

Unapproved Minutes
Council Special Session
April 30, 2012
Monday 5:15 p.m.

The special session of the City Council, City of Vermillion, South Dakota was called to order on April 30, 2012 at 5:15 p.m. by Mayor Powell in the second floor conference room.

1. Roll Call

Present: Davies, Grayson, French (arrived at 5:25), Meins, Ward, Willson, Zimmerman, Mayor Powell

Absent: Osborne

2. Pledge of Allegiance

3. Adoption of Agenda

132-12

Alderman Willson moved approval of the agenda. Alderman Meins seconded the motion. Motion carried 7 to 0. Mayor Powell declared the motion adopted.

4. Introductions

Steve Howe, Executive Director of the VCDC, introduced Mark Lautman an economic development director from the southwest that is helping the VCDC with forward planning.

5. New Business

A. City Council concurrence with DOT bid award for Stanford Street reconstruction project work related to water, sanitary sewer and City portion of street improvements.

Mike Carlson, Finance Officer, reported that the City has been planning for the reconstruction of Stanford Street for several years. To move up the project timeline, the City appropriated second penny sales tax funds to supplement the STIP funds. This is a State project and, as such, the DOT bid the street portion of the project and included the water and sanitary sewer improvements in the bid. The DOT opened bids for this project on April 18th. The bid tabulation and letter requesting the City Council concurrence with the low total bid of D & G Concrete Construction for both the street and utility portion were included in the packet. The state will be awarding the bid based upon

the low bid on the street and the city will be responsible for the utility bid to the low street bidder. In the utility bid, the low bidder was \$162.47 less than D & G Concrete Construction. The City is responsible for the 8" non-reinforced PCC pavement line item in the street bid amount of \$269,878.40 and all of the water and sanitary sewer bid of \$258,346.51. As to the City budget, there was \$400,000 included in the second penny sales tax for the street portion. Of the \$269,978.40 street portion \$96,674 will be special assessed. As to the water and sanitary sewer, they each budgeted \$108,000 for this project and the breakdown is \$165,035 water and \$93,308 for sanitary sewer. It was noted by the engineer that there were bid items for dewatering and pipe bedding material that may not all be needed. Mike recommended that we look to water reserves to cover the additional costs and at budget time review the water fund reserve balance. A decision to assist the water fund can be made at that time if needed. A motion will be needed for the City to concur with the State DOT in awarding the Stanford Street reconstruction project bid to D & G Concrete Construction with the City being responsible for its portion of the street and all the water and sanitary sewer bid costs contingent upon DOT final approval. Discussion followed on the project costs and any contingency along with the need to review the water fund reserves during the budget process.

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Alderman Zimmerman moved to concur with the State DOT in awarding the Stanford Street reconstruction bid to D & G Concrete Construction with the City being responsible for its portion of the street and all the water and sanitary bid costs contingent upon the DOT approval. Alderman Ward seconded the motion. Discussion followed. Motion carried 7 to 0. Mayor Powell declared the motion adopted.

Alderman French arrived at 5:15 p.m.

B. Information Session - Discussion of amending City Code to provide for consume but not sell alcohol permits

John Prescott, City Manager, reported that Alderman Osborne was asked by the baseball team about the ability to provide for consumption, but not sale, alcohol permit for after baseball games. John stated that in doing research there is a State statute that allows the City to issue a special permit to consume but not sell alcohol on public property. If the City Council wanted to issue this type of special permit, we would need to amend our City ordinance that only allows for consumption on public property if there is a special daily on-sale permit. Discussion followed on the special permit questioning the ability to include special conditions. Jim McCulloch, City Attorney, stated that the City could include special conditions such as hold harmless agreement, require insurance, specify the hours, require the applicant to be

liable for any violations, etc. Discussion followed on what conditions, locations, impact upon adjoining property owners, concerns of the Chief of Police, what other cities are doing, etc. The consensus was to request City staff to gather information as to what other cities do in issuing these permits, obtain a report from the Chief of Police and inquire of the Department of Revenue as to any issued with state, for a report at the next noon session.

C. Information Session - Discussion of library naming policy

John Prescott, City Manager, stated there has been some discussion about naming the library to recognize Edith Siegrist who donated a million dollars to make the expansion and renovation possible. John noted that it is the largest single private gift to the library project and that Ms. Siegrist did not require or seek any sort of naming rights as part of her contribution. He stated that the idea has been presented to him about naming the library "The Edith B. Siegrist Vermillion Public Library". John noted that the City does not have a naming policy and, in doing some research, other cities and especially educational institutions have policies that apply to naming of buildings. Discussion followed on the naming of the library and the need for a policy. The consensus was to request City staff to develop a resolution for naming the library "The Edith B. Siegrist Vermillion Public Library" and also to develop a naming policy with the assistance of the Policy and Procedures Committee.

D. Informational Session - Discussion on the role of the City in promoting housing development

John Prescott, City Manager, reported that availability of housing stock and the availability of housing lots for construction are important to the growth of any community. He stated that for many years the City had the Bluffs housing development lots available but the last housing site was sold several years ago. The Countryside Development is currently the only area in the community with housing sites available and there are not a lot of options left. The need for housing sites seemed to diminish for several years during the recent economic downturn but it appears the demand is increasing. The recent job creation, through the expansion of Masaba and the opening of Builders Choice and Navigant, as examples, is creating renewed interest in housing. It was reported by Steve Howe of the VCDC that 1,700 individuals employed within the county live outside the county and 900 individuals living in the county leave for employment outside the county. John noted that the City has set aside \$150,000 from the sale of Lotuswood land for housing development incentives. While it was never suggested to be a lot, the only response has been that it is not enough of an incentive. The question is what is the City Council's role

in housing site development within the community. Discussion followed on options including TIF financing, how incentives could be made to developers, what other communities are doing and if housing sites are the only issues to be addressed.

Alderman Willson requested to leave the meeting at 6:10 pm

Steve Howe, Executive Director of the VCDC, felt that housing is only a portion of a community plan that would look at other issues in the community that are interrelated. Discussion followed with Steve requesting if the City would partner with the VCDC on such a plan. The consensus was for Steve to bring back the cost of such a plan for Council consideration by the first meeting in June.

John Prescott, City Manager, stated that there is a portion of an outlot which was sold to Wade Larson that is not developed and the deed covenants provide that the City could purchase. The outlot would require street and utility improvements to make 5 to 6 housing sites available. Discussion followed with the consensus for John to contact Mr. Larson about his plans for the property and report back in the future.

6. Adjourn

134-12

Alderman Zimmerman moved to adjourn the Council Meeting at 6:45 p.m. Alderman Ward seconded the motion. Motion carried 7 to 0. Mayor Powell declared the motion adopted.

Dated at Vermillion, South Dakota this 30th day of April, 2012.

THE GOVERNING BODY OF THE CITY
OF VERMILLION, SOUTH DAKOTA
BY _____
John E. (Jack) Powell, Mayor

ATTEST:

BY _____
Michael D. Carlson, Finance Officer

Published once at the approximate cost of _____.