

MINUTES OF THE SPECIAL; MEETING OF THE SALEM CITY COUNCIL HELD IN THE SALEM COMMUNITY CENTER COUNCIL CHAMBERS IN SALEM SOUTH DAKOTA ON MONDAY, AUGUST 29, 2022, AT 6:00 P.M.

Mayor Glenda Blindert called the meeting to order with Council Members Doug Mokros, Ron Mayrose, Mary Jo Heiberger, Mitchell Rayman, Marc Harris, and Janet Karel present. Jeff Nielsen of Total Stop Convenience Store; Jordan Scheier, Josh Muchenhirn of ISG; Jesse Fonkert & Sheldon Jensen of SMGA and Charlotte Roesler were also present. Motions made were unanimous of Council members present unless roll call identifies otherwise.

At 6:00 p.m. a public hearing was held to consider the application for transfer of Liquor Licenses to operate within the municipality for licensing period January 1, 2022 – December 31, 2022.

Application for Retail (on-off sale) Malt Beverage & SD Farm Wine and Package (off-sale) Liquor License transfer from T & C's Pit Stop to:

Total Stop Convenience Store #6110 (25315 US 81) N 500' of E 338' (3.88A) Including Siever's Tr 1 & ex that portion of Lot H1 (.12A) & H3 (.22A) & H4 (.10A) lying therein & Ex land deeded for Highway purposes (.75A) lying therein, all in the N ½ NE ¼ Section 23, Salem Township.

Jeff Nielsen was present to answer any questions.

Motion Mayrose, second Rayman, carried, to approve the following application for transfer of Liquor Licenses to operate within the municipality for licensing period January 1, 2022 – December 31, 2022.

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At 6:05 p.m. the City Council in and for the City of Salem, South Dakota met as a "Board of Adjustment" and to hold a Public Hearing to consider the application of Jordan Scheier for a Variance to build a 44' x 30' garage 23' from the south property line instead of the required twenty-five (25) foot. Legal description of property is Lots 5 & 6; Blk D Subdivision of NE4 of NW4, Salem, McCook County, South Dakota. Site address is 400 E Washington Ave.

Jordan Scheier was present to answer questions. The existing garage was removed, and Scheier is requesting to place the garage in the same location which is 23' from the property line allowing him to build on the existing cement.

Motion Rayman, second Karel, carried, to approve the application of Jordan Scheier for a Variance to build a 44' x 30' garage 23' from the south property line instead of the required twenty-five (25) foot. Legal description of property is Lots 5 & 6; Blk D Subdivision of NE4 of NW4, Salem, McCook County, South Dakota. Site address is 400 E Washington Ave.

Jordan Scheier also requested a variance on the driveway width. New garage will be 41.5' and Engineering Design Standards are 32' in Residential.

Motion Mokros, second Rayman, carried, to approve the variance for a driveway width of 41.5' to Jordan Scheier at 400 E Washington Ave.

Josh Muchenhirn of ISG was present to review design for a remodel of the armory and discuss estimated cost of a new building. Jesse Fonkert and Sheldon Jensen of SMGA joined the discussion.

Discussion Items:

- Cost to remodel is estimated to be 30% more than when estimated 2 years ago. The full remodel was \$2.9 million which included paving and higher end remodel – now estimated at \$3.8 million.
- New building square footages were discussed: 25 to 30 sq. ft per person for event/community center. 200 sq. ft. per employee for City Hall; Estimates would be \$200 per sq. ft. for PEMB or \$300 sq. ft. for wood structure.
- Retro fit of a facility sometimes isn't the answer; will always be an inefficient building.
- A design presented by Marc Harris was discussed.
- Location of a new building to be on Main Street or at existing site.
- Dollars from insurance plus reserves total 1.3 million. At this time, demo costs are unknown and asbestos removal would be \$41,750. Funding using Lease Purchase options were reviewed – annual cost of \$128,000 to 165,000 to fund.
- Concern to not have a building for a few years or not able to fund and be without a community building.

Finance Officer Heumiller presented the preliminary 2023 Appropriation Budget.

Expenditures and Revenues were reviewed on all funds.

Motion Rayman, second Mayrose, carried, to enter executive session at 7:50 p.m. according to SDCL 1-25-2 (1) Personnel.

Mayor declared out of executive session at 8:05 p.m.

Motion Harris, second Mokros, to replace floor and roof at the armory to maintain a facility for foreseeable future. On roll call, two (2) "Ayes" (Heiberger, Harris); four (4) "Nay" (Mokros, Mayrose, Rayman, Karel). Motion failed.

Council decided a demo cost needs to be established prior to a decision on the armory. Heumiller stated was promised them this week. A meeting will be called once the cost is received.

The first reading of the 2023 Budget Ordinance will be at the September 12th meeting.

Motion Rayman, second Mokros, carried, to adjourn at 9:00 p.m.

Dated this 29th day of August 2022, at Salem, South Dakota.

(SEAL)

Glenda Blindert
Mayor

ATTEST:

Lori Heumiller
Finance Officer