills for services, supplies, repairs and maintenance: David Land 167.89; MetLife 457.56; AT & T Mobility 2,866.19; Jefferson Partners LP 701.35; Dakotacare 24,357.62; Rhodes Anderson 6,600.00; Fleet Services 291.07; United Parcel Service 35.96; Midcontinent Communications 145.64; Northern Wireless Communications 1,218.30; HKG Architects 5,205.00; Huff Construction 209,930.05; SD Dept. of Transportation 231.75; SD Municipal League 50.00; Clark Engineering Corp. 30,413.78; Northwestern Energy 881.29; Midcontinent Communications 418.40; Convention & Visitors Bureau 15,934.80. Upon roll call, all voting aye, motion carried.

CITY MANAGER'S REPORT

Lynn Lander presented the City Manager's Report. Adam Altman updated the Council on the Old Federal Building.

There being no further business, Bunsness moved, Johnson seconded that the meeting be adjourned. All voting aye, motion carried.

Prepared by Mary Campton for the Finance Office. /s/ Karl Alberts, Finance Officer.