



CITY COMMISSION ROOM  
 PIERRE, SOUTH DAKOTA  
 September 26, 2023

The City of Pierre Board of Commissioners met in Regular Session on September 26, 2023, with Commissioners Barringer, Huizenga, Vona Johnson, Todd Johnson, and Mayor Harding were present for roll call. The Pledge of Allegiance was recited followed by an invocation. On the Consent Calendar, New Hire Part-Time Library Assistant – Lily Harrington was removed. The agenda was approved as amended. No one was present for public comment.

Gidget Palmer, Project Manager, presented an Outdoor Swimming Pool Project Update.

Commissioner Todd Johnson moved and Commissioner Barringer seconded to approve the consent calendar to include the Minutes from the Regular Meeting on September 19, 2023; Raffle Request – FLC Mops of Pierre, Ss Peter and Paul Altar Society; Resolution No. 2754 Plat of Lots A7-1, A7-2, A7-3, & A8, Maher Subdivision, Hughes County, Tom M. Maher & Tom P. Maher; Claims. Unanimous approval.

**RESOLUTION NO. 2754**

A RESOLUTION APPROVING THE PLAT OF LOTS A7-1, A7-2, A7-3, & A8, MAHER SUBDIVISION, A REPLAT OF LOT A7, MAHER SUBDIVISION, & A PORTION OF THE SE1/4 SECTION 23, T111 N, R79W, 5TH P.M., HUGHES COUNTY, SOUTH DAKOTA.

WHEREAS, the plat of the above-described property has been executed according to statute, now therefore; BE IT RESOLVED that the City Commission, in and for the City of Pierre, does hereby approve the said Plat of PLAT OF LOTS A7-1, A7-2, A7-3, & A8, MAHER SUBDIVISION.

Dated this 26<sup>th</sup> day of September, 2023.

CITY OF PIERRE, SOUTH DAKOTA  
 BY: Steve Harding, Mayor

ATTEST: Twila Hoffrogge, Finance Officer

ACE STEEL & RECYCLING INC	TUBE PIPE, ROUND CR	48.52
ADVANCE STORES COMPANY, IN	WIPER BLADES - 2015 CHEVY	114.60
ADVANCED ENGINEERING & ENV	WTR QUALITY TRANS 7/29-9/1	3,830.75
AIRTECH HEATING & COOLING	BRIGHT ENERGY REBATES 8/29/23	1,100.00
ALL-AROUND GRAPHIX INC.	EMBROIDERY ON WORK JACKET	21.50
APLAN, ANJA	2023 CITY BAND	85.00
APLAN, IRENE	2023 CITY BAND	70.00
AT&T MOBILITY	SCADA SVC 6/8-8/7	128.06
AVERA MEDICAL ASSOCIATES C	MEDICAL EXAMS	623.00
AVERA QUEEN OF PEACE	DRUG TESTS	234.00
AXON ENTERPRISE, INC	EVIDENCE LIC & STORAGE RENEW	32,136.00
BALLEW CONSTRUCTION INC.	I/O PRIM CABINET S ON TAYLOR	35,916.81
BAUCK, MEGAN	2023 CITY BAND	35.00
BAUCK, RODD	2023 CITY BAND	55.00
BECKER, HEIDI	2023 CITY BAND	50.00
BIOVERSE INC	AQUASHERE, POND COLORANT	601.24
BLOOD, SAMMI	2023 CITY BAND	25.00
BONHORST, DESIREE	2023 CITY BAND	55.00
BOWMAN, GRACIE	2023 CITY BAND	20.00
BRECH, KAYLEE	2023 CITY BAND	50.00

