

SPECIAL MEETING OF THE CITY COUNCIL
CITY OF WEBSTER, SOUTH DAKOTA

Council room, City Hall, Webster, South Dakota, June 27, 2024, 6:00 p.m. a special meeting was held with Mayor Mike Grosek presiding. Present: Council members Toni Brown, Dale Miller, Stacy Mount, Wayne Klungseth and Derek Sinner. Staff: Hayley Dale and Linda Hoberg. Planning committee: Terry Meek, Todd Garry, Kent Delaney, Jim Grimes and Robert Kwasniewski Others: Joel Shoemaker, Alyssa Shoemaker, Tom Sannes, Wyatt Ewing, and Toby Morris Reporter and Farmer: Amanda Dulitz and Luke Caputo.

The purpose of this meeting is to hold a joint meeting between the planning commission and city council. Toby Morris of Colliers Securities LLC gave an overview of TIF (Tax Increment Finance) District #1 to the planning commission, city council and developers. The below resolutions were presented.

**EXTRACT OF MINUTES OF MEETING OF THE PLANNING COMMISSION,
CITY OF WEBSTER, SOUTH DAKOTA**

Pursuant to due call and notice thereof, a meeting of the Planning Commission of Webster, South Dakota, was duly held at 800 Main Street, City Hall, Council Room, on the 27th day of June 2024 at 6:00 o'clock p.m.

The following members were present: Terry Meek, Todd Garry, Kent Delaney, Jim Grimes and Robert Kwasniewski

The following were absent: none

The matter of approving and recommending Tax Incremental District One plan, City of Webster was presented to the Planning Commission. After discussion of the same, and after public comment on the proposed tax incremental district, member Garry moved that the following resolution be passed, seconded by Meek. All members voting aye. Motion passed.

**RESOLUTION APPROVING AND RECOMMENDING OF TAX INCREMENTAL
DISTRICT PLAN NUMBER ONE,
CITY OF WEBSTER**

WHEREAS, the Planning Commission of City of Webster, South Dakota, received an application to create a Tax Incremental District and thereafter prepared a Notice of Hearing held on June 27th, 2024, advising interested parties that they were being given a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District on real property consisting of the following parcels:

District Legal Description:

The real property to be located within the Tax Increment District is within the boundaries of the City of Webster and described as follows:

- Western Sunset Addition to the City of Webster in the NE 1/4 of Section 34 T122N R56W of the 5^h P.M., Day County, South Dakota, formerly Outlot A, Wolter Addition, Block 2 of Wolter Addition, Block 3 of Wolter Addition, Block 5 of Wolter Addition all in the NE 1/4 of Section 34, T122N R56W of the 5^h P.M., Day County, South Dakota, excepting dedicated right of ways, according to the plat recorded as Document number 61877 in Book 8, page 977, and Block 6 of Wolter Addition, located in the NE 1/4 of Section 34, T122N R56W of the 5^h P.M., Day County, South Dakota, according to the plat recorded as Document number 67145 in Book 9 page 71.

All Located in the City of Webster, Day County, South Dakota including within and adjacent rights-of-ways.

WHEREAS, such Notice was published in the official newspapers in City of Webster not less than ten (10) nor more than thirty (30) days from the date of the hearing which was held on June 27th, 2024.

WHEREAS, a copy of the Notice was sent prior to publication by first-class mail to the Chief Executive Officers of the following taxing entities:

Day County Commission
City of Webster
Webster School District

WHEREAS, a hearing was held on June 27th, 2024, as provided in such Notice, and all interested parties were allowed a reasonable opportunity to be heard on the proposed Tax Incremental District One plan;

NOW THEREFORE, IT IS HEREBY RESOLVED:

