

MINUTES OF THE REGULAR MEETING OF THE SALEM CITY COUNCIL HELD IN THE MCCOOK CENTRAL SCHOOL DDN ROOM IN SALEM SOUTH DAKOTA ON TUESDAY, FEBRUARY 11, 2025, 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 (Teams) and Dnyee Schierholz present. Public Works Supervisor Dustin Weber; Brian Mentele Public Work Laborer; Jacob Morris and Trent Bruce of DGR Engineering; Jeremy Rensink of AVI; Don Bauerle, Cameron Howard, and Heather Reif were also present.

Motions made were unanimous of Council members present unless roll call identifies otherwise.

Declaration of conflicts: None

Motion Mayrose, second, Rayman, carried, to approve the agenda.

Public comment (SDCL 1-12.1).

Cameron Howard was present to discuss his and another party's interest in three parcels of land adjacent to their properties. Further review of easements on land with storm sewer ditch will be discussed with the city engineers to determine if the city would be willing to sell the parcel's – following the proper procedures.

Motion Mokros, second Mayrose, carried, to approve following consent agenda items:

- The minutes of January 7, 2025, as written.
- Finance report stating a balance of \$6,748,110.94 for all funds and includes all investments and cash on hand; sewer pumpage of 4,890,000 gallons; water pumpage of 2,530,000 gallons; and the bacteriology report is satisfactory.
- The McCook County Sheriff Department police report filed with the city.
- Claims list dated February 11, 2025.

Payroll: Mayor/Council \$1529.98; Finance Office \$10,430.92; City Hall \$24.05; Streets \$5139.63; Snow \$1536.72; Restricted-Use Site \$96.20; Regulation & Inspection \$613.05; Park \$2162.53; Storm Sewer \$99.00; Water \$9254.46; Sewer \$4030.23; Payroll Taxes \$2579.97; City Share: Health \$5267.10; Dental \$116.82; Aflac \$98.84; Life \$43.80; Retirement \$1972.75.

Claims:

VENOR	DESCRIPTION	AMOUNT
3D Security Inc	WTP/PW Bldgs. New Chall/Comm Ctr Security	18,739.37
Auto Value Salem	Supplies: Parks/Snow/Water	435.80
Barco Municipal Products Inc	(50) Cones & 5 Barricades	1,879.27
Brian Mentele	Travel Voucher: MSHA	14.00
Central Farmers Co-Op	Diesel: Jan25 & Lagoon LP	594.98
Century Business Products	DOC Management Contract	504.84
Charlotte Roesler	Insurance Premium Refund	336.86
Cintas Corporation No. 2	Rug Service City Hall	68.95
Consolidated Water Solutions	WTP: Filters	3,236.55
Core & Main LP	WTP: Supplies	64.38

