

MINUTES Tuesday, July 16, 2013

Land Use Committee 4:30 PM

Carnegie Town Hall

235 West 10th Street

Members Present: Council Member Kermit L. Staggers, Council Member Dean Karsky, Council Member Rex Roling

Members Absent: Council Member Kenny Anderson Jr.

Staff Present: Denise D. Tucker, CMC, Assistant City Clerk; Jim David, Legislative/Operations Manager; David Bixler, Budget Analyst

Guests: Sue Aguilar, Greg Jamison, Tracy Turbak, Jim Entenman, Keith Allenstein, and Sgt. Michael Colwill

1. Call To Order

Committee Chair Rex Roling called the meeting to order at 5:10 p.m.

2. Approval of Minutes

A. Tuesday, May 21, 2013

A motion was made by Dean Karsky and seconded by Kermit L. Staggers to approve the minutes of Tuesday, May 21, 2013.

Roling called for a voice vote. All members voted yes.

3. Discussion

A. Tax Increment Financing Update by Brent O'Neil, Economic Development Manager; and Darrin Smith, Director of Community Development

Smith said they wanted to discuss some changes they would like to enact to the TIF process. During the last three years, the City Council has approved nine new TIF districts. Smith said for the past 15 to 18 months, they have had TIF discussions through: an open work session, City Council meetings, Planning Commission meetings, the Sioux Falls School District, Minnehaha County, Development Community, legal experts, and have researched other communities. The ways they hope to make improvements include: provide better communication; add clarity to the process for staff, officials, and the private sector; and formalize the application process.

O'Neil said one of the key components they wanted to improve upon was communication. The process used to take five weeks, now they are going to stretch it out to 11 weeks. New items to the process would be to notify the City Council and Planning Commission by a memorandum once someone has applied. Present it to the Planning Commission as an Informational item; and to hold a first reading with the City Council. O'Neil reviewed the general guidelines for TIFs.

A formal application and fees would be added with an application process. O'Neil said the fees would be used to recover external costs for legal and financial review, ensure viability of project, and recover ongoing expenses for administering the TIF. He reviewed their next steps, which includes going

before the City Council with an ordinance.

Councilor Kermit L. Stagers asked if there was a way to shorten some of the time in the communication process. Discussion followed. Councilor Dean Karsky said he likes that they are trying to set up a policy regarding TIFs. He said he didn't understand why there needed to be an ordinance, and asked if it was in regards to proposed fees. O'Neil said yes and they are still discussing how much the fees would be.

Rolfing suggested designating a specific monthly date for TIFs to be submitted. He also asked about the proposed Informational and hearing timetable for the Planning Commission. Rolfing asked if they were returning to the Land Use Committee regarding the ordinance. Karsky asked what the ordinance would be about. O'Neil said fees. Rolfing asked for Smith to give them a preview of the ordinance at the next committee meeting.

B. Deer Feeding by Arden Petersen, Regional Supervisor for Games, Fish & Parks

Petersen explained that there are multiple factors for attracting deer in Sioux Falls. The green space along the Big Sioux River provides great habitat and cover. The parks and bike trails house a lot of deer, due to the food, water and escape cover they provide. He said the only real threat to the deer is vehicles.

A limited hunting season was created in Sioux Falls, as an effort to control the deer population. Petersen said it has kept the deer population from rapidly expanding. It is hard to control concentrations of deer in the city; a feeding ban might be one way. He said that would be something for the City to decide.

Stagers asked if we really have a deer problem in Sioux Falls. Petersen said his agency took more calls last year, than in the past. He explained some scenarios and said the problem lies in the eye of the beholder. Karsky asked if the State currently has any restrictions, regarding deer. Petersen said there is a law prohibiting people from putting salt licks out and from baiting deer for hunting purposes. Karsky asked if there was a State law preventing people from harassing deer and wildlife. There is.

Karsky asked Councilor Sue Aguilar, representing the Southeast District, to talk about why she requested this subject to be discussed. Aguilar said she has received a lot of calls regarding deer on private property. Karsky asked if they need to do anything. Stagers said there doesn't seem to be a big problem right now. Rolfing agreed. He suggested taking another look at this issue in a year or two, to see if there is a problem.

4. Open Discussion

There was none.

5. Adjournment

Committee Chair Rolfing adjourned the meeting at 6:03 p.m.

Denise D. Tucker, CMC

Assistant City
Clerk