

**CITY OF CUSTER CITY
COUNCIL PROCEEDINGS- SPECIAL SESSION
RETREAT HELD AT OUTLAW RANCH
FEBRUARY 10, 2007**

Mayor Harold D. Stickney called to order the Special Retreat meeting of the Common Council for the year 2007 at 8:15 a.m. Present at roll call were Councilpersons Schleining, Starr, Pischke, Culberson, Boyer, Scherer, Chris Beesley, Attorney, Bob Morrison, Public Works Director, and Rex Harris, Community Development Director.

AGENDA

Councilperson Culberson moved to approve the agenda. Seconded by Councilperson Pischke, the motion unanimously carried.

CITY PROJECT FORM

Discussion was held on using a new form for communication, progress, and keeping them for history so that anyone can look at the projects. It could also work for new council members to get up to speed on certain things. The Council would like to start using it on a regular basis. There is also a form being used for the public to make suggestions or report a problem. This has been working well.

WESTSIDE UTILITY EXTENSION

Bob discussed the surveying and that there will be easements obtained as soon as we know the route of the new services. Most of the route will be in the floodway so there should only be minor impacts to private property. There had been discussions and agreements with all the owners prior to starting this project.

PAVEMENT PROJECT

The engineers and surveyors are going strong and as soon as they complete the surveying, the plans will be drawn up. Discussion was held on the future plans, the types of pavement, and doing the most with the money available. Bob also stated that if the City would purchase a spreader, then we could do our own chip/seal projects. Councilperson Culberson stated that the County has been looking at doing the same thing so there may be an opportunity for sharing resources.

LIQUOR STORE DESIGN

Discussion was held on various ways to improve the present Liquor Store; either by remodeling or completely building a new building. Rex stated we should be able to double the size with a new roof and façade so the business can remain open during the process. Rex stated he will get cost estimates after checking on the flood area. Also discussed was a face lift on the well house next door.

SBH WATER ASSOCIATION

Bob discussed HB1245, which is requesting \$625,000 as an 80/20 grant. This means that the SBHW Board will have to have \$156,000 in match. After a meeting with Congressman Thune, he stated there are no earmarks allowed at the Federal level, as there isn't a 2007 Budget. The Board has submitted a \$10 million loan application with USDA but that is held up until there is a secured water source. Also, the work on the Streeter Well will be waiting until there can be a hydrology study completed. There has been discussion on other possible locations. The City of Hot Springs is discussing a resolution to not sell any water outside of Fall River County. Will have to wait and see on that. The Board will be looking at a City commitment of around \$2 million but that will need to be considered very carefully in comparison to other possibilities for the City. There was some discussion on possible sites around Custer City that the City may look at securing water rights. Bob stated that this is a big consideration when we are looking at expanding and discussing annexation areas. Bob also discussed the draft report of the hydrology study performed on the well next to the Liquor Store and the results have turned out very well; we will wait and see what the final report states.

FOREST SERVICE VAULT WASTE PROPOSAL

The Forest Service has a \$304,000 grant for a vault waste system, which was awarded several years ago. They are proposing that the City establish a waste deposit system so they can empty all of the solid waste from their vault toilets. Bob also contacted Custer State Park to see if they would be interested in the project, which they are, because Bob doesn't want the residents to foot any of the bills. The residents wouldn't see any direct benefit; the benefit of working with this project is that the ground would be protected. Right now, all of the waste is spread on the ground without any regulations and both parties would like other alternatives. Bob talked to the Lead/Deadwood Sewer District, who already has a system, but they have very little use; Rapid City is in the same position. The operations and maintenance costs would have to be covered by the Forest Service and the Park. Bob will be talking more with both entities.

FLOOD MITIGATION GRANT

Rex discussed the Flood Mitigation Grant that the City will be applying for which will help with clean up and creating greenway along the Creek areas from West Dam to the Treatment Plant; there could also be

some work done on remodeling West Dam. This is a FEMA Grant and they would like to get going as soon as possible; but the process will take about a year due to obtaining property, easements, and having the preliminary engineering and environmental study completed. The City will have to have matching funds but anything we pay for such as the engineering would be counted towards the match. If the City qualifies for the 90/10 Grant, the City would need \$300,000 over an approximate three-year period. Rex will be gathering more information and he will be working with the County EMS Director on the Grant application.

TID/BID DISTRICTS

Discussion was held on the downtown businesses discussing the possibility of creating a Tourism Improvement District to fund additional advertising. This would be a flat fee assessment on the motel rooms; possibly \$1 or \$2 per night. The group may or may not have all motels participate or maybe just the larger ones; also the possibility of including campgrounds, bed & breakfasts, and camping cabins. This would be a separate Board from the Council and from the Chamber; the funds would be held at the City and payment would be through the regular process. The Council stated that they don't have a problem with this but they want direction from the Group. Discussion was held on the citizens wanting control over the storefronts so the City doesn't look like Sturgis. Also, with more discussions held on improvements for the business district, there could be a Business Improvement District formed and there could be regulations adopted so there could be some continuity to the town. Also, signs need to be addressed such as the billboard signs downtown.