DGR Engineering	Slurry Seal/Streets/WTP/Wells/Map Updates	1,901.00
DGR Engineering	Industrial Area Project	3,442.85
DGR Engineering	Phase II ST/UT Improv Project	7,917.43
GeoTek Engineering & Testing	Projects Testing Fees	8,292.45
Gessner Welding Inc	Welder Tips	20.00
Grainger Inc	Water: Supplies/Tools	213.57
Hawkins Inc	WTP: Chemicals	3,159.86
I & S Group, Inc	Construction Admin: CHall Comm	1,460.00
Indelco Plastics Corporation	WTP: Union Connectors	115.98
Infotech Solutions LLC	IT Contract Dec 2024	639.00
J & M Repair	Snow Truck Repairs	286.27
McCook County Auditor	Law Agreement	9,013.00
McCook County Doe	Beacon Subscription	200.00
McCook County Ems Inc	2025 Agreement	2,157.55
MidAmerican Energy Co	Utilities	904.74
MidAmerican Research Chemical	Lagoon Chemicals	1,841.74
Morgan Theeler LLP	Attorney Fees	8,650.50
New Century Press Inc	Publications Jan'25	1,014.09
Pheasantland Industries	Office Hours Sign	30.25
Puthoff Sales & Service, Inc.	Tire Assy: Grasshopper & Skid Broom Coupler	350.68
Quill Corporation	Office & Water Dept: Supplies	125.27
RBS Sanitation Inc	Garbage Contract	8,825.04
Salem Lumber Co	Supplies: CHall/Snow/Paks/SE	118.32
Salem Water Department	Utilities	606.11
Sd Dept Of Transportation	Phase II Trail Engr Fees & Sand Mixture	3,169.75
Sd Public Health Laboratory	Testing Fees: Water	1,128.00
Sioux Falls Area Humane Societ	City Contract: (1) Boarding	62.00
South Dakota One Call	Locates Jan'25	2.10
Southeastern Electric Coop Inc	Utilities	157.17
Sternberg Lanterns Inc	Street Light Pole Parts	222.00
Total Stop	Fuel: Jan25	277.14
Travelers	Insurance Premium	354.00
Triotel Communications Inc	Utilities	238.17
USA bluebook	Test Kits: WTP	123.11
Xcel Energy	Utilities	8,328.52
CARDMEMBER SERVICES - CREDIT CARD PURCHASES		
First Dakota Credit Card	Rewards	(26.44)
SD DANR	Operator Certificate Class/Test-2 (Olinger)	123.00
Dept of Ag	City Sprayer License & Mosquito Spraying (Mentele)	15.00
Northern Tool	Shop Tools	34.44
CLAIMS PRE-APPROVED:		
Verizon Wireless	Utilities	128.79
ACH		

State of South Dakota	Sales Tax Collected January	676.69
US Bank	DW & CW SRF Loan Payments	36,627.83

PW Supervisor Weber presented the following items:

- Sanitation Products – 2013 Elgin Whirlwind sweeper - \$80,000 was presented. Council decision was to try to find something newer – either this year or next.
- WTP Chemical Removal/Disposal Quote: HydroKlean Solutions - \$8,504.00. Chemicals are no longer used in the WTP.
- McCook Central School is requesting an in-ground temporary fence on the West SB Field – which would establish the proper outfield depth for HS ball. Installed/Removed by McCook Central School.
- Snow Hauling Contract: authorize Mayor & Finance Officer to approve contracts as Sandine has decided not to haul this year.
- Update from Xcel Transmission Line: Final Route was received, and new timeline of build is now mid-2026.

Motion Mokros, second Rayman, carried, to approve the quote from HydroKelan Solutions for the removal and disposal of chemicals from the WTP – cost \$8,504.00.

Motion Mokros, second Rayman, carried, to allow McCook Central School to install the temporary fencing on the West softball field for the school softball season.

Motion Mayrose, second Mokros, carried, to authorize the Mayor and Finance Officer to enter contracts with snow haulers.

Engineer Report:

Industrial Area Project:

Introduction of Resolution #2025-03: A formal statement regarding the completion of the Industrial Area Project. This sets a more formal countdown for a contractor to act on a project lien, which provides a firm date for project closure.

Motion Rayman, second Harris, carried, to approve Resolution #2025-03 – a resolution stating substantial and final completion dates for the Industrial Area project.

Phase II Street & Utility Improvement Project Update.

- Don Bauerle was present to discuss a special circumstance with his property being assessed on the Phase II ST & UT Improvement project. The triangle of land is not usable, current use is a drainage area.
Council wanted to make sure there was no precedent being set if they allowed an exception to the assessments. The Council is open to negotiating this if there is a viable reason behind the request.
Engineer Bruce said this is allowed on a case-by-case basis and the typical reasons are for property shape, not being able to meet setbacks thus would not be buildable ground. Any

adjustments to the original assessments will be made at the final special assessment hearing after project completion.

- T & R Contracting Inc. DGR presented the Contract and Notice to Proceed (Substantial Completion 10/17/2025) for Council approval.

