

**RESOLUTION #2024-14**  
**RESOLUTION OF NECESSITY**

**BE IT RESOLVED**, by the City Council of the City of Salem, South Dakota, that the convenience and necessity has arisen to improve substantially a portion of Douglas Street from Norton Ave to Industrial Circle; Norton Ave from Idaho to Douglas; Idaho from Norton to Vermont; Vermont Ave from Nebraska to Douglas Street; Corson Ave from Douglas St to approximately 1,300' west, and North Douglas Street from Vermont to approximately 90' north all in the City of Salem, McCook County, South Dakota, by the addition of infrastructure improvements generally described as street surfacing, curb & gutter, sidewalks, driveways, installation of sanitary sewer main and services, water main and services and drainage improvements all as more fully shown and specified in the plans and specifications prepared by DGR Engineering on behalf of the City of Salem.

**BE IT FURTHER RESOLVED** that the material to be used in the project shall be according to plans and specifications prepared by engineers for the City of Salem, and on file in the office of the Municipal Finance Officer and open to public inspection and incorporated hereby during regular business hours.

**BE IT FURTHER RESOLVED** that the attached exhibit is a description of the classes of lots and the legal descriptions of the affected property fronting or abutting upon the affected streets which lots and property are to be assessed and levied by way of special assessment to pay for said improvement.

**BE IT FURTHER RESOLVED** that the cost of said project shall be assessed against all assessable lots and tracts of land, whether platted or unplatted, fronting or abutting thereon, and the method of apportioning the benefits to the lots shall be according to the provisions of SDCL 9-43-79 as to each of such lots or tracts above stated. The total cost of the project shall include the labor and materials of the infrastructure improvements to include the removals, excavations, grading, concrete pavement, concrete curb & gutter, asphalt pavement, concrete driveway approaches, concrete driveways, concrete sidewalks, pavement markings, permanent signage, retaining walls, fencing, aggregate base course, gravel surfacing, erosion control, landscaping (topsoil, terrace grading, seeding, etc.), storm sewer, drainage structures, sanitary sewer main, sanitary sewer services, water main, water services, and to include any and all appurtenances associated with said items along with any other special items as required by the project or specifically requested by the property owner and all engineering, inspection, testing, publication, fiscal, legal, land acquisition and other expenses incidental thereto. After determining the final amount of the total cost of said project, a portion shall be assessed according to the provisions of SDCL 9-43-79, and City of Salem Ordinance #678, on an Adjusted Front Footage Method of Assessment for those receiving special benefit. The estimated total cost of the project is \$5,350,000. The estimated assessment shall be approximately \$68.00 per Adjusted Front Foot for properties adjacent to all streets except Corson Ave and \$25.00 per Adjusted Front Foot for properties adjacent to Corson Ave.

All properties will be assessed based on actual as-constructed quantities associated with the proposed improvements as further defined herein. Costs for over width, over depth, over sizing and intersections will be paid by the City of Salem.

**BE IT FURTHER RESOLVED** that the assessments above described shall be determined immediately upon filing of the Assessment Roll in the office of the Municipal Finance Officer of the City of Salem and divided into ten equal annual installments, which shall be payable under Plan One, with collection by the McCook County Treasurer, as set forth in SDCL 9-43-102, *et seq*, as amended. and that all deferred installments shall bear interest at such rate determined by the City Council, according to law. In all cases where interest on such assessment or the installments thereof is to be charged and collected in accordance with the law the rate to be charged is hereby fixed at two and one-half (2 ½) percent per annum.

**BE IT FURTHER RESOLVED** that the Finance Officer is directed to take such action as is necessary to carry out the intent of the resolution.

Dated this 7<sup>th</sup> day of January 2025.

(Seal)

Ron Mayrose  
President

ATTEST:

Lori Heumiller  
Finance Officer

EXHIBIT I

Phase 2 Street and Utility Improvements

Assessment No.	Property Owner	Physical Address	Parcel Number	Legal	Front Footage	Footage Side (50%)	Footage 3% Assessment	Additional Assessment	Total Assessment
2024-01	Donald J. Bauerte	331 N Douglas St.	17.58.0104	All Lot 4 Outlot A	83		\$ 1,750.00	\$ 7,930.00	\$ 9,680.00
2024-02	Stephen & Carol Gessner, Trust	450 W Vermont Ave.	17.01.3406	Lot 6 Blk 34 First Add	67	88	\$ 2,340.00	\$ 2,380.00	\$ 4,720.00
2024-03	Christine Morris	440 W Vermont Ave.	17.01.3407	Lot 7 & W8' of Lot 8 Blk 34 First Add	73		\$ 1,540.00	\$ -	\$ 1,540.00
2024-04	Linda M. Blazek	430 W Vermont Ave.	17.01.3408	Lot 8 EX W8' & S 82.5' of W30' of Lot 9 Blk 34 First Add	88		\$ 1,850.00	\$ -	\$ 1,850.00
2024-05	Edward Rodger Arithson	301 N Adams St.	17.01.3409	S82.5' OF E36' LOT 9 & S82.5' OF LOT 10 BLK 34 FIRST ADD	102		\$ 2,150.00	\$ 3,610.00	\$ 5,760.00
2024-06	Isaac Anderson & Emily Heumiller	300 N Adams St	17.01.1706	LOT 6 & THE W6' OF THE S124' OF LOT 7 BLK 17 FIRST ADD	72		\$ 1,520.00	\$ -	\$ 1,520.00
2024-07	Jennifer & Jeffrey Jenkinson	330 W Vermont Ave.	17.01.1707	LOT 7 BLK 17 EX W6' OF S124' FIRST ADD	60.5		\$ 1,280.00	\$ -	\$ 1,280.00
2024-08	Richard & Stacey Brower	320 W Vermont Ave.	17.01.1708	LOT 8 BLK 17 FIRST ADD	66.5		\$ 1,400.00	\$ -	\$ 1,400.00
2024-09	St. Joseph Catholic Housing Corp.	330 W Vermont Ave.	17.01.1709	LOTS 9 & 10 BLK 17 OT	132.5		\$ 2,790.00	\$ -	\$ 2,790.00
2024-10	St. Mary's Catholic Church	330 Idaho St.	17.01.1801	ALL LOTS 1 - 4 EX N62' OF E67' OF LOT 3 & EX S31' OF E67' 4 BLK 18 FIRST ADD EX LOT H1 IN LOT 1 BLK 18 & EX LOT H1 IN LOT 2 BLK 18	330		\$ 6,930.00	\$ -	\$ 6,930.00
2024-11	Cameron Howard & William Eichacker	220 N Douglas St.	17.06.0001	TRACT 1 OF HOWARD'S ADDITION	213		\$ 4,480.00	\$ 5,990.00	\$ 10,470.00
2024-12	Stephen & Carol Gessner, Trust	441 W Vermont Ave.	17.01.3504	LOTS 4 & 5 BLK 35 FIRST ADD	133		\$ 2,800.00	\$ 5,530.00	\$ 8,330.00
2024-13	Martin J. & Laura R. Gessner	421 W Vermont Ave.	17.01.3503	LOT 3 BLK 35 FIRST ADD	65.5		\$ 1,380.00	\$ 1,300.00	\$ 2,680.00
2024-14	Reese Ecklein	411 W Vermont Ave.	17.01.3502	LOT 2 BLK 35 FIRST ADD	66		\$ 1,390.00	\$ -	\$ 1,390.00
2024-15	Jon L. & Janet M. Johnson	401 W Vermont Ave.	17.01.3501	LOT 1, BLOCK 35, SALEM - FIRST ADD	66	165	\$ 3,120.00	\$ 110.00	\$ 3,230.00
2024-16	Fred Roy & Theda Wilsey	341 W Vermont Ave.	17.01.1605	LOT 5 BLK 16 FIRST ADD	66	165	\$ 3,120.00	\$ 8,000.00	\$ 11,120.00
2024-17	Travis Peterson	331 W Vermont Ave.	17.01.1604	LOT 4 BLK 16 FIRST ADD	66.5		\$ 1,400.00	\$ -	\$ 1,400.00
2024-18	Dustin M. Furgeson	321 W Vermont Ave.	17.01.1603	LOT 3 BLK 16 FIRST ADD	66.5		\$ 1,400.00	\$ -	\$ 1,400.00
2024-19	Aaron & Elizabeth Stroud	311 W Vermont Ave.	17.01.160202	W56' OF N110' LOT 2, BLOCK 16, SALEM - FIRST ADD EX E15' OF S44'	56		\$ 1,180.00	\$ -	\$ 1,180.00