## CITY COMMISSION PROCEEDINGS September 19, 2023

BRECH, SHANNA	2023 CITY BAND	50.00
BROSZ ENGINEERING INC	WASH BAY CONSTRUCTION	28,600.00
BRYCE LAMBERT	BRYCE LAMBERT: DEPOSIT REFUND	450.00
BURCKHARD, KATRINA	2023 CITY BAND	55.00
CASTEK, INC	STREET PAINT, CATALYST, H.D.	4,000.00
CENTRAL DISTRIBUTION	TRASH BAGS, PAPER TOWELS, TP	345.65
CENTURY BUSINESS PRODUCTS	CITY HALL COPIER SVC 8/14-9/16	1,038.55
CENTURY LINK	CITY HALL SVC SEPTEMBER	265.59
CERMAK, LOGAN	2023 CITY BAND	55.00
CHRISTIANSEN, ANDREA	2023 CITY BAND	85.00
CLAUSEN, JOHN	2023 CITY BAND	75.00
CLINES, CJ	2023 CITY BAND	85.00
CLINES, DOROTHY	2023 CITY BAND	80.00
CLINES, SCARLETT	2023 CITY BAND	80.00
CONE AG-SERVICE INC.	3/4" STRAINER W/50 MESH SCREEN	79.12
CONNECTIONS INC EAP	SEPTEMBER EMPLOYEE ASST PROG	443.52
COOK, LAURA	2023 CITY BAND	40.00
COSTAR REALTY INFORMATION	STR REPORT RENEWAL	3,199.92
CUNNINGHAM, BRAEDON	2023 CITY BAND	60.00
DAKOTA SUPPLY GROUP	2 - 105W LEDS	1,052.86
DEBOER, JOHN	2023 CITY BAND	30.00
DEVANY, ANN	2023 CITY BAND	85.00
DICTATION SALES & SERVICE	LEARN ON DEMAND CTO- HAUPERT	199.00
DONS SINCLAIR	GOLF - GAS, DIESEL, OFF RD DIE	4,449.47
DPF GROEN SD2 LLC	REPAIRS TO 2009 SIDEDUMP	1,935.86
DUINKHERJAV, TIGER	2023 CITY BAND	75.00
ELLWANGER, WHITNEY	2023 CITY BAND	60.00
E-NOTICE INC	REBID AD FOR MISSOURI SHORES	241.54
FISCHER, GRACE	2023 CITY BAND	25.00
FISCHER, MADILYNN	2023 CITY BAND	25.00
FLAAEN, DALTON	2023 CITY BAND	40.00
FORTERRA CONCRETE PRODUCTS	ADJUSTING RING FOR MANHOLE	156.91
GARRETT, JACK	2023 CITY BAND	50.00
GOLDEN WEST TECHNOLOGIES	SEPT MONITOR, BACKUP, MGMT	8,707.00
GOODLANDER, JOCELYN	2023 CITY BAND	85.00
GRAHAM TIRE COMPANY INC	FIX RADIATOR HOSE CAR #3	407.41
GRASS & GRIT LLC	SYNTHETIC GRASS DESIGN FEE	22,628.00
GREENFLY NETWORKS, INC	SEPTEMBER EQUIP RENT	2,474.11
GRIMMS PUMP SERVICES INC	REPAIRS TO PRESSURE WASHER	473.50
GROSSENBURG IMPLEMENT INC	CORE ON 2017 SWEEPER	367.59
GUARDIAN ALLIANCE TECHNOLO	SOFTWARE LIC SCREENING REPORTS	204.00
H & H REPAIR, INC	BATTERY	68.16
HANSEN, SHERIDAN	2023 CITY BAND	75.00
HANSON/JASON	MOW & WEEDEAT 221 GRANT 8/3	828.36
HARTMANN, RANDY	2023 CITY BAND	60.00
HEARTLAND LAWN CARE INC	APPLY FERTILIZER W/BROADLEAF	169.00