1. **Authority and Declaration of Necessity.** The Planning Commission declares the necessity for the approval of Tax Incremental District Number One plan, City of Webster, Day County (hereinafter sometimes referred to as the "District"), pursuant to SDCL Chapter 11-9, and finds that the improvement of the area within the District are likely to enhance significantly the value of substantially all of the other real property in the District and is necessary for economic development within the County and the City of Webster.
2. **Findings.** The Planning Commission finds that there is statutory authority to refer said district to the City of Webster Council for their consideration and that all notice requirements have been met and all findings required by statute are hereby made.
 - A. The proposed improvements will create new jobs and diversify the overall economic base of the City of Webster through commercial and housing opportunities.
 - B. The South Dakota Department of Revenue has reviewed the TIF Plan and classified the Tax Increment District One of City of Webster to be Economic Development.
 - C. Not less than twenty-five percent, by area, of the real property within the district is a blighted area as defined under SDCL 11-9-11.
 - D. At least fifty percent of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources development.
 - E. The improvement of the area is likely to significantly enhance the value of substantially all other real property in the district;
 - F. The aggregate assessed value of the District plus the tax incremental base of all other existing Districts in the City does not exceed Ten (10%) percent of the total assessed valuation in the City;
3. **Recommendation of District.** There is hereby created, pursuant to SDCL Chapter 11-9, Tax Increment District Number One, City of Webster, South Dakota. The District is hereby created on the day this resolution becomes effective which shall be twenty (20) days after publication of this resolution
4. **Boundaries of District.** The Boundaries of the district are determined to be as follows:
 - Western Sunset Addition to the City of Webster in the NE 1/4 of Section 34 T122N R56W of the 5^h P.M., Day County, South Dakota, formerly Outlot A, Wolter Addition, Block 2 of Wolter Addition, Block 3 of Wolter Addition, Block 5 of Wolter Addition all in the NE 1/4 of Section 34, T122N R56W of the 5^h P.M., Day County, South Dakota, excepting dedicated right of ways, according to the plat recorded as Document number 61877 in Book 8, page 977, and Block 6 of Wolter Addition, located in the NE

1/4 of Section 34, T122N R56W of the 5th P.M., Day County, South Dakota, according to the plat recorded as Document number 67145 in Book 9 page 71.

All Located in the City of Webster, Day County, South Dakota including within and adjacent rights-of-ways.

5. **Adoption of Tax Increment Plan.** The Planning Commission of the City of Webster does hereby adopt the Tax Increment Plan Number One and recommend to the City of Webster.

Passed this 27th day of June 2024

Mike Grosek, Mayor

ATTEST:

Hayley Dale, City Finance Officer

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL,
CITY OF WEBSTER, SOUTH DAKOTA

Pursuant to due call and notice thereof, a meeting of the City Council of City of Webster, South Dakota, was duly held at 800 Main Street, City Hall, Council Room, on the 27th day of June 2024 at 6:00 o'clock p.m.

The following members were present: Toni Brown, Dale Miller, Stacy Mount, Wayne Klungseth and Derek Sinner

The following were absent: none

The matter of approving and recommending Tax Incremental District One plan, City of Webster was presented to the City Council. After discussion of the same, and after public comment on the proposed tax incremental district, member Miller moved that the following resolution be passed, seconded by Brown. Upon roll call vote the following council members voting aye: Mount, Klungseth, Miller, Brown and Sinner. Voting nay: none. Motion passed.

**RESOLUTION APPROVING AND RECOMMENDING OF TAX INCREMENTAL
DISTRICT PLAN NUMBER ONE,
CITY OF WEBSTER**

WHEREAS, the Planning Commission of City of Webster, South Dakota, received an application to create a Tax Incremental District and thereafter prepared a Notice of Hearing held on June 27th, 2024, advising interested parties that they were being given a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District on real property consisting of the following parcels:

District Legal Description:

- Western Sunset Addition to the City of Webster in the NE 1/4 of Section 34 T122N R56W of the 5^h P.M., Day County, South Dakota, formerly Outlot A, Wolter Addition, Block 2 of Wolter Addition, Block 3 of Wolter Addition, Block 5 of Wolter Addition all in the NE 1/4 of Section 34, T122N R56W of the 5^h P.M., Day County, South

Dakota, excepting dedicated right of ways, according to the plat recorded as Document number 61877 in Book 8, page 977, and Block 6 of Wolter Addition, located in the NE 1/4 of Section 34, T122N R56W of the 5th P.M., Day County, South Dakota, according to the plat recorded as Document number 67145 in Book 9 page 71.

All Located in the City of Webster, Day County, South Dakota including within and adjacent rights-of-ways.

WHEREAS, such Notice was published in the official newspapers in City of Webster not less than ten (10) nor more than thirty (30) days from the date of the hearing which was held on June 27th, 2024.

WHEREAS, a copy of the Notice was sent prior to publication by first-class mail to the Chief Executive Officers of the following taxing entities:

Day County Commission
City of Webster
Webster School District

WHEREAS, a hearing was held on June 27th, 2024, as provided in such Notice, and all interested parties were allowed a reasonable opportunity to be heard on the proposed Tax Incremental District One plan;

NOW THEREFORE, BE IT RESOLVED by the City Council of City of Webster, South Dakota:

Authority and declaration of necessity. Pursuant to SDCL §§ 11-9-4 & 11-9-13, City of Webster - City Council hereby declares the necessity to form a tax incremental district in the City of Webster.

