

MINUTES	Tuesday, April 24, 2018
Informational City Council Meeting	5:13 PM
Sioux Falls City Council	Carnegie Town Hall
	235 West 10th Street

Members Present: Christine M. Erickson, Michelle Erpenbach, Rick Kiley, Greg Neitzert, Rex Rolwing, Marshall Selberg, Pat Starr, Theresa Stehly  
Members Absent: Mike T. Huether

1. Call To Order

Council Chair Rick Kiley called the meeting to order at 5:13 p.m.

2. Audit Committee

A. Monday, April 23, 2018

Committee Chair Rex Rolwing said the committee met yesterday and that it was his last meeting as Chair. Items discussed at the meeting, included: the external audit report; motor vehicle fees audit report; changes to the 2018 Audit Plan; Eide Bailly received the RFP to audit the City in 2018, 2019 and 2020; and the approval of continuing education travel for the Internal Audit staff.

3. Land Use Committee

A. Tuesday, April 17, 2018

Committee Chair Marshall Selberg said Directors Mark Cotter and Mike Cooper gave a presentation on Development and Infrastructure, in regards to long range planning for the City.

4. City Council Open Discussion

Council Member Theresa Stehly mentioned that the Community Development Department has a program with more than \$3 million available to the public for home improvements, in the form of loans and grants.

6. Presentations

A. Review Tea Inter-jurisdictional Wastewater Agreement, and Brandon and Harrisburg Wastewater Amendments by Trent Lubbers, Utility Operations Administrator; and Mark Perry, Wastewater Superintendent  
Presentation: Approximately 15 minutes followed by discussion

Lubbers gave the presentation and spoke about: Regionalization Works; Regional Wastewater System; City of Tea Agreement Timeline; Agreement Highlights; Volumetric Rates; System Development Charges (SDC); System Development Charges Initial Customer Base Payment Options; Industrial Pretreatment Addendum; Agreement Terms and Conditions; City of Tea Wastewater Agreement; and the City of Brandon Wastewater Agreement Amendment.

Discussion followed regarding: wastewater strength; infrastructure and connections; wastewater; stabilization ponds; comparison of utility bills for Sioux Falls, Brandon and Tea; membranes for holding ponds; and enforcement of standards for other cities.

B. Public Assembly Facility Strategic Planning (Arena Study) by John Kaatz, Consultant, CSL International

Tracy Turbak, Director of Finance, explained the purpose of the study, which was to determine the long term future of the Arena. He stated that the Orpheum Theater and Stadium were included as part of the scope of study. He then introduced John Kaatz.

Kaatz spoke about the following, in regards to the study: Local Market Analysis; Historical Operations Analysis; Competitive/Comparable Facility Analysis; Market Demand Analysis; Arena/SFCC Recommendations; Sioux Falls Stadium Analysis; and Sioux Falls Orpheum Theatre Analysis.

Discussion followed regarding: how to fix walkability issues; how to jump start development; private entity venues; potential Stadium events; what the four most popular businesses are that are located next to venues; parking issues/concerns; better uses for the Stadium; short term investments for the Stadium; compliments on the report; a downtown convention center; alternative seating for the Arena; what is the best fit for management of the Orpheum Theater; busy roads by the Events Center and Arena and how to promote walkability in the area; how was the report created and how much was the combined experience of staff; how to entice businesses to relocate by the Arena; the life expectancy of the Arena and Stadium; reasons for the decline of the Stadium; attendance concerns for athletic events; cost of parking stalls; differences in clientele between concert goers and conventions; overlap between users of the Events Center, Convention Center and the Arena.

## 7. Executive Session

A. Discussing the qualifications, competence, performance, character or fitness of any public officer or employee or prospective public officer or employee. The term "employee" does not include any independent contractor. (SDCL 1-25-2 (1))

A motion was made by Council Member Rex Roling and seconded by Council Member Christine M. Erickson to enter into Executive Session at 6:46 p.m. to: discuss the qualifications, competence, performance, character or fitness of any public officer or employee or prospective public officer or employee. The term employee does not include any independent contractor. (SDCL 1-25-2 (1)).

Vote to enter into Executive Session: Roll Call: Yeses, Rex Roling,

Marshall Selberg, Pat Starr, Christine M. Erickson, Michelle Erpenbach, Rick Kiley, Greg Neitzert, Rex Roling, Marshall Selberg, Pat Starr, Theresa Stehly, 8. Noes, 0. Motion Passed.

A motion was made by Council Member Pat Starr and seconded by Council Member Rex Roling to exit the Executive Session at 6:57 p.m.

Council Chair Rick Kiley called for a voice vote. All members voted yes. Motion Passed.

#### 8. Adjournment

Council Chair Rick Kiley adjourned the meeting at 6:57 p.m.

Denise D. Tucker, MMC  
Assistant City Clerk