

**CITY OF CUSTER CITY
COUNCIL PROCEEDINGS- RETREAT SESSION
FEBRUARY 23, 2008**

Mayor Harold D. Stickney called to order the special meeting of the Common Council for the month of February, 2008 at 8:00 a.m. Present at roll call were Councilpersons Boyer, Culberson, Schleining, Murphey, Pischke, and Starr.

TOUR

The Council and Staff spent the morning portion of the meeting on a complete tour of all public works facilities and gain incite into the complexities of running the water and sewer utilities.

SCHOOL ADMIN BLDG

The Elementary School building availability discussion was held which included parking, operational costs, cash flow, and the Council being open to the idea.

FUTURE ANNEXATIONS & RESORT FACILITY

The Council discussed the need to address the Golf Course Annexation which should be completed as soon as possible. Discussion was then held on rounding out the City in all directions. The changes at Crazy Horse Memorial which include a new well and sewer treatment facility were discussed as well as not knowing the status of a possible resort next to the Memorial. The Planning Commission is discouraging any further commercial development going north. There is also another development which is looking at subdividing but there is a three acre minimum by the County or if it is less than three acres they have to connect to utilities. Then discussion was led to the septic tank inspection which could be a cooperative effort between the City and County.

CITY PROPERTY SALE & DEVELOPMENT

The Council discussed the appraisal received on the Shop Property and viewed the other City properties on their tour. We need to start the process of moving the Shop to the other property and surplus the present Shop.

MONTGOMERY/SYLVAN LAKE INTERSECTION

Discussion was held on the layout, viewing a new proposed layout, and getting cooperation from three entities to correct the road work as well as pavement possibilities.

SCHOOL FIELD PROPERTY

The main goal is to complete this project this year with plans from the Long Term Recreation Committee and the School plans to include this project in their expansion.

TIF #4 – PROJECT PLAN

The Custer Improvement Committee has been looking at three different categories for Community improvements with one being the Community TIF. They will then work on ideas and possibilities such as lighting, overhangs, and sidewalks that fit. The Project Plan will be completed by July.

RENAME STREET

Discussion was held on renaming Mt. Rushmore Road but was vetoed due to address changes, costs, and the potential effects on all due to internet sites that use the present name.

LOG BLDG RENOVATIONS

The window and basement exit project is coming along and will be completed shortly. The new items to look at are staining the entire building, replacing bad logs if there is any, drainage control, gutters or copper shields on the support logs, sealant, and getting estimates for this work.

STORM WATER MITIGATION

The major problems have always been the streets and alleys that drain onto 5th Street or Mt. Rushmore Road and now we will need to address this more since we have more paved streets. We definitely want to improve the appearance of the Community and with the changes in the Clean Water Act, we will be required to address this problem. We may need to look at a Storm Water Enterprise Fund even if we build in some of the cost into building permits.

WATER STUDY

The Hydrology Study (water capacity and well placement) will be completed in two weeks. With that information, Bob will move forward with future reserves since within the three mile limit, we do know exactly which way the town will grow. Other discussion was held on a possibility of looking at a closed water system which could save on the amount of water not being captured for this Community.

TIF #5 – PAMIDA STORE

Discussion held on TIF #5 which is for the Pamida Store in the amount of \$400,000. Things agreed to be looked at are the agreements, private development or not, costs in each category, interest rates, revenues, legal allowable costs, economic versus residential, and Planning Commission's directions on TIFs.

NUISANCE & JUNK ORDINANCES

Abandoned cars, weeds, and chicken clean up has been completed but we are still looking at our ordinances, changes to those ordinances, and what issues become civil rather than City. Discussion on the community appearance, beautification programs, and eliminating junk was reiterated. Discussion was also held on some of the City items such as well house improvements which the Council stated is a priority.

PROJECT UPDATES

The Liquor Store design was changed with the mining concept being denied. The rest of the building will have the timber frame cross hatch plus rock work with copper-gold metal roof. Rex will change the plans so the drawings, specs, and materials can be changed so we can proceed in the bid process.

The flood mitigation project has been turned over to the BH Council of Local Governments since the entire package is so large, the City and County could not find the additional time it would take to complete it.

The deer management plan will be supported by doing more deer counts as soon as the evenings are lighter and we will follow up with other management plans that were implemented this year in Pierre, Whitewood, and Hot Springs.

TID/BID DISTRICT

This district formation is being pursued and the request will be presented to the Council by April. This will add a \$2 per room fee which will be used for advertising the Community since the Chamber does not have a large enough advertising budget. All of the larger facilities are on board with doing this.

5TH STREET – MAIN STREET IMPROVEMENTS

The Custer Community Improvement Committee has been looking at various options as well as safety by maybe changing speed limits.

CUSTER CRUISIN COMMITTEE

The Cruisin Committee voted to give the Chamber advertising dollars as well as improving community events. The VFW has become more involved with the Veteran’s Appreciation Day which will be moved to the Chamber parking lot. There is the Mayor’s Ride which is now a poker run and doing much better. Schedule sheets will be available for the visitors. Music will be scheduled nightly. Discussion arose on sidewalk usage and banner displays.

LAND SALES

The Forest Service property sale is slowly proceeding for the four parcels that were annexed into the City.

PARK PROPERTIES

Discussion was held on Inman Park being developed, differing views on the park properties, Way Park including music or not, the Long Term Recreation Committee including music within their plans, Pageant Hill development for Community use, and participation by the Custer Area Arts Council.

COMMUNITY ASSESSMENT REVIEW

There have been meetings by the resurrected 20-10 Committee which is in the process of reviewing the Community Assessment and how we are doing with that evaluation.

SERVICES TO PRIVATE OWNERSHIPS

The City’s position is that if there is private ownership, the City will not be using City money to enhance those properties.

GOOD REPORTING FORMS

Councilperson Starr stated that he has a form that can be used to help the public to understand where the tax dollars are spent.

PLANNING COMMISSION

The Planning Commission’s first priority is to have the Comp Plan completed since the old Plan needed to be updated and in some cases replaced. This is paramount to our desire to improve the Community and address issues before they become problems.

DONATION POLICY

The City’s donation policy needs to be looked at and the Council needs to decide which items are allowable by law before the annual budget process starts again in May or June.

TIF DISTRICT PARAMETERS

Discussion again was held on guidelines for TIFs whether it is a blighted area or if it is an economic TIF and most of all, what is best for the Community overall.

SEWER PROBLEMS

Discussion was held on sewer back ups and how much liability the City may or may not have. Bob explained the City’s policy on doing “jetting” and various other items which is the most we can do. We do have one line that we are waiting on a camera that will scope out further if there is problem with a property owner’s line or if there is something with the City’s portion. With all of the things we do, our Insurance Company has found no liability on our part.

ADJOURNMENT

With no further business, Mayor Stickney adjourned the meeting at 5:20 p.m.

ATTEST:

CITY OF CUSTER CITY

Christine Redden
Finance Officer

Harold D. Stickney
Mayor