

MINUTES OF REGULAR MEETING

The City Council of the City of Volga, SD met for a regular meeting Monday, August 21, 2017 at 12:00 PM in the conference room of City Hall; Mayor Randy Santema presiding. Members present: Ken Fideler, Jody Havrevold, Nichole Hofer, Matt Jaquet, Kelly VanderWal, and Doug Wermedal. Also present: City Administrator Jameson Berreth, Finance Officer Ashley Rentsch, Water & Wastewater Specialist Jon Hauge, Erik Schlimmer, Marty Strasburg, Ryan Schiller, and Kathi Granum with the Volga Tribune.

Following the pledge of allegiance, Wermedal made a motion to approve the agenda. VanderWal seconded the motion. All in favor; motion carried.

Havrevold made a motion to approve the minutes of the August 7, 2017 Regular Meeting. Fideler seconded the motion. All in favor; motion carried.

Jaquet entered the meeting at 12:04 PM.

Marty Strasburg and Ryan Schiller appeared before the Council to provide an overview of the Volga Baseball Association's annual budget and discuss potential future ball field improvements. A warning track in the outfield is their top priority at this point. Fideler recommended that they attempt to obtain quotes for this work as soon as possible so the Council can consider a contribution in the 2018 budget.

VanderWal made a motion to approve **Resolution No. 2017-39**, a resolution providing for the creation and designation of tax increment district number five, City of Volga, and defining its boundaries. Jaquet seconded the motion. Discussion was held. Developer Erik Schlimmer provided an overview of his plans for that area. Resident Marty Strasburg stated that he was on the Council when the first TIF district was approved. He asked the Council for their thoughts regarding the precedence set by approving five TIF districts in a small community, given that larger cities such as Brookings and Sioux Falls have not created as many residential TIF districts as Volga. Fideler responded by stating that if we want to see growth in our community, we need to help the developers. There may also be other opportunities available to assist developers in larger cities. On roll call: VanderWal, Yes; Wermedal, Yes; Fideler, Yes; Havrevold, Yes; Hofer, Yes; Jaquet, Yes. Motion carried.

The resolution reads as follows: **Resolution No. 2017-39 RESOLUTION PROVIDING FOR THE CREATION AND DESIGNATION OF TAX INCREMENT DISTRICT NUMBER FIVE, CITY OF VOLGA AND DEFINING ITS BOUNDARIES** WHEREAS, the Volga Zoning Board has recommended the creation of Tax Incremental District Number Five and has recommended the boundaries of the District as described herein; and WHEREAS, the City of Volga has the power, pursuant to SDCL §11-9-2(1), to create the Tax Increment District Number Five, City of Volga and define its boundaries. THEREFORE, IT IS HEREBY RESOLVED:

1. Authorization. The City hereby finds that twenty-five percent (25%) and more of the real property located within the boundaries of the proposed Tax Increment District Five, City of Volga, is a blighted area under SDCL §11-9-10(2), (4), (8) and 11-9-11. Further, the City finds that the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District. The City also hereby exercises its powers pursuant to SDCL Chapter 9-54 for the economic development of Tax Incremental District Number Five of the City of Volga.
2. Findings. The City Council makes the following findings: a. Not less than 25% of the property in the District is a blighted area. b. Improvements to the District are likely to add thousands of

dollars of assessed valuation to the District and will significantly and substantially enhance the value of all property in the District. c. There is a reasonable likelihood that there will be housing built in the District. d. The aggregate assessed value of the District plus the tax increment base of all other existing Districts in the City does not exceed ten percent of the total assessed valuation in the City. e. The District is open bare land void of site improvements which impairs the sound growth of the City. f. The District lacks water connections which substantially impairs the sound growth of the District. g. The District lacks sewerage connections or treatment which substantially arrests the sound growth of the District. h. The District lacks streets, roads and fire protection which retards housing accommodations and constitutes an economic liability and is a detriment to the public welfare in its present condition. i. There is substantial need for housing and that the property in its open condition and with its obsolete platting impairs and arrests the sound growth of the City. j. The District constitutes a blighted area as defined in SDCL Chapter 11-9.

3. Creation of District. There is hereby created, pursuant to SDCL Chapter 11-9 the Tax Increment District Number Five of the City of Volga.
4. Date of Creation. The Tax Increment District is hereby created on August 21, 2017.
5. Boundaries of District. Tax Increment District Number Five shall have boundaries which shall include the following described real property:
 1. The Street Right of Way adjacent to and West of Lot One (1) in Block Ten (10) of Sunrise Addition to the City of Volga, County of Brookings, State of South Dakota; and
 2. The East One Hundred Fifty Feet (E 150') adjacent to, abutting and East of Lot Three (3) in Block Nine (9) of Sunrise Addition to the City of Volga, County of Brookings, State of South Dakota; and
 3. The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-three (23), Township One Hundred Ten (110) North, Range Fifty-one (51) West of the 5th P.M., County of Brookings, State of South Dakota, less the previously platted parcels therein. This includes the East Four Hundred Forty-nine Feet (E 449') of the North One-half (N $\frac{1}{2}$) of Sixth Street, together with the portion of Sixth Street which would extend to the section line located on Caspian Avenue.

Passed and approved this 21st day of August, 2017. CITY OF VOLGA /s/Randy Santema, Mayor
ATTEST:/s/Ashley Rentsch, City Finance Officer.