NOW THEREFORE, IT IS HEREBY RESOLVED:

6. **Authority and Declaration of Necessity.** The City Council declares the necessity for the approval of Tax Incremental District Number One plan, City of Webster, Day County (hereinafter sometimes referred to as the "District"), pursuant to SDCL Chapter 11-9, and finds that the improvement of the area within the District are likely to enhance significantly the value of substantially all of the other real property in the District and is necessary for economic development within the County and the City of Webster.
7. **Findings.** The City Council makes the following findings with regard to economic development:
 - G. The proposed improvements will create new jobs and diversify the overall economic base of the City of Webster through commercial and housing opportunities.
 - H. The South Dakota Department of Revenue has reviewed the TIF Plan and classified the Tax Increment District One of City of Webster to be Economic Development.
 - I. Not less than twenty-five percent, by area, of the real property within the district is a blighted area as defined under SDCL 11-9-11.
 - J. At least fifty percent of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources development.
 - K. The improvement of the area is likely to significantly enhance the value of substantially all other real property in the district;
 - L. The aggregate assessed value of the District plus the tax incremental base of all other existing Districts in the City does not exceed Ten (10%) percent of the total assessed valuation in the City;
8. **Boundaries of District.** The Boundaries of the district are determined to be as follows:
 - Western Sunset Addition to the City of Webster in the NE 1/4 of Section 34 T122N R56W of the 5^h P.M., Day County, South Dakota, formerly Outlot A, Wolter Addition, Block 2 of Wolter Addition, Block 3 of Wolter Addition, Block 5 of Wolter Addition

all in the NE 1/4 of Section 34, T122N R56W of the 5th P.M., Day County, South Dakota, excepting dedicated right of ways, according to the plat recorded as Document number 61877 in Book 8, page 977, and Block 6 of Wolter Addition, located in the NE 1/4 of Section 34, T122N R56W of the 5th P.M., Day County, South Dakota, according to the plat recorded as Document number 67145 in Book 9 page 71.

All Located in the City of Webster, Day County, South Dakota including within and adjacent rights-of-ways.

9. **Findings of Annual Appropriation TID.** Tax Increment District #1 will be designated as an Annual Appropriations TIF to ensure that it does NOT count against constitutional debt.
10. **Creation of Tax Incremental Fund.** There is hereby created, pursuant to SDCL 11-9-31, a Tax Incremental District Number One Fund, which shall be a segregated asset account. All tax increments collected pursuant to Tax Incremental District Number One shall be deposited into the Tax Incremental District Number One Fund. All funds in the Tax Incremental District Number One Fund shall be used solely for those purposes expressly stated and reasonably inferred in SDCL Chapter 11-9
11. **Approval of Tax Increment Project Plan.** The City Council of the City of Webster does hereby approve the Tax Increment Plan Number One, a copy of which is on file with the City Finance Officer.

Dated this 27th Day of June 2024.

CITY OF WEBSTER, SOUTH DAKOTA

BY: _____
Mike Grosek, Mayor

ATTEST:

Hayley Dale, City Finance Officer

FISH CLEANING STATION: Motion by Miller, seconded by Sinner to approve the Joint Powers Agreement between South Dakota Department of Game, Fish and Parks and City of Webster on issues relating to the development of and indoor year-round fish cleaning facility, with the adjustment of wording of General Provision #3 to add organizations and volunteers along with the City agree to perform all maintenance and cleaning of the project. Motion passed.

6:30 P.M. VARIANCE HEARING: This being the time and place for a hearing for John Brooks, 421 E 10th Ave, to build an addition onto his house that would extend closer to the street than allowed by city ordinance. Decision had been tabled from the June 3rd, 2024 council meeting to gather information on traffic and if it would impair the view of the street. After reviewing, the addition would not affect the view and Brooks plans to decrease the addition size to 6-8 feet, instead of the original 12 feet. Motion by Brown to approve the variance, seconded by Mount. Motion passed.

Motion by Miller, seconded by Klungseth to adjourn. Motion carried.

Mike Grosek, Mayor

Hayley Dale, Finance Officer

The City of Webster is an equal opportunity provider.

Published once at the approximate cost of _____.