2024-20	Robert A. Deters	241 N Idaho St.	17.01.160201	N66' OF LOT 1 & N66' OF E10' OF LOT 2 BLK 16 FIRST ADD	67	76	\$ 2,210.00	\$ -	\$ 2,210.00
2024-21	Michael J. & Diane McGregor	241 W Vermont Ave.	17.01.1510	W95' OF N18' OF LOT 9 & W95' OF LOT 10 BLK 15 FIRST ADD	84.5	95	\$ 2,780.00	\$ -	\$ 2,780.00
2024-22	St. Mary's Catholic Church	223 W Vermont Ave.	17.01.151001	E70' OF LOTS 9 & 10 BLK 15 FIRST ADD	70		\$ 1,470.00	\$ -	\$ 1,470.00
2024-23	Cory & Carol Reif	221 W Vermont Ave.	17.01.1501	W60' OF LOTS 1 & 2 BLK 15 FIRST ADD	60		\$ 1,260.00	\$ -	\$ 1,260.00
2024-24	David Derschan	241 N Nebraska St.	17.01.1502	LOTS 1 & 2 EX W60' THEREOF & ALL OF LOT 3 AND THE E66' OF LOTS 4 & 5 BLK 15 FIRST ADD EX LOT H1 IN LOTS 1 & 5 THEREIN	105		\$ 2,210.00	\$ -	\$ 2,210.00
2024-25	Keith J Sabers	231 N Idaho St.	17.01.1602	S44' OF N110' OF LOT 1 & S44' OF N110' OF E25' OF LOT 2 BLK 16 FIRST ADD	44		\$ 930.00	\$ -	\$ 930.00
2024-26	Lori Porter	230 N Idaho St.	17.01.1509	S48' OF W95' OF LOT 9 BLK 15 FIRST ADD	48		\$ 1,010.00	\$ -	\$ 1,010.00
2024-27	Adam Puthoff	221 N Idaho St.	17.01.1601	S55' OF LOTS 1 & 2 BLK 16 FIRST ADD	54.5		\$ 1,150.00	\$ -	\$ 1,150.00
2024-28	Jamie & Andrea Dement	220 N Idaho St.	17.01.1508	LOT 8 BLK 15 FIRST ADD	66		\$ 1,390.00	\$ 2,620.00	\$ 4,010.00
2024-29	Howard Properties LLC	520 W Norton Ave.	17.05.0004	LOT 2 R&J WATKINS' 1ST ADD SUBD OF UNPL NE4 14-103-55 THENCE BOR DER-ING N LINE OF NORTON AVE TO SW CORNER LOT B OF CNR	170		\$ 3,570.00	\$ 2,230.00	\$ 5,800.00
2024-30	McCook County	W Norton Ave.	17.01.3506	LOTS 6 THRU 12 BLK 35 FIRST ADD	150	164	\$ 4,880.00	\$ 9,080.00	\$ 13,960.00
2024-31	Charles Thomas Oyen	330 W Norton Ave.	1.1606 & 17.01.	LOTS 6 - 11 BLK 16 FIRST ADD	199	150	\$ 5,760.00	\$ 13,910.00	\$ 19,670.00
2024-32	Ronald L. Schneider	201 N Idaho St.	17.01.1615	LOTS 15 - 20 BLK 16 FIRST ADD	131	151	\$ 4,340.00	\$ -	\$ 4,340.00
2024-33	Jacqueline & Joshua Cole	240 W Norton Ave.	17.01.1507	W72' OF LOTS 6 & 7 BLK 15 FIRST ADD	133		\$ 2,800.00	\$ 6,420.00	\$ 9,220.00
2024-34	Stephen & Carol Gessner, Trust	301 W Norton Ave.	17.01.0102	N115' OF LOTS 1, 2, 3 & 4 AND N115' OF E8' OF LOT 5 BLK 1 FIRST ADD	96		\$ 2,020.00	\$ -	\$ 2,020.00
2024-35	Twedt Construction Company In	W Norton Ave.	17.01.0101	S35' LOTS 1, 2, 3, 4 & ALL OF LOTS 5, 6, 7 EX N 115' OF E8' OF LOT 5 BLK 1 FIRST ADD	58		\$ 1,220.00	\$ 1,920.00	\$ 3,140.00
2024-36	McCook County	W Norton Ave.	17.00.0108	LOTS 8 THRU 15 FIRST ADD & SAID VACATED PORTION OF ADAMS ST ADJ & LOTS A & B EX E154' S2 BLK 1 OT (HWY SHOP); & 15' ALLEY BETWEEN LOT 15	193		\$ 4,060.00	\$ -	\$ 4,060.00
2024-37	McCook County	W Norton Ave.	17.01.3600	BLK 36 & SAID VACATED PORTION OF ADAMS ST RUNNING ADJACENT FIRST ADD	175		\$ 3,680.00	\$ 8,510.00	\$ 12,190.00
