

MINUTES  
TAX INCREMENT FINANCE COMMITTEE  
October 24, 2007

MEMBERS PRESENT: Tom Johnson, Bill Okrepkie, Gary Brown, David Janak, Bob DeMersseman, Marcia Elkins, Jim Preston, Joel Landeen

OTHERS PRESENT: Merlin Brendon (Skyline Pines East), Curt Huus, Ken Anderson, Bryan Vulcan, Wes Ensinger, Dirk Jablonski, Dan Coon, Karen Bulman, Sharlene Mitchell

Call to Order

Elkins called the meeting to order at 11:32 a.m.

Tower Road TID #47 – Project Plan Revision (07TIF019)

Elkins reviewed the concerns expressed by the committee at the October 5, 2007 meeting noting that staff has met with the applicant to address and resolve those concerns. Huus introduced Anderson, Brendon, Vulcan and Ensinger and thanked staff for their assistance in addressing the committee's concerns.

Huus outlined the grading re-evaluation and increased grading requirements to place Tower Road on undisturbed ground. Huus addressed the preliminary grading to be performed on Fairmont Boulevard north and south of the existing ravine. Huus addressed the possible resolutions to the topography issues prohibiting the completion of Fairmont Boulevard.

Elkins briefly summarized the 4-to-1 slope requirement to place Tower Road on undisturbed ground and the utilization of the materials from Tower Road to provide preliminary grading for Fairmont Boulevard. Elkins clarified that the prior applicant had apparently included the detailed costs estimates for the Fairmont Boulevard grading in the initial Project Plan. Elkins complemented Huus for his clarification of the grading issue.

In response to a question, Huus identified the portion of Tower Road that would be relocated to undisturbed ground. In response to a question from Preston, Elkins addressed the outlot grading issue. Vulcan clarified that no site improvement costs are included in the funding proposal.

In response to a question from Landeen, Elkins indicated that the retention of the right-of-way has been addressed through the platting and variance procedures. In response to a question from Landeen, Elkins indicated that the proposed Fairmont Boulevard grading will service existing and new lots on both the north and south ends.

Vulcan clarified that the proposal is for right-of-way grading noting that the developer will install the infrastructure.

In response to a question from Preston, Brown indicated that the information provided addresses his concerns with the project. In response to a question from Preston, Elkins indicated that the pro-forma has not typically been requested for the reallocation of the Project Costs.

**Preston moved, DeMersseman seconded and carried unanimously to recommend approval of the Tower Road TID #47 – Project Plan Revision as presented.**

Elk Vale Water/Timmons Boulevard TID #42 – Project Plan Revision (07TIF020)

Bulman briefly reviewed the District boundaries and location of the water tower and water reservoir. Bulman indicated that the Public Works Department is requesting reallocation of the water tower funding to the water reservoir project.

Coon addressed the engineering study recommendation for a 3.5 million gallon low-level water reservoir to address existing service demand. Coon indicated that the high-level water tower would be considered should future development warrant. Discussion followed regarding the design of the high-level water tower. Coon indicated that the low-level water reservoir would need to be bid by 2008 for the project costs to be recovered from the Tax Increment District funding.

In response to a question from DeMersseman, Bulman indicated that this is an overlapping District noting that the amount of generated revenues is undetermined at this time.

In response to a question from Okrepkie, Coon addressed the improvements required to address airport water needs. Coon explained that while the low-level water reservoir would provide support to the Airport it would not address the improvements required to meet fire flow demands. Discussion followed regarding the improvements required to address the airport water and fire flow demands.

Elkins indicated that the Airport Committee is addressing the water needs issue. Jablonski indicated that while the airport will benefit from the low-level water reservoir, the reservoir is not a solution. Elkins indicated that the low-level water reservoir will address the current needs of the Rushmore Business Park, the Rapid Valley School and other area development. Johnson indicated that the airport is not within the District boundaries so specific improvements at the airport cannot be funded by the District.

In response to a question, Coon clarified the high-level and low-level service boundaries noting that the high-level service area is undeveloped at this time. Elkins indicated that the Future Land Use plan specifies that development in the high-level service area be assessed additional fees to fund the required water service. Discussion followed regarding methods for resolving the airport water issues.

In response to a question from Landeen, Coon addressed the project funding sources; the .16 Utility Fund and the Water Enterprise Fund. In response to a question from Preston, Coon indicated that the high-level water reservoir funding source has not been identified at this time but would most likely be the Water Enterprise Fund. Jablonski stated that current needs, such as the Airport, are a priority over future needs such as the high-level water reservoir. Discussion followed regarding water pressure and fire flows to the Rushmore Industrial Park.

**Preston moved, Okrepkie seconded and carried unanimously to recommend approval of the Elk Vale Water/Timmons Boulevard TID #42 – Project Plan Revision as presented.**

Approval of Minutes

**Okrepkie moved, Brown seconded and carried unanimously to approve the minutes of the October 5, 2007 meeting.**

Adjourn

**There being no further business, Okrepkie moved, Brown seconded and carried unanimously to adjourn the meeting at 12:12 p.m.**