

AURORA PLANNING & ZONING COMMISSION
Tuesday, April 23, 2019
Aurora Little Hall

Reference:

1. TIF (Tax Incremented Financing) submitted by Josh Spilde.
2. Plat of LOTS 1A AND 2A IN BLOCK 2 OF THE ORIGINAL PLAT OF THE CITY OF AURORA, BROOKINGS COUNTY, SOUTH DAKOTA.
3. Proposed Joint Jurisdiction boundary between Brookings and Aurora.

The meeting was called to order at 7:00PM by Tiltrum.

Attendance: Eugene Beckwith, Ervin Colbeck, Zach Gutzmer, Jennifer Kuck, Nancy Price, David Schuttloffel and Charles Tiltrum.

Absent: Kevin Howard.

There were many others in attendance: City Council members, City employees, residents of the City and presenter, Tobin Morris.

Due to the complexity of the issues and the time expected to address the 3 issues, it was decided to act on the issues in a reverse order from numbers above.

#3. Mayor Fred Weekes and Chairman Chuck Tiltrum had met with Mary Kidwiler, City of Brookings and LeeAnn Pierce, Brookings County Commission, to discuss a proposed update and change to the joint jurisdiction boundary between Aurora and Brookings. The proposed boundary is shown on the attached map (highlighted in pink). The boundary map will be presented for approval at a later date when the entire joint jurisdiction boundary for Brookings is finalized with Brookings County, City of Volga, etc. At that time a resolution will be needed. All documentation, resolution, map etc. will be processed by Luke at First District in Watertown.

Motion by Colbeck to approve boundary as shown.

Second by Price.

All voted Aye. Motion approved.

#2. The Plat of 1A and 2A as referenced were reviewed. City personnel explained that the previous 4 lots were all city property and the property would be replatted for future sales or lease potential. Lot 2A would have alley access via a 25' access easement.

There was limited discussion.

Motion by Price to approve the plat.

Second by Gutzmer.

All voted Aye. Motion approved.

#1. Tobin Morris gave a lengthy presentation on the proposed Tax Increment Finance District #1 prepared for the City of Aurora as requested by the developer, Josh Spilde. There was much discussion on the proposal: questions and answers from the Planning and Zoning Board and many comments from those in the audience. Mr. Morris gave a very professional and informational presentation of TIFs and the Aurora proposal. Many of the questions, answers and comments reflected a negative feeling about a TIF in Aurora. Problems that were discussed are summarized:

- is there a need for a continued "fast pace" growth in Aurora at this time?
- what would be the effect on the sewage lift station which is beyond capacity at the present time?
- what would be the effect on the sewage lagoons which are at capacity today and Banner engineering firm is studying the need for future expansion of the lagoons?
- how can surface water drainage and ground water issues be solved? (many in attendance are pumping basements continuously at this time).
- is there a benefit to the City when real estate taxes would not be allocated by the City?
- it was acknowledged that electricity changes would not increase city revenue much as 25% payment must be made to Sioux Valley Electric for service in this area.
- it was acknowledged that maintenance costs for sewer, water, electricity and streets, etc. would increase with limited revenue increase.
- it was also noted that sales tax revenue for the City of Aurora would be minimal as there are only a few businesses in the City collecting a 1% City sales tax.

A printout from the South Dakota Department of Revenue addressed "Tax Increment Financing (TIF)" dated August 2018 was reviewed by board members. On page 2 under "Steps to Establish a TIF district" with a subheading "preliminary Steps", it states "the planning commission for the county or municipality is required to hold a hearing on the necessity of the TIF district (SDCL 11-9-3)". The general opinion was that the TIF District was not necessary.

Motion by Schuttloffel to decline the request for TIF district.

Second by Price.

All vote Aye (by raise of hand).

Motion to decline was approved.

Meeting adjourned at 8:30PM.

Respectfully Submitted

Charles A. Tiltrum, Chairman
Aurora Planning & Zoning Commission