2024-38	Cameron Howard & William Eichacker	W Norton Ave.	17.04.0001	LOT C IN E2 14-103-55 & SAID VACATED PORTION OF ADAMS ST RUNNING ADJACENT	114.5		\$ 2,410.00	\$ 2,310.00	\$ 4,720.00
2024-39	William & Debra Liv Eichacker	511 W Norton Ave.	17.56.2003	LOT 3 RAILWAY 2ND	156		\$ 3,280.00	\$ 2,310.00	\$ 5,590.00
2024-40	Mo Pheasant Hunters LLC	521 W Norton Ave.	17.56.2021	LOT 1 OF TSCHETTER'S ADD, AN ADD TO THE CITY OF SALEM	171		\$ 3,600.00	\$ 2,310.00	\$ 5,910.00
2024-41	Rev. Jerome N. Tschetter	141 N Douglas St.	17.56.2020	LOT 2 OF TSCHETTER'S ADD, AN ADD TO THE CITY OF SALEM	117.5		\$ 2,470.00	\$ -	\$ 2,470.00
2024-42	Robin A. Rayman	110 S Douglas St.	17.56.2002	LOT 2A RAILWAY 2ND	103		\$ 2,170.00	\$ -	\$ 2,170.00
2024-43	Central Farmers Cooperative	S Douglas St.	17.55.1001	LOTS 1 & 2 RAILWAY	173		\$ 3,640.00	\$ -	\$ 3,640.00
2024-44	HS Midwest Properties LLC	411 Center Ave.	17.79.1000	LOT 1 DAKOTA SLAT ADD TO THE CITY OF SALEM	372.5		\$ 7,830.00	\$ -	\$ 7,830.00
2024-45	Salem Economic Development	CS Douglas St.	17.52.4000	TR 4A OF THE SUBDIV OF TRACTS 4 AND 5 OF STREFF'S TRACTS, EXCEPT LOTS 1, 2A, 3, 4, AND 5 IN TRACT 4A THEREOF ALL IN CITY OF SALEM	50.5		\$ 1,070.00	\$ -	\$ 1,070.00
2024-46	City of Salem	131 S Douglas St.	17.52.4002	LOT 2A IN TRACT 4A, SUBD OF TRACTS 4&5 OF STREFF'S TRACTS	150	N/A	\$ -	\$ -	\$ -
2024-47	Martin J. & Laura R. Gessner	131 S Douglas St.	17.52.3003	S116' OF LOT 1 IN TRACTS #3 & #4A OF STREFF'S TRACTS	116		\$ 2,440.00	\$ -	\$ 2,440.00
2024-48	Kenneth R. & Theresa A. Lauck	125 Douglas St.	17.52.3002	LOT 1 OF TRACTS #3 & 4A STREFF'S TRACTS EX S116' & EX N112.75'	138		\$ 2,900.00	\$ -	\$ 2,900.00
2024-49	Central Farmers Cooperative	S Douglas St.	17.55.1001	LOTS 1 & 2 RAILWAY	96		\$ 2,020.00	\$ -	\$ 2,020.00
2024-49	Central Farmers Cooperative	S Douglas St.	17.55.1001	LOTS 1 & 2 RAILWAY	55.5		\$ 390.00	\$ -	\$ 390.00
2024-50	Kenneth R. & Theresa A. Lauck	Douglas St.	17.52.3001	N112.75' OF LOT 1 OF TRACTS #3 & 4A OF STREFF'S TRACTS	351.5		\$ 2,470.00	\$ -	\$ 2,470.00
2024-51	Salem Economic Development	Corson Ave.	17.52.3030	TR3 OF STREFF'S TRACTS IN THE S2NE4 AND N2SE4 14-103-55 EX LOT 1 IN TRACTS NO 3 AND 4A OF STREFF'S TRACTS THEREIN EXCEPT LOT	431.5		\$ 3,030.00	\$ -	\$ 3,030.00
2024-52	Salem Ready Mix LLC	829 W Corson Ave.	17.52.303001	LOT 7 SEDC ADD CITY OF SALEM	467.5		\$ 3,280.00	\$ -	\$ 3,280.00
2024-53	Frances J. Streff	Corson Ave.	17.52.100101	TRACT 1 OF FJ. STREFF'S ADDITION	497.5		\$ 3,490.00	\$ -	\$ 3,490.00
2024-54	McCook County	Corson Ave.	17.52.200202	TRACT 2 OF FJ STREFF'S ADDITION SALEM	236		\$ 4,960.00	\$ 5,870.00	\$ 10,830.00
2024-55	Frances J Streff	W Norton Ave	17.52.200203	REMAINING RAILROAD RIGHT-OF-WAY	808		\$ 5,660.00	\$ -	\$ 5,660.00
					75		\$ 1,580.00	\$ 1,910.00	\$ 3,490.00
							\$ 149,250.00	\$ 94,250.00	\$ 243,500.00