

CITY OF CENTERVILLE
UNAPPROVED REGULAR MEETING MINUTES
Tuesday, September 6, 2022
5:30 p.m.

President Krebs called the meeting to order at 5:30 p.m.

The pledge of allegiance was recited.

Council members present: Vicki Sikkink, Jackie Krebs, Conway Lunning, Josh Clayton and Adam Carlson
Absent: Mayor Kent Austin and Cory Simonsen

Others present: Kristin Hazen – Finance Officer, Cody Sikkink, Operations Manager, Matt Thompson, Assistant Operations Manager, Nolan Clark - Police Chief, Jared Hybertson –Economic Development Coordinator and Millard Martin, Dakota Construction

President Krebs asked if there was any additions or corrections to the agenda. There being none. V. Sikkink moved and J. Clayton second to approve the agenda. Motion carried. Unanimous.

C. Lunning moved and V. Sikkink seconded to approve the regular meeting minutes from Monday, August 1, 2022. Motion carried. Unanimous.

C. Lunning moved and A. Carlson seconded to approve the warrants presented. Motion carried. Unanimous.

WARRANTS SEPTEMBER 2022

AUGUST Payroll: Council - \$1,625.72 Finance - \$4,380.58 Police - \$10,237.51 Parks - \$1,343; Pool - \$1,071.72; Streets - \$4,949.42; Water - \$5,419.71; Sewer - \$5,419.70; Library - \$5,224.44; Econ Dev - \$6,551.42;

SEPTEMBER 2022

CENTERVILLE POSTMASTER \$500.00 POSTAGE A-OK Sanitary Services, Inc. \$316.98 AT&T MOBILITYs, MOBILITY. \$80.08 Badger Meter Incs, Inc. \$67.95 Banyon Data Systemss, Inc. \$1,680.00 CENTER POINT LARGE PRINTs, PRINT. \$45.54 Century Businesss, Business. \$80.34 COLONIAL LIFEs, LIFE. \$667.05 CORE & MAIN LPs, LP. \$278.80 COYOTE ENTERPRISES LLCs, LLC. \$296.90 CRARY HUFF LAW FIRMs, FIRM. \$450.00 Dakota Ace Hardwares, Hardware. \$106.17 Diesel Machinerys, Inc. \$1,300.00 Farmers Lumber Companys, Company. \$19.09 FERGUSON WATERWORKS #2516s, WATERWORKS. \$439.70 Fireball Industriess, Inc. \$115.16 Hauff Mid-America Sportss, Sports. \$403.11 Health Pool of SDs, SD. \$9,541.89 LUDENS INCs, INC. \$250.00 Menardss, Menards. \$471.71 New Century Presss, Inc. \$157.92 NORTHERN LIGHTS DISPLAY # 205s, DISPLAY. \$5,067.00 Olson's Ace Hardwares, Hardware. \$67.13 VISAs, VISA. \$1,152.41 PARKER FARM AND AUTO SUPPLY INs, IN. \$554.51 PORTA PROSs, INC. \$165.00 Pump N Stuff- Citys, City. \$532.39 Pump N Stuff- Citys, City. \$321.09 Pump N Stuff- Citys, City. \$663.47 Kim Satters, Satter. \$220.00 SIMONSENs, CORY. \$5.00 Total Stop Food Store #747s, Store. \$15.41 Vermillion Garbage Services, Service. \$120.00 HYBERTSONs, JARED. \$149.40 Centerville Schools, School. \$35.75 Diesel Machinerys, Inc. \$1,300.00 Fort Randall Telephone Co.s, Co. \$694.83 Lewis & Clark Rural Waters, Water. \$4,112.46 Brad Preheims, Preheim. \$27.72 PRESS & DAKOTANs, DAKOTAN. \$148.82 Badger Meter Incs, Inc. \$68.25 Farmers Lumber Companys, Company. \$169.56 NUTRIEN AG SOLUTIONSs, SOLUTIONS. \$285.00 PARKER FARM AND AUTO SUPPLY INs, IN. \$394.84 Total Stop Food Store #747s, Store. \$13.73 Internal Revenue Services, Service. \$3,132.45 SYNCB/AMAZONs, AMAZON. \$1,116.66 Dept of Revenue & Regulations, Regulation.

\$83.92 Internal Revenue Services, Service. \$3,030.17 USDA Rural Developments, Development. \$2,130.00 First National Banks, Bank. \$5,239.06 US BANKS, BANK. \$2,848.85 City of Centerville, Centerville. \$59.52 City of Centerville, Centerville. \$68.97 Internal Revenue Services, Service. \$985.68 MidAmerican Energy Company, Company. \$78.25 Xcel Energy, Energy. \$642.60 Xcel Energy, Energy. \$5,026.50 MidAmerican Energy Company, Company. \$74.77 Verizon Wireless, Cell Phone. \$136.86 USDA Rural Developments, Development. \$2,130.00 City of Centerville, Centerville. \$59.23 City of Centerville, Centerville. \$61.74 City of Centerville, Centerville. \$59.62

K. Hazen shared building permits received from Mary Jeanne Diedrichsen and Sean & Jackie Krebs previously approved by K. Hazen and K. Westra.