Motion Morkos, second Rayman, carried, to approve the contract and Notice to Proceed for the Phase II Street and Utility Improvement Project with T & R Contracting Inc.

Shared Use Path: Final plans have been submitted and approved for project bid. (2025 build)

Water Treatment Plant Water Source Updates: Projects were placed on the state water plan before the January 31, 2025, deadline.

City Hall/Community Center/Baseball Facility Parking Lot: DGR asking Council to authorize DGR to move forward with a topographic survey with cost estimate and engineering scope/fee for review/approval at the March 11th meeting.

Motion Harris, second Schierholz, carried, to authorize DGR to move forward with a topographic survey with cost estimate and engineering scope/fee for review/approval at the March 11th meeting.

Flood Mitigation Discussion/Update

- Approve an application to the SD OEM for Hazard Mitigation Grant programs – which requires a minimum of 10% local match for flood diversion projects. Bruce explained they have a project that falls into the FEMA cost benefit analysis guidelines – project is estimated to cost \$1.2 million. Deadline for application is 2/14/2025. Project maps will be emailed to Finance Officer Heumiller to distribute to Council on Friday. Project high level scope is to replace a culvert on Hwy 81, north of Salem, to divert water west through an existing water way instead of coming into town.
- Resolution 2025-04 – Appointment of Applicant Agent – Mayor Blindert.

Motion Mayrose, second Rayman, carried, to approve an application with SD OEM for Hazard Mitigation grant programs to divert the storm water north of Salem.

Motion Mokros, second Rayman, carried, to approve Resolution #2025-04 – appointing Mayor Blindert as the applicant agent for the SD OEM grants.

OTHER PROJECTS

City Hall/Community Center:

- McGough Pay Request #10: \$271,768.50- ISG has reviewed and approved.
- Construction Contingency Change Orders:
 - 1) PCI #012: Added batt insulation above ceiling around offices, conference room & kitchen for sound proofing: \$4,136.47.
 - 2) PCI #013: Request to install Gypsum Wall to Storefront to eliminate the vertical glass mullion on door 100E (REF 059) - \$729.22.
 - 3) PCI #014: Request to widen Mapes Canopy to 14' 6" from 13' 9": \$857.03.

- Audio Video Integrations: Jeremy Rensink of AVI was present to discuss the displays and projector lifts.
 - 1) Displays: Reviewed sizes and costs.
 - 2) Projector Lift review and selection: Discussion on a scissor lift to floor, partial lifts & stationary poles w/ cage.
 - 3) Rensink also discussed problems with the delivery of the projector screens – he has found a different supplier with better quality than what was specified but they are 185” instead of 182” so waiting to make sure the screen would fit in the space.

Motion Mokros, second Mayrose, carried, to approve pay request #10 from McGough Construction for work to date in the amount of \$271,768.50.

Motion Mokros, second Schierholz, carried, to approve the following construction contingency change orders:

- 1) PCI #012: Added batt insulation above ceiling around offices, conference room & kitchen for sound proofing: \$4,136.47.
- 2) PCI #013: Request to install Gypsum Wall to Storefront to eliminate the vertical glass mullion on door 100E (REF 059) - \$729.22.
- 3) PCI #014: Request to widen Mapes Canopy to 14’ 6” from 13’ 9” : \$857.03.

Motion Mayrose, second Rayman, carried, to purchase the following displays for the City Hall/Community Center from AVI for a cost of \$21,999.92.

Two (2) 98” Sony - \$6,199.99 each - \$12,399.99 with tilting wall mount.
 One (1) 85” Sony - \$2,099.99 each - \$ 2,099.99 with tilting wall mount.
 Three (3) 75” Sony - \$1,699.99 each - \$ 5,099.97 with full range wall mount.
 Two (2) 65” Sony - \$1,199.99 each - \$2,399.99 with full range wall mount.

The displays (TV’s) required to meet specifications for the network system in the new facility.

Motion Rayman, second Harris, carried, to change from the scissor lift to a white pole mount with white cages for the two projectors.