CITY COMMISSION PROCEEDINGS September 19, 2023

HELBIG AUDIOLOGY LLC	OSHA BASELINE M. LEE	60.00
HINKLE, CONNER	2023 CITY BAND	65.00
HOGENS HARDWARE HANK	RTN KEYS - DIDN'T WORK	83.93
HUBER, THOMAS J	2023 CITY BAND	65.00
INGRAM PEST SERVICE INC	PRO SHOP - CRICKET/MICE CTRL	62.00
JACOBS-BOWMAN, KIM	2023 CITY BAND	55.00
JEFF M JOHNSON	TOW FROM GREEN ST 8/24	500.00
JENSEN, NATHANIAL	JENSEN, NATHANIAL	35.00
JOHNSON, LARRY	2023 CITY BAND	850.00
JOHNSON, MARY JO	2023 CITY BAND	85.00
JOHNSON, TERRI	DEPOSIT REFUNDS ST SHELTER	150.00
KALTENBACH, KAYLA	2023 CITY BAND	65.00
KDP FIRE LLC	ANNUAL TRAINING REG FEE 2023	4,500.00
KEARNEY, MARCIE	2023 CITY BAND	25.00
KEHRWALD, DIANE	2023 CITY BAND	85.00
KLJ SOLUTIONS HOLDING CO	RUNWAY 7-25 REHAB TO 9/2/23	164,371.80
LAVINGER, AVA	2023 CITY BAND	65.00
LAVINGER, JENNIFER	2023 CITY BAND	75.00
LEBEDA, KYM	2023 CITY BAND	60.00
LEHR, CONNER	2023 CITY BAND	75.00
LEHR, HEATHER	2023 CITY BAND	45.00
LOVE COMMUNICATIONS	CO-OP MARKETING SHOULDER	7,436.26
MACQUEEN EQUIPMENT, LLC	LEATHER PATCH	113.77
MANGAN, TARA	2023 CITY BAND	75.00
MANHART, LOGAN	2023 CITY BAND	65.00
MCVEY, LYNNE	2023 CITY BAND	65.00
MCVEY, RAE	2023 CITY BAND	65.00
MCVEY, WALTER	2023 CITY BAND	60.00
MEHLHAFF, BRITTANY	2023 CITY BAND	75.00
MENARDS, INC	SLEEVE & WEDGE ANCHORS, GLOVE	297.84
MIDWEST OIL CO OF SD	55GAL ULTRA UTF	596.75
MIDWEST TURF & IRRIGATION	SPRING - GAS	235.17
MISSOURI RIVER ENERGY SERV	AUGUST METER COUNT FEES	2,954.80
MOSIMAN, CARTER	2023 CITY BAND	55.00
MOSIMAN, MARLA	2023 CITY BAND	75.00
MOSIMAN, STACIE	2023 CITY BAND	75.00
MUNYER, JUSTIN	2023 CITY BAND	85.00
NEW, SOPHIA	2023 CITY BAND	50.00
NEXT LEVEL AG LLC	ESSENTIAL SOIL TEST PACKAGES	50.00
OPPERMAN INC	40.44 TON TOPDRESSING SAND	1,788.26
O'REILLY AUTO ENTERPRISES,	MINI FUSEHOL ATO FUSE	246.73
PETERS, GREG	2023 CITY BAND	85.00
PIERRE TENNIS ASSOCIATION	SUMMER REC TENNIS PROG 2023	731.18
PILLEN, ABBIE	2023 CITY BAND	50.00
ROBINS WATER CONDITIONING	CEMETERY - MTN COLD RENT SEPT.	165.25
ROSE, MEGAN	2023 CITY BAND	60.00

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ROUNDS, KENDRA	2023 CITY BAND	40.00
ROYER, ANDREA	2023 CITY BAND	70.00
ROYER, RANDY	2023 CITY BAND	80.00
RUHLMAN, GAGE	2023 CITY BAND	55.00
RURAL ELECTRIC SUPPLY COOP	CONNECTOR SPLICE 4/0 CU COMP	1,296.00
S ELLWEIN INC	WWTP - RO RENT SEPTEMBER	60.00
SALADO, FRANCIS	2023 CITY BAND	50.00
SALADO, ROWINA	2023 CITY BAND	30.00
SCHINDLER, LATRISHA	2023 CITY BAND	85.00
SCHUMACHER, GRACE	2023 CITY BAND	75.00
SCHWARZ, EVAN	2023 CITY BAND	60.00
SD BOA STATE FLAG ACCT	SD FLAGS, US FLAGS	133.60
SD DEPT OF AGRICULTURE & N	SOLID WASTE MGMT FEE AUGUST	2,996.00
SD DEPT OF CORRECTIONS	AUGUST SOLEM BLDG EXPENSES	1,565.15
SD DEPT OF REVENUE	TITLE & PLATES 2023TAHOE - PD	26.70
SD DIVISION OF CRIMINAL IN	3 AUGUST BACKGROUND CHECKS	113.25
SD MUNICIPAL LEAGUE INC.	2023 CONF REG. FEE B COWLES	665.00
SERVICE EXPERTS	BRIGHT ENERGY REBATES 8/29/23	800.00
SIOUX NATION OF FT. PIERRE	SUN & SHADE MIX GRASS SEED	283.47
SMALL ENGINE HOUSE	4 - AUTO CUT C6-2	144.60
SMITH, KIM	2023 CITY BAND	50.00
STANGL, ROBERT	ELECTRIC - AUGUST POSTAGE EXP	18.02
STANLEY, CHRISTIAN	2023 CITY BAND	20.00
STAPLES ADVANTAGE	DESK CALENDAR	17.79
STATE OF SD - PMB 0112	AUGUST POSTAGE FEE	169.43
SUTTON, BROOKE	2023 CITY BAND	80.00
TEREX USA LLC	ANNUAL INSPEC. NATIONAL CRANE	3,981.01
THE AMBLE GROUP INC.	CREDIT FOR FREIGHT CHARGE	353.99
THE HUNTINGTON NATIONAL BA	SEPTEMBER GOLF CART LEASE	7,447.00
TIPTON, JOYCE	2023 CITY BAND	65.00
TORO COMPANY - NSN/THE	OCTOBER OPTIMUM MONTHLY	278.00
TOWNLEY, DARLENE	2023 CITY BAND	80.00
TOWNLEY, GAVIN	2023 CITY BAND	80.00
TRAFFIC CONTROL CORPORATIO	AMBER LIGHTBARS & PUSH BUTTONS	8,240.00
TRANSOURCE TRUCK & EQUIPME	CYLINDERS	357.96
TYLER TECHNOLOGIES-INCODE	CR: PROJ MGMT& INTERFACE, FEE	4,118.64
ULINE, INC	FIRE EXTINGUISHER COVERS	82.87
VALLE, SAMUEL	2023 CITY BAND	60.00
VASILIE, MIKE	2023 CITY BAND	70.00
VENTURE COMMUNICATIONS COO	LF INTERNET SVC 9/12-10/11	94.95
VOGT, ELIZABETH	2023 CITY BAND	75.00
WARING, TODD	REIMB. RECERTIFICATION FEE	20.00
WERNER, JAMIE	2023 CITY BAND	70.00
WEST CENTRAL ELECTRIC COOP	190 LIGHTS 8/1-9/1	199.64
WHEELHOUSE PLUMBING INC	CLEAN OWNER PORTABLE TOILETS	130.00

