

MINUTES OF THE PUBLIC HEARING OF THE SALEM CITY COUNCIL HELD IN THE MCCOOK CENTRAL SCHOOL DDN ROOM IN SALEM SOUTH DAKOTA ON MONDAY, APRIL 11, 2023, AT 6:00 P.M.

Mayor Glenda Blindert called the meeting to order with Council Members Doug Mokros, Ron Mayrose, Mitchell Rayman, Marc Harris, Janet Karel and Dnyee' Schierholz present. Foreman Dustin Weber; Jacob Morris and Andy Wolters of DGR Engineering; Brad Schardin of Southeastern Electric; Jim & Kathy Wahle; Heather Kranz and Justin Norris of TrioTel Communications; Ed Arithson of Hog Slat; and Sheldon Jensen (SEDC) were also present.

Mayor Blindert called the public hearing to order. Hearing held for the Proposed Resolution of Necessity 2023-07: the assessments for street surfacing 100% (first time paving); Concrete Curb & Gutter 100% (if no existing); Driveway Approach 100% (if no existing) abutting Hollister Avenue between Nebraska Street and Douglas Street being constructed with the Industrial Area Project.

Jacob Morris of DGR Engineering gave a presentation on the project.

Sanitary Sewer:

- Replace existing sanitary sewer main: Douglas St, Hollister Ave, Jackson St, and Gilbert St: New PVC to replace existing clay pipe.
- Reline existing sanitary sewer main on Center Ave from Gilbert St to Nebraska St and from the Salem Rebuild Center downstream.
- Sanitary sewer service lines will be replaced from mains to the ROW as well as additional services added to lots that currently do not have sewer services.

Water Main:

- Replace existing water main on Douglas St, Hollister Ave, Center Ave, and Gilbert St with PVC.
- Water services will be replaced from mains to the ROW (curb stops) as well as additional services added to lots that currently do not have water services.

Drainage:

- New storm sewer on Douglas St and Hollister Ave.
- Incidental grading throughout the project to promote better drainage.

Surfacing:

- 8" concrete surfacing on Douglas St and Hollister Ave.
- Center Ave, Jackson St, and Gilbert St will be restored with gravel surfacing.
- Curb & gutter will be installed/replaced on Douglas St and Hollister Ave.

Project Funding:

Total Project Funding: \$4,720,200

Grants: - \$2,190,550

(ARPA Wastewater \$811,200; ARPA - Drinking Water \$799,350; DOT Community Access \$600,000)

Loans: \$2,529,650

(SRF – Clean Water \$1,892,000; SRF – Drinking Water \$637,650)

Current Estimated Project Cost: \$4,976,000 (dependent on contractor's bids)

Assessments were reviewed as stated in the Proposed Resolution of Necessity – a portion of the improvements will be assessed for those property owners that do not currently have hard surfaced streets (asphalt or concrete), curb and gutter or concrete approaches. Surfacing assessment is for a residential street consisting of three inches of asphalt surfacing for half of the street width, actual length of curb and gutter and size of approach. Final assessment will be based on actual bid prices for the work performed.

Benefit based on Estimated cost per LF is \$734.62; estimated assessments (surfacing + curb & gutter) is \$77.31 LF.

The floor was open for public comments.

Justin Norris questioned the accuracy of estimates if they are expecting a 10% or 20% difference in the estimated costs.

Morris: The estimates are inflated to capture the fluctuation of pricing, but unknown until bids are opened.

Brad Schardin questioned if the curb and gutter existing in front of the SE building would be replaced as is.

Morris: Will be replaced with adjustments to fit specifications for street height and ADA guidelines.

Ed Arithson questioned the project timeline.

Morris: Timeline would be known after a contractor is awarded the bid, but access issues are addressed in the specifications. Contractors would be allowed to start the project in 2023 but required to complete what they started – requirements are specific.

Jim Wahle questioned how long access would be interrupted on Hollister.

Morris: Cement curing requires 2 weeks but the language in the specifications requires access to buildings through another route or sectioned pouring of cement.

Mayor Blindert: Questioned for another party if sidewalk (trail) is still being considered for this area.

Morris: Council decided at a previous meeting that the phase of the trail in this area would be eliminated, but street will be constructed (radius) for future sidewalk if decided down the road.

Kathy Wahle questioned when assessments would start and the payment plan.

Finance Officer Heumiller: A Final Special Assessment Hearing will be held after Hollister Ave surfacing is complete. The property owners will be issued a notice showing the lump sum payment and the 10-year assessment after the assessment is approved. The timeline depends on completion date: will either be a hearing in 2024 with payments starting in 2025 or a hearing in 2025 with payments starting in 2026.

Being no further comments Mayor Blindert adjourned the public hearing at 6:20 p.m.

Dated this 11th day of April 2023 at Salem, South Dakota.

(SEAL)

Glenda Blindert
Mayor

ATTEST:

Lori Heumiller
Finance Officer

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