Fideler made a motion to approve the preliminary plat of Lots 9-12, Block 9, and Lot 2, Block 10 of Sunrise Addition. Wermedal seconded the motion. Discussion was held. Developer Erik Schlimmer stated that one street light easement will be added to the final plat. On roll call: Wermedal, Yes; Fideler, Yes; Havrevold, Yes; Hofer, Yes; Jaquet, Yes; Vanderwal, Yes. Motion carried.

Wermedal made a motion to approve and adopt the City Strategic Plan document. Fideler seconded the motion. Discussion was held. City Administrator Berreth stated that cosmetic changes had been made to the document, to include adding the City's logo and updating some pictures. No other material changes have been made. On roll call: Fideler, Yes; Havrevold, Yes; Hofer, Yes; Jaquet, Yes; VanderWal, Yes; Wermedal, Yes. Motion carried.

Volga Non-Profit Development Corporation President Erik Schlimmer provided an update for the Council, reporting that AgFirst Farmers Cooperative on Kasan Avenue will be utilizing the downtown

revitalization program to update the windows. Progress is also being made with the sale of the former “Silver Bell” property on Kasan Avenue.

Electric

Discussion was held regarding the street lights on Caspian Avenue and the lighting at One Acre Park. City Administrator Berreth stated that installation on Caspian Avenue will begin as soon as all the materials arrive. One Acre Park lighting will be installed within the next few weeks.

Police & Fire

No report.

Public Works

VanderWal made a motion to declare the following items surplus: Scrap metal in a receptacle behind the City Shop, (21) hanger bags from the pool, (1) Office Desk, (3) Computer Monitors, (1) Check Machine, and (5) fire hydrants. Fideler seconded the motion. All in favor; motion carried.

Community Wellness

No Report.

Parks & Public Buildings

Hofer made a motion to grant permission to BankStar Financial to utilize the Volga Community Center as a disaster relocation site. Jaquet seconded the motion. All in favor; motion carried.

Finance & Revenue

Fideler made a motion to approve the first reading of Ordinance 2017-03, 2018 Annual Appropriations Ordinance. Hofer seconded the motion. Discussion was held. Rentsch provided a general budget overview and listed the proposed capital projects and other large expenditures for each department. Water & Wastewater Specialist Hauge also discussed implementing a water loss program in the future and potentially installing meters to track actual usage for apartments and mobile homes that are currently not metered and billed a flat rate. On roll call: Havrevold, Yes; Hofer, Yes; Jaquet, Yes; VanderWal, Yes; Wermedal, Yes; Fideler, Yes. Motion carried.

Fideler made a motion to approve the following claims and ordered them paid. Hofer seconded the motion. All in favor; motion carried.

AFLAC	\$445.03	premiums
ASHLEY RENTSCH	\$2,166.55	tuition reimbursement
BROOKINGS AREA TRANSIT AUTH.	\$8,000.00	2017 Local Match
BROOKINGS AREA UNITED WAY	\$66.66	employee deductions
BROOKINGS COUNTY TREASURER	\$9,308.73	09.2017 contract law
BROOKINGS HEALTH SYSTEM	\$70.00	oxygen tank
CHAD COLLINS	\$21.30	meal reimbursement
COOK'S WASTEPAPER & RECYCLING,	\$7,945.15	07.2017 garbage fees
DAKOTA SUPPLY GROUP	\$140.56	water dept. parts
DAVES WINDOW CLEANING, INC.	\$52.00	cleaning services
		07.2017 transmission
EAST RIVER	\$6,241.85	service
HAWKINS INC.	\$93.00	water meter parts
HEARTLAND CONSUMERS POWER DIS.	\$343,947.17	07.2017 wholesale power

ITRON, INC.	\$1,661.11	annual maintenance
		lifeguard training
JULIE LEIGHTON	\$250.00	reimbursement
		lifeguard training
KRISTA HONOMICHL	\$69.23	reimbursement
L.G. EVERIST, INC.	\$128.42	road gravel
		registration - Jameson
LEADERSHIP SOUTH DAKOTA	\$1,500.00	Berreth
LEGION POST 114	\$23.00	american flag
		city hall cable and
MEDIACOM LLC	\$119.21	internet
MICRO COMPUTER SYSTEMS, INC.	\$887.94	laptop
OFFICE PEEPS INC.	\$95.20	office supplies
PAYMENT SERVICE NETWORK	\$107.90	monthly epayment fees
RESCO, INC.	\$14,379.20	water heaters
SDML	\$300.00	conference registration
SIOUX FALLS TWO-WAY	\$1,275.00	radios
SOUTH DAKOTA DEPT. OF REVENUE	\$21,748.65	sales tax
		lifeguard training
TIFFANY BJORKLUND	\$450.67	reimbursement
TOPKOTE, INC.	\$41,244.29	chip sealing
VOLGA AG CENTER	\$140.04	weed spray
VOLGA POSTMASTER	\$248.86	bulk billing postage
WESCO DISTRIBUTION, INC.	\$96.00	street light bulbs

Fideler made a motion to adjourn at 1:25 PM. VanderWal seconded the motion. All in favor; motion carried.

/s/Randy Santema, Mayor, City of Volga

/s/Ashley Rentsch, Finance Officer, City of Volga