WILLOUGHBY, JONI	2023 CITY BAND	50.00
WILLOUGHBY, JULIE	2023 CITY BAND	75.00
WITT, KAYLA	2023 CITY BAND	55.00
WOODBURN, RON	2023 CITY BAND	70.00
WULF, ANDREW	2023 CITY BAND	80.00
ZAHRADNICEK, JAMES	4 KEYS	12.00
ZANDER AUTO PARTS	ON-OFF TOGGLE	226.17

Bryan Tipton, Parks and Recreation Director, presented the World Walleye Championship Event Requests. The event is being held October 5-7 in Steamboat Park with weigh-ins daily at 3:30pm each day. The requests of the City are to use the park area near the amphitheater and electrical plug-ins, parking lot closure, Street Department support for the use of cones for temporary boat parking on the causeway, and the use of picnic tables and city owned garbage cans to be moved to the weigh-in area. Miranda Panzer with the Pierre Area Chamber of Commerce was also present. Commissioner Todd Johnson moved and Commissioner Barringer seconded to approve the World Walleye Championship Event Requests as presented. Unanimous approval.

Brad Palmer, Utilities Director, presented the Wastewater Lagoon Sludge Cleanout proposal with Morris, Inc. The quote from Morris, Inc to cleanout the Lower Lagoon at the airport is \$70,635 and includes excavating and stockpiling the sludge for hauling by city crews at a later date. Commissioner Barringer moved and Commissioner Todd Johnson seconded to approve the Wastewater Lagoon Sludge Cleanout quote from Morris, Inc. in the amount of \$70,635. Unanimous approval.

Brian Cowles, Airport Manager, presented a Request to Purchase Airport ARFF Truck Equipment. Cowles explained that no bids were received for this equipment during the bid process for the ARFF Truck and quotes were received from various vendors. Cowles recommended approving the quote from W.S. Darley & Co. totaling \$24,519 for the various ARFF Truck Equipment necessary to outfit the new ARFF Truck. Commissioner Huizenga moved and Commissioner Vona Johnson seconded to approve the purchase of the Airport ARFF Truck Equipment from W.S. Daley and Co. for \$24,519. Unanimous approval.

Emeline Hoblick, City Planner, introduced Plat of Block 2R, Heritage Ridge 2<sup>nd</sup> Addition for Morris, Inc. The proposed replat is for Blocks 2, 3, and 5 and vacating a portion of Augusta Street. Morris, Inc. is working with Stencil Group LLC to potentially construct a 4 story, 112-unit apartment building on the 4.5 acre lot. The entrance to the parking lot would be off Abbey Road within the vacated Augusta Street. A looped water main would also be installed and includes a 10' utility easement for electric service. The City Planning Commission recommended approval of the replat at their September 25, 2023 meeting. This replat and partial street vacation will be brought back for consideration October 3, 2023.