TRANSIENT MERCHANT PERMIT

Discussion was held on the transient merchant permit and how to change the requirements. The changes in the permit could be addressed by charging a base amount, so much per foot after the base, and making it mandatory for all vendors, even the ones on private ground. The Council will wait for a recommendation from the Planning Commission at a regular meeting.

5TH STREET & DOWNTOWN IMPROVEMENTS

Rex set up a meeting with the Corridor Committee to see what direction to go with the Streets, both on 5th and Mt. Rushmore Road. There seems to be a consensus to change the streets, implement turning lanes, and not having boulevards. This could address additional parking area and possibly have landscaping to help the town be more intimate and to calm traffic down for safety aspects. Rex has been discussing various thoughts with DOT and the amount of ROW they actually need. More information later on.

STORM SEWER PROJECT

Discussion was held on the Storm Sewer Project that originally would have worked with DOT's 5th Street Project. But due to higher construction costs, DOT's portion of the 5th Street Project will be pushed further out to 2014 or 2015. DOT may be going into an overlay maintenance mode, which will then push the date even further out. The Mayor discussed writing Judyth Pane, State DOT, and suggest working with us on the storm sewer portion to address the drainage needs and not even addressing the pavement at this point. At least we wouldn't be going backwards with the money we've saved. The City definitely needs to know where we are going and what we want before talking to DOT so they know we are all on the same pages.

BREAK FROM 12:00 P.M. TO 12:30 P.M.

GARBAGE CONTRACT

Discussion was held on the bid advertisement for Garbage Service since the contract is up May 1st. Discussion was held on the ability for the City to start collecting but this really wouldn't work too well. A consideration will be requiring a smaller truck for pickups due to the new pavement. There are some areas that the garbage should have to be picked up in the alleys. Recycling was briefly discussed but no decisions made. Bob and Chris will go over the specifications so the bid advertisement can be put out as soon as possible. Councilperson Culberson stated that in March a metal crusher would be at the Highway Shop so there could be clean up in the County.

ADDRESSING CHANGES

Rex has been discussing address changes with Mike McMahon, County Planning, and most of the addresses are fine and we can continue to work with them; there will be a few though. Discussion was held on the house numbering requirements being enforce and having the same house numbering signs as in the County so there are consistencies for safety reasons. The signs would be provided free as we are County residents also.

FUNDING POSSIBILITIES

Discussion was held on funding possibilities as there will be additional needs in the future for further improvements and those will have to be funded by various means. Discussion was held on possible districts, bonding capability, and assessments.

PUBLIC SAFETY DEPARTMENT

Discussion was held on a possible future department, which could include code enforcement, cooperative efforts for safety factors, and having the potential to work with law enforcement. A position description will be researched for possibilities in the future.

CUSTER CRUISIN

Discussion was held on the survey and at the present time, it will stand as provided unless legal actions say different.

USFS PARCELS

Discussion was held on the access for the Forest Service parcels being sold. Lincoln Street or a loop off of Belair Street; otherwise there would be the section line from Buckhorn Road down.

RESORT FACILITY

Discussion was held on a possible resort facility property available for sale and how that could impact the City. Discussion was held on the available water since there could be approximately 110 homes coming on, 90 motel rooms, and other annexation considerations. Bob stated the Treatment Plant is good for quite a number of years and then a small investment would be needed to expand.

CITY/COUNTY/SCHOOL ADMINISTRATION BLDG

Discussion is on going with possibilities of having one administration building for all local government entities. The County Commissioners have been discussing it as well as the County Staff. We would be looking at cost sharing as partners, not as tenants. The discussions will continue with more information coming from the School.

ANNEXATIONS

Various areas to be annexed were discussed with no decisions made except maybe for annexing the Golf Course Property since it is City owned. Bob discussed that there could be DOT grant money available for industrial properties. Several areas were discussed with most being to square or round out the City limits. There could be several problems areas addressed and some clean up along with future considerations on water availability.

MONTGOMERY STREET & SYLVAN LAKE ROAD INTERSECTION

DOT has been looking at this problem for quite awhile and one possibility would be moving the intersection more south. There would be cooperation from the County and City to make this work. The new intersection would address safety concerns as well as usage by the residents and ambulance.

OLD DUMP PROPERTY DEVELOPMENT

Interest has been shown in the City Shop property, which led to discussion of possible development of the old dump property for a new city shop. Bob stated that clean up would probably be one obstacle but he will see about putting some costs figures together.

IRRIGATION SYSTEM

Information is still being sought from the School District as to their contribution to development of the soccer fields. Since the property was deeded with certain requirements, discussion was held on their participation by possibly providing the irrigation system. Corbin Herman, YMCA Director, may be providing the seeding so there would be several participating in the development.

GENERAL DISCUSSION

Discussion was held on making sure the little clean up things are done, employees noticing things without being told, keeping up on the code enforcements, and whether to enforce the nuisance ordinance outside of the City limits or not.

ADJOURNMENT

With no further business, Mayor Stickney adjourned the meeting at 4:05 p.m.

ATTEST:

CITY OF CUSTER CITY

Christine Redden
Finance Officer

Harold D. Stickney
Mayor