

The Aurora City Council met in regular session at 6:00 PM on November 06, 2023 at the Fire Hall. Present: Mayor Josh Jones and Council members Jon Geise, Josh Kukrall, Nancy Price and David Schuttloffel.

Others in attendance: Scot Leddy – Banners, Tobin Morris – Colliers Securities, Josh Spilde, and many Aurora residents, Planning and Zoning Board members meeting jointly: Charles Tiltrum, Jennifer Kuck, Pat Tingle,

Meeting was called to order by Mayor Jones at 6:00pm and started with all standing for the Pledge of Allegiance.

Mayor Jones invited citizens to schedule an item on the next meeting agenda or make a brief comment.

M/S Kukrall, Geise to approve agenda. Carried.

M/S Price, Schuttloffel to approve October meeting minutes. Carried.

M/S Kukrall, Schuttloffel to approve payment of all November bills. Carried.

Aurora Auto Body \$454.48 – fire truck repairs, Aurora Quick Stop \$1,880.74 – Sept. & Oct. gas, Banner Associates \$16,640.00 – engineering fees, Bob Charging \$2,278.90 – wages, Brookings County Sheriff \$1,595.65 – contract law, Brookings Municipal Utilities \$9,302.06 – water purchase, Brookings Register \$203.55 – publishing, CarQuest Auto Parts \$360.94 – repairs/maintenance, Century Business Products \$127.32 – printer fees, City of Aurora Utilities \$1,045.62 – utilities, Collin Kneip \$4,036.16 – wages, Core & Main \$19,215.00 – water/electric meters, EFTPS \$4,715.99 – withholdings, First Bank & Trust Visa \$590.34 – fd supplies, Graybar \$146.54 – fuses for street lights, Halme Inc. \$100,729.94 – lift station project, Heartland \$1,255.29 – loan payments, Heartland Power \$57,301.19 – electric purchase, I&S Group \$2,692.50 – building concept plans, ITC \$424.89 – phones, internet, fax, Lowes \$368.67 – shop supplies, NAPA \$106.02 – parts, North Central Leasing \$1,500.00 – loader lease, North Western Energy \$29.47 – natural gas, Outlaw Graphics \$665.00 – signage for lagoons, Pitney Bowes \$400.08 – postage & lease, Public Health Lab \$30.00 – water sample, Rental Depot \$68.98 – rental for fence, Runnings \$160.87 – shop supplies, Rushmore Communications \$3,374.75 – fd supplies, SDML Work comp \$5,917.00 – work comp annual dues, SDRS \$1,667.62 – retirement, SD State Treasurer \$3,255.76 – taxes, Shannon Freng \$3,337.04 – wages, Two Way Solutions \$329.94 – FD batteries, US Bancorp \$20,555.50 – CW-03 payment, WAPA \$3,749.23 – electric, Wellmark \$496.99 – Kneip Health Insurance

M/S Price, Kukrall to approve 2<sup>nd</sup> reading and adoption of Ordinance 343 – rezone property from R1 to R2. Carried.

Josh Spilde was present to ask the City Council for a Tax Incremented Financed District. Tobin Morris joins Spilde for the discussion.

City council steps back and allowed the Zoning Board to open the discussion. Tobin Morris gave a brief explanation of what a TIF district is and how it works with the City. Charles Tiltrum, Chairman of Planning and Zoning Board expresses some concerns. There were many questions about the current infrastructure in the City and if it could handle the growth, the upcoming projects to upgrade infrastructure, zoning of lots, and the risk to the city. After a lengthy discussion, Tiltrum asks the Zoning members for a vote. Tingle motions to approve the TIF plan, no second. Kuck motions to deny the TIF, Tiltrum seconds the motions. There were two proxy votes by Dianne Hawks and Zach Gutzmer that were both Nay. Motion Carried to deny TIF.

City Council reconvenes and discussion on TIF continues. Price asks those present about their concerns on the current infrastructure. Pat Tingle asks about the steps included in a TIF and construction timeline. Toby Morris states that would be determined after Josh Spilde has visited more with the bank and the State. There were comments on interest rates, taxes, first time home buyers and costs of the project. There was talk of finishing current projects before starting new ones. Price asks the City Attorney, Steven Britzman for his thoughts or comments. He has reviewed all the documents pertaining to the TIF at this point. He mentions making sure there is no risk to the City of Aurora, does not see a risk to the City, and the developers agreement includes the standards in which the City would expect.

Resolution 23-13 – Approving the TIF District was voted on. Vote of 3-1 to not approve. Resolution 23-13 was not approved.

Scot Leddy with Banners was present to discuss the Facility Plan for Drinking Water System Improvements. Leddy explained the findings during the water study and what options are available to the City of Aurora to improve water supply and storage. Both Brookings Municipal Utilities and Brookings Deuel Rural Water were options Aurora could look at. Banners recommendation is that Aurora continue service with Brookings Municipal Utilities. Leddy explains that Aurora is at capacity with the current water system and only having a 50,000 gallon water tower in place. The plans would include installation of a new 10 inch line down 214<sup>th</sup> St., creating a loop system and a new 250,000 gallon water tower.

Alex with First District was present to discuss the funding application for the water project .

M/S Geise, Schuttloffel to approve Resolution 23-14 – SRF Authorization. Carried.

Pat Tingle gave the Aurora Event Committee report. November 20<sup>th</sup> is the next meeting. Bingo will start on December 8<sup>th</sup> at 7:00pm. It will be a Christmas Bingo. They will be asking for toy donations which will get donated to a local charity.

Mark Potthast – FD report. 1 Fire Call, 2 EMS calls. Dakota pump will be giving quotes for a new pump at the well house.

Collin Kneip – Maintenance report. Street lights will be getting fixed. Water tower stand pipe is in need of a few repairs and will be looked at soon. The water tower control house is also needing repairs and upgrades. He explains Sourcewell Contracting and how that works for the City wanting to buy or lease equipment.

M/S Geise, Kukrall to adjourn. Carried.

Shannon Freng

Finance Officer

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