Emeline Hoblick, City Planner, presented Resolution No. 2756 for the Plat of Lots 1, 2, 3, Tract 1, Center Point Addition, for Chapelle Investments LLC. This would create three lots: Lot 1 for a bank building with drive-thru, Lot 2 for an 81-unit hotel with attached drive-thru Starbucks, and Lot 3 for a 60-unit apartment building with underground parking. A shared-use parking plan submitted by Hegg will be recorded also. Commissioner Huizenga moved and Commissioner Vona Johnson seconded to approve Resolution No. 2756 for the Plat of Lots 1, 2, 3, Tract 1, Center Point Addition, for Chapelle Investments LLC as presented. Unanimous approval.

**RESOLUTION NO. 2756**

**A RESOLUTION APPROVING THE PLAT OF LOTS 1, 2, & 3 OF TRACT 1, A REPLAT OF TRACT 1, CENTER POINT ADDITION, CITY OF PIERRE, HUGHES COUNTY, SOUTH DAKOTA.**

**WHEREAS, the plat of the above described property has been executed according to statute, now therefore;**

BE IT RESOLVED that the City Commission, in and for the City of Pierre, does hereby approve the said Plat of Lots 1, 2, & 3 of Tract 1, CENTER POINT ADDITION.

Dated this 26th day of September, 2023.

CITY OF PIERRE, SOUTH DAKOTA

BY: Steve Harding, Mayor

ATTEST: Twila Hoffrogge, Finance Officer

Emeline Hoblick, City Planner, and Toby Morris with Colliers Securities introduced Resolution No. 2573 to set at 5:45pm on November 7, 2023, a Public Hearing to consider the creation of Business Improvement District #3. The proposed district would be located at Tract 1, of the Center Point Addition and allow for an additional occupancy tax of \$2.00 per room be imposed on the guests of the hotel located within Tract 1. Commissioner Huizenga moved and Commissioner Vona Johnson seconded to approve Resolution No. 2573 to a 5:45pm on November 7, 2023 Public Hearing for the Business Improvement District #3 as presented. Unanimous approval.

**Resolution No. 2753**

**Whereas**, the proposed boundaries of a business improvement district have been established by Resolution #2751 and;

**Whereas**, the downtown Improvement Board has filed a report recommending that a business improvement district be created and recommending a plan for improvement of the business area, and

**Whereas**, a resolution of intent is required prior to the creation of a business improvement district,

**Now therefore be it resolved** by the City Commission of the City of Pierre, South Dakota that:

The proposed improvement district shall have the following description:

- Tract 1, of the Center Point Addition to the City of Pierre, SD.
2. A public hearing shall be held before the City of Pierre City Commission, Pierre, South Dakota on the 7th day of November, 2023 at 5:45p.m., at the Pierre City Hall to consider the creation of a business improvement district.
  3. The following public facilities, improvements, and activities are proposed to take place within the district:
    - Hotel / Hospitality
  4. The proposed District costs will not exceed \$10,000,000
  5. The revenue to support the activities within the district will be Special Assessment, within the property proposed in the Business Improvement District, due monthly and collected by Finance Officer.
  6. The following costs are for purposes set forth in SDCL 9-55-3.
  7. The finance officer shall cause a notice of public hearing for the creation of the proposed business improvement district to be mailed to each property owner or user of space in the proposed district at least thirty (30) days prior to the public hearing.

Adopted on this 26th day of September, 2023

CITY OF PIERRE, SOUTH DAKOTA

BY: Steve Harding, Mayor

ATTEST: Twila Hoffrogge, Finance Officer

Toby Morris, from Colliers Securities, presented the Memorandum of Understanding with Stencil Group LLC. Nate Stencil presented the proposed four story, 115 units apartment complex. Morris explained that MOU outlines the Tax Increment Financing District expectations between the two parties. These expectations include initial construction to begin on or before May 1, 2024, a total TIF request of \$1,200,000, and a duration of 14 years for reimbursement. Commissioner Huizenga moved and Commissioner Vona Johnson seconded to approve the Memorandum of Understanding with Stencil Group LLC. Unanimous approval.

Commissioner Vona Johnson moved and Commissioner Huizenga seconded to adjourn. 6:14 pm. Unanimous approval.

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Lacey Walz, Deputy Finance Officer

CITY COMMISSION PROCEEDINGS September 19, 2023

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