At 7:00 p.m. a public hearing was held to consider the Temporary Liquor License application of Salem Community Women to sell alcoholic beverages at the St. Mary’s Hall, 300 W. Vermont Ave., Salem, SD during the Ladies Night Out event on Saturday, March 1, 2025. Heather Reif was present to answer any questions.

Motion Rayman, second Harris, carried, to approve the Temporary Liquor License application of Salem Community Women to sell alcoholic beverages at the St. Mary’s Hall, 300 W. Vermont Ave., Salem, SD during the Ladies Night Out event on Saturday, March 1, 2025.

City Hall/Community Center (cont.):

- Council acknowledges donation from Joann Wheeler family for flagpole for community center in memory of Gert Kayser. City will work with family on flagpole specifications and delivery timeline.
- Purchase drying rack, building sign & ice maker: discussion held. More details on the ice machine will be presented at the next meeting.

Motion Mayrose, second Schierholz, carried, to approve purchase of a drying rack for the kitchen and a City of Salem sign, similar to sign on PW Building, to be placed on the south peak. Rack cost \$250.00 and sign \$600.00.

200 N Main Street Demo:

The Council reviewed the following bid tab from the bid opening held on February 4, 2025: 3PM

VanderPol Dragline, Mitchell, SD	- \$199,000.00
Matthaei Excavating, Canistota, SD	- \$ 54,000.00
Runge Enterprises, Sioux Falls, SD	- \$ 78,000.00
Soukup Construction, Sioux Falls, SD	- \$ 99,000.00
Earthworks Enterprises, Dell Rapids, SD	- \$ 49,713.25
Precision Grading, Mitchell, SD	- \$189,000.00

Motion Harris, second Mokros, carried, to approve the low bid from Earthworks LLC, Dell Rapids, SD in the amount of \$49,713.25 for the Commercial Building Demo project.

Motion Rayman, second Mayrose, carried, to approve the 200 N Main Street Commercial Building Demo Notice to Proceed for Earthworks Enterprises contingent on signed agreement and filing required documents with the finance office.

Motion Rayman, second Mokros, carried, to approve the first reading of Ordinance No. 684 – an ordinance supplementing the 2025 budget for the 200 N Main Street demolition, audit that was not finished in 2024; a double pickleball court; donation to Salem SD Chamber and three month contract with A1 Services.

Traveler’s Insurance:

New City Hall/Community Center Building: Establish value – Mayor & Finance Officer will establish removing dirt work and other non-building related expenses from the construction expenditures.

Appoint a committee to establish policies and procedures to meet the Travelers Insurance requirements for Summer Rec programs: Concussion Protocol and Child & Youth Safety Policies (need to be in place by 3/1/2025). Mayor Blindert, Council member Schierholz & Finance Officer Heumiller were appointed.

Community Center:

Request from Cheryl Dethlefsen, Vitalant, for use of facility (Gathering Room with Kitchen) at no-charge for Salem blood drives. June 25th is the first date the facility is available.

Motion Mokros, second Harris, carried, to approve the use of the facility at no charge to Vitalant for 2025 blood drives.

Request received from a DJ company to use Cold Spark Machines in new event hall.

Motion Mayrose, second Rayman, carried, to NOT allow cold spark machines in the new facility.

Notice of Vacancy will be published 2/13 & 2/20. Petition circulation March 1 – March 25th.
Election: June 3rd combined with school.

Motion Mayrose, second Harris, carried, to enter Executive Session at 7:30 p.m. for personnel discussion.
SDCL 1-25-2 (1). Personnel.

Mayor Blindert declared out of executive session at 8:40 p.m.

Next meeting is scheduled for Tuesday March 11, 2025.

Motion Rayman, second Harris, carried, to adjourn at 8:40 PM.

Dated this 11th day of February 2025, at Salem, South Dakota.

(SEAL)

Glenda Blindert
Mayor

ATTEST:

Lori Heumiller
Finance Officer

Published once at the approximate cost of _____.