

MINUTES	Monday, November 5, 2018
Informational City Council Meeting	4 PM
Sioux Falls City Council	Carnegie Town Hall
	235 West 10th Street

Members Present: Janet Brekke, Christine M. Erickson, Rick Kiley, Greg Neitzert, Marshall Selberg, Curt Soehl, Pat Starr, Theresa Stehly
Members Absent: None

1. Call To Order

Council Chair Christine M. Erickson called the meeting to order at 4 p.m.

2. Administration Communications

Erica Beck, Chief of Staff, provided an update on land gifted to the Glory House, an upcoming proposed annexation, building permit statistics, an upcoming Utility Rates presentation and proposed ordinance, and addressed questions about the Mary Jo Arboretum.

3. City Council Open Discussion

Council Member Curt Soehl spoke about the full opening of Minnesota Ave., No-Shave November, and Sioux Falls' selection to host a major softball tournament next year.

Council Member Rick Kiley spoke about the City's participation in "Read for the Record," which saw a record turnout this year.

Council Member Theresa Stehly spoke about a recent sleep-out at the Bishop Dudley House and the recent passing of her mother.

4. Presentations

- A. Cascade Project Update by Erica Beck, Chief of Staff, and Jake Quasney, Lloyd Companies Vice President of Real Estate and Investments
Presentation: Approximately 15 minutes followed by discussion

Beck introduced the topic and provided a general overview of this particular TIF and explained the process used to award it.

Jake Quasney, Lloyd Companies, provided a schedule update to include key construction dates associated with Site Remediation/Underground Parking, Building A, and Building B. He explained "problem areas" at the site to include "hazardous impacts" and "petroleum impacts." Quasney further elaborated on the

petroleum impacts by explaining impacts they, along with weather, had on their schedule and costs. He also noted that blasting was required for a portion of the excavation. He then explained the estimates agreed to in the Development Agreement and actual costs to date.

Discussion followed about: the terms of repayment; the cost of the petroleum impacts; other remediation efforts and costs; the causes for the amount of petroleum and other hazardous materials at the site; clarification of existing property tax revenue and the City's requirements for reimbursement; the merits of using TIF to encourage development; and the term of the TIF.

B. Levitt Shell Progress Report by Don Kearney, Director of Parks and Recreation

Presentation: Approximately 15 minutes followed by discussion

Kearney provided a brief overview of the project and the timeline associated with it. The first performance is expected to take place in the Summer of 2019.

Mike Patten, Parks and Recreation, discussed construction progress. Initial site work included: removals, site preparation, grading, utility relocations, and GeoPier foundations. He explained that underground utilities consisted of electrical, water/sewer, storm sewer, and communications. The foundations of the buildings included over 24 tons of steel and over 650 yards of concrete; several block masonry walls were built. Grading consisted of creating an elevated lawn space which required over 12,000 yards of borrow fill. Patten also noted that the festival grounds includes several pathways and plazas to accommodate pedestrian traffic and concessions. The festival grounds also include a series of boulder walls as well as turf irrigation. The stage and support building includes structural steel/ stone & block masonry construction and will provide a 60 ft. x 40 ft. performance space with a 12 ft. x 12 ft. video board stage right. Public restrooms are also being constructed on the site. Remaining construction activity will be ongoing through Spring 2019, when remaining landscaping and site restoration are completed.

Nancy Halverson, Friends of Levitt Executive Director, was introduced and provided an overview of her background, efforts of the organization to provide community awareness and prepare for future events, and the composition of her staff and office location.

Discussion followed about: the cultural impact of this type of venue; noise management and mitigation; alcohol sales; whether event-goers can bring food; the expected hours of operation for events; how the site will be scheduled; fundraising; landscaping, and the stage roof.

C. Sioux Falls Population Projections by Mike Cooper, Director of Planning and Development Services

Presentation: Approximately 15 minutes followed by discussion

Cooper explained that his presentation is a result of a request to provide information about the methodology used to arrive at City population estimates. The City conducts an annual estimate, as does the U.S. Census Bureau, and the City also develops population projections for out-years. He provided background

of past estimates and explained that current estimates by the City are derived from a combination of: the 2010 Census population; the number of housing units in the City; permit vacancies; overall vacancy rate; a persons-per-dwelling-unit factor (2.4); and, factors for persons in group quarters. Cooper then explained how annual City population figures compare to annual Census Bureau figures. The figures tend to be closely aligned, but Cooper noted that the Census figures for a given year typically are not released until approximately each July (the City's estimates are released in January.) Using the population figures and other factors, the City is able to develop a range of population projections for future years. He noted these are adjusted as new information becomes available.

Discussion followed about: the need to keep projected growth in mind as the City continues to plan; the use of population figures and projections to inform capital planning; the amount of people who work in Sioux Falls, but are not residents; how projections are developed based on the best, available information; and how historical data informs current estimates and projections.

D. 2019 Legislative Priorities Discussion by Jim David, Operations Manager
Presentation: Approximately 5 minutes followed by discussion

David explained that the process to develop the City's legislative priorities began in August, 2018, with the Council adopting a list of Provisional Legislative Priorities for the 2019 State Legislative Session. David briefly discussed each of the 11 Provisional Priorities noting that item 10 is recommended for removal. The goal of the discussion is to develop a final list of legislative priorities to be shared with state legislators.

Discussion followed about: an item that may be presented regarding public safety; provisional items two and three, each addressing official publications; the possibility of adding "tobacco" to item five; the role of the counties in developing the priorities; the meaning of provisional item ten; the possibility of retaining item ten as a priority; and provisional item 11.

5. Public Comment

There was none.

6. Adjournment

Council Chair Christine M. Erickson adjourned the meeting at 6:02 p.m.

Thomas M. Greco
City Clerk