

Subject: CVAC ECON DEVEL INITIATIVE minutes 12-15-'10

City Hall, Custer, South Dakota

Attendance: Fred Baumann, Rex Harris, Ed Starr, Daryl Stisser, Dave Thom, Mayor Harold Stickney,

Not present: Gene Fennell, Tim Holland, Don Hone, Jack Kirk, Kelly Miller,

Guests: Dr Tim Creal, Kristi Wagner

“step up and get it done” If we are missing YOU - YOU are needed. Please be there. Lots happening.

The regular meeting date was set as the **Third Wednesday of the month from Noon to 1:00 in the City Council Room**; other dates will be set as needed,

next meeting: **Wednesday, January 19, 2011, Noon to 1:00pm, City Council room**

AGENDA for January 19, 2011

- Introductions/announcements
- Mission Statement / Goals
 - Short Term 1c. Identify the Custer City/County business niche
 - Long Term 1. Review area land-use patterns
 - **Guest: Lynn Kolund, US Forest Service District Ranger to present information on land use**
- Possible opportunity for Dan Oedekoven, SDSU, to come and facilitate discussion on Custer business niche(s) and do an asset map/assessment
 - Dave T. has been in contact with Dan O.
 - Kristi Wagner may be available as well depending on date.
- 1 year anniversary report/reception in February
- Joint communication on progress; City/County/School District/CVAC Committees/Chamber/more
- Communications/Updates (Keeping everyone informed and working together)
 - Custer Area Econ Dev Corporation update
 - Custer Chamber Econ Dev Committee update
 - Custer County Airport
- Other
- Set next meeting – February 19, 2011

Minutes 12-15-2010

Introductions/announcements - none

Guest Speaker – Rex Harris, Custer City Planner, on Land Use in Custer City

- The Custer City Comprehensive Plan is being finalized

- Includes what is going on in and around Custer City up to a three mile limit from the City boundary line
- Since 2002 the City has had jurisdiction on planning and roads
- Land use / zoning with-in Custer City is difficult due to the mix of many rural, residential and business blocks
- The City Comprehensive Plan sets controls to maintain growth and population density towards town center in setting lot size to economize on installation and maintenance of services (water/sewer)
- Outside the City limits, the lot size get progressively larger up to the three mile limit considering well drilling and sewer drain requirement
- City zoning allows for residential in commercial zones but not the other way around
- The Comprehensive Plan includes specified steps if a variance is requested by an owner/developer
- The current capacity of both water and sewer treatment is sufficient for a 50% growth in City to meet the needs of a population of 3000
- The three mile limit is mostly at the divide so that all flow is towards the city – and benefits any sewer lines needed so that few pumping stations are needed. City water needs to be pressurized anyway so there are no additional distribution requirements.

Custer Area Economic Development Corporation

- Minutes and agenda were shared
- Next Corporation Board meeting is January 12, 2011.

Custer Chamber Economic Development Committee

- No updates

Custer County Airport

- No updates

Possible opportunity for Dan Oedekoven, SDSU, to come and facilitate discussion on Custer business niche(s) and do an asset map/assessment

- Discussion was positive in Dave T. continuing discussions with Dan Oedekoven to see what may be possible to schedule
- Kristi Wagner said she would also help if she is available

1 year anniversary report/reception in February

- One idea was to plan a March community event: to recognize the 1 year anniversary of the recent community assessment, to recognize the City's progress and accomplishments of the past assessment, and to have a forum on how to accomplish needs from the recent assessment
- Discussed possibly combining the forum with Dan Oedekoven, and Kristi Wagner, since both were involved in our community assessment
- Discussed needing to combine with the Chamber Economic Development and the Custer Area Economic Development Corporation

Joint communication on progress; City/County/School District/CVAC
Committees/Chamber/more

- No further discussion

Other

- Discussion continued on possible ideas to minimize the number of meetings and/or which group does what, and to encourage active participation

Meeting date

- The next meeting date is Wednesday, December 15, Noon, at City Hall.