K. Hazen shared the building permit received from Dakota Construction. Mr. Martin with Dakota Construction joined the council and explained his building permit request for 1000 State St. and its setbacks. J Clayton moved and C. Lunning seconded to approve the building permit request received from Dakota Construction. Motion carried. Unanimous.

No public comments.

Operations Manager C. Sikkink requested the surplus of the 2001 Freight FL80 pumper truck used by the Fire Department. V. Sikkink moved and J. Clayton seconded to approve the surplus request received from C. Sikkink. Motion carried. Unanimous.

K. Hazen received a request to close a portion of Main St. for the upcoming Fall Festival event. Permission was granted to close a portion of Main St. on Saturday, October 22, 2022 for The Fall Festival Event from 3pm to 10pm.

K. Hazen shared a quote received from Bly Stump Removal. This included grinding 4 stumps at the beach and 14 stumps at the city park. The quote did not include cleanup. The quote received was in the amount of \$2,700.00 (two thousand seven hundred dollars and no). C. Sikkink shared that the city will be able to take care of the cleanup. V. Sikkink moved and A. Carlson approved the quote from Bly Stump Removal. Motion carried. Unanimous.

President Krebs asked to go into executive session to discuss personnel matter. V. Moved and C. Lunning seconded to go into executive session. President Krebs declared in executive session at 5:45pm.

President Krebs declared out of executive session at 5:52pm.

Police Chief Clark gave the monthly police report for August:

<u>August 2022</u>		
47 Calls for service/disturbance	1 Well-being checks	16 Traffic stops
2 Motor vehicle crash report	0 Arrests	2 Assists for fire/ambulance calls
2 Domestic dispute call	2 Mental health incidents	2 Animal calls

Economic Development: J. Hybertson touched on the highlights from his Economic Development report. Report is available at City Hall or on the city website.

Finance. K. Hazen presented the revenue/expense report for August 2022 and the August 2022 bank statements.

V. Sikkink moved and C. Lunning seconded to approve the first reading of Ordinance #444-2023 - 2023 budget ordinance. Motion carried. Unanimous.

J. Clayton moved and C. Lunning seconded to approve Resolution #2022-21 Adopting Discretionary Tax Formula. Motion carried. Unanimous.

RESOLUTION NO. 2022-21

A RESOLUTION OF THE CITY OF CENTERVILLE ADOPTING A DISCRETIONARY TAX FORMULA.

WHEREAS, SDCL § 10-6-137 allows a board of county commissioners to adopt a resolution implementing a discretionary formula for the reduced taxation of new structures and additions and partially constructed structures;

WHEREAS, SDCL § 10-6-138 allows the governing board of a municipality to adopt such a formula if the board of county commissioners has not;

WHEREAS, the City has determined that Turner County Resolution #11-20 only applies within the unincorporated areas of Turner County, including any unincorporated towns located therein;

WHEREAS, the City has deemed it in the best interest of the City to adopt such a formula for the reduced taxation of new structures and additions and partially constructed structures within the City;

NOW, THEREFORE, BE IT RESOLVED, that the following properties shall be, and hereby are, specifically classified for the purpose of taxation pursuant to SDCL § 10-6-137:

- (A) Any new industrial or commercial structure, or any addition, renovation, or reconstruction to an existing structure, located within a designated urban renewal area as defined in SDCL § 11-8-4, if the new structure, addition, renovation, or reconstruction has a full and true value of thirty thousand dollars or more (SDCL § 10-6-137(1));
- (B) Any new industrial structure, including a power generation facility, or an addition to an existing structure, if the new structure or addition has a full and true value of thirty thousand dollars or more (SDCL § 10-6-137(2));
- (C) Any new nonresidential agricultural structure, or any addition to an existing structure, if the new structure or addition has a full and true value of ten thousand dollars or more (SDCL 10-6-137(3));
- (D) Any new commercial structure, or any addition to an existing structure, except a commercial residential structure as described in SDCL § 10-6-35.2(5), if the new

structure or addition has a full and true value of thirty thousand dollars or more (SDCL § 10-6-137(4));

- (E) Any commercial, industrial, or nonresidential agricultural property which increases more than ten thousand dollars in full and true value as a result of reconstruction or renovation of the structure (SDCL § 10-6-137(8)); and be it

FURTHER RESOLVED, that any structure classified pursuant to this Resolution shall, following construction, initially be valued for taxation purposes in the usual manner, and that value shall be referred to in this Resolution as the “Pre-Adjustment Value”; and be it

FURTHER RESOLVED, that the assessed value to be used for tax purpose of any structure classified pursuant to this Resolution shall, following construction, be calculated as follows:

- (A) For the first tax year following construction, 20% of the Pre-Adjustment Value;
- (B) For the second tax year following construction, 40% of the Pre-Adjustment Value;
- (C) For the third tax year following construction, 60% of the Pre-Adjustment Value;
- (D) For the fourth tax year following construction, 80% of the Pre-Adjustment Value;
- (E) For the fifth tax year following construction, 100% of the Pre-Adjustment Value;

and be it

FURTHER RESOLVED, that the City Council may, if requested by the owner of any of the above described property, not apply the above formula, in which case the full assessment shall be made without application of the formula. In waiving this formula for the structure of one owner, the City Council is not prohibited from applying the formula for subsequent new structures by that owner; and be it

FURTHER RESOLVED, that for purpose of this Resolution, the assessed valuation during any of the five years may not be less than the assessed valuation of the property year preceding the first year of the tax years following construction; and be it

FURTHER RESOLVED, that any structure that is partially constructed on the assessment date may be valued for tax purposes pursuant to this Resolution and the valuation may not be less than the assessed valuation of the property in the year preceding the beginning of construction; and be it

FURTHER RESOLVED, that following the five-year period under this section, the property shall be assessed at the same percentage as is all other property for tax purposes; and be it

FURTHER RESOLVED, that all resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Approved this 6th day of September, 2022.

Kent Austin, Mayor

ATTEST:

Kristin Voegeli, Finance Officer

Seal

Published once at the approximate cost of _____.

C. Lunning moved and A. Carlson seconded to approve Resolution #2022-22 Adopting Discretionary Tax Formula – Reduced Taxation. Motion carried. Unanimous.

RESOLUTION NO. 2022-22

A RESOLUTION OF THE CITY OF CENTERVILLE ADOPTING A DISCRETIONARY TAX FORMULA FOR REDUCED TAXATION FOR NEW COMMERCIAL RESIDENTIAL STRUCTURES OR ADDITIONS, NEW AFFORDABLE HOUSING STRUCTURES OR ADDITIONS, AND ANY NEW RESIDENTIAL STRUCTURES OR ADDITIONS LOCATED WITHIN A DESIGNATED OR REDEVELOPMENT NEIGHBORHOOD

WHEREAS, SDCL § 10-6-137 allows a board of county commissioners to adopt a resolution implementing a discretionary formula for the reduced taxation of new structures and additions and partially constructed structures;

WHEREAS, SDCL § 10-6-138 allows the governing board of a municipality to adopt such a formula if the board of county commissioners has not;

WHEREAS, the City has determined that Turner County Resolution #11-20 only applies within the unincorporated areas of Turner County, including any unincorporated towns located therein;

WHEREAS, the City has deemed it in the best interest of the City to adopt such a formula for the reduced taxation of new structures and additions and partially constructed structures within the City;

NOW, THEREFORE, BE IT RESOLVED, that the following properties shall be, and hereby are, specifically classified for the purpose of taxation pursuant to SDCL § 10-6-137:

- (F) Any new commercial residential structure, or addition to an existing structure, containing four or more units, if the new structure or addition has a full and true value of thirty thousand dollars or more (SDCL § 10-6-137(5));
- (G) Any new affordable housing structure containing four or more units with a monthly rental rate of the units at or below the annually calculated rent for the state's sixty percent area median income being used by the South Dakota Housing Development Authority, for a minimum of ten years following the date of first occupancy, if the

structure has a full and true value of thirty thousand dollars or more (SDCL § 10-6-137(6));

- (H) Any new residential structure, or addition to or renovation of an existing structure, located within a redevelopment neighborhood established pursuant to SDCL § 10-6-141 if the new structure, addition, or renovation has a full and true value of five thousand dollars or more. The structure shall be located in an area defined and designated as a redevelopment neighborhood based on conditions provided in SDCL § 11-7-2 or 11-7-3 (SDCL § 10-6-137(7)); or

FURTHER RESOLVED, that any structure classified pursuant to this Resolution shall, following construction, initially be valued for taxation purposes in the usual manner, and that value shall be referred to in this Resolution as the “Pre-Adjustment Value”; and be it

FURTHER RESOLVED, that the assessed value to be used for tax purpose of any structure classified pursuant to this Resolution shall, following construction, be calculated as follows:

- (F) For the first tax year following construction, 25% of Pre-Adjustment Value;
- (G) For the second tax year following construction, 25% of Pre-Adjustment Value;
- (H) For the third tax year following construction, 50% of Pre-Adjustment Value;
- (I) For the fourth tax year following construction, 50% of Pre-Adjustment Value;
- (J) For the fifth tax year following construction, 75% of Pre-Adjustment Value;
- (K) For the sixth tax year following construction, 75% of Pre-Adjustment Value;
- (L) For the seventh tax year following construction, 100% of Pre-Adjustment Value.

and be it

FURTHER RESOLVED, that the City Council may, if requested by the owner of any of the above described property, not apply the above formula, in which case the full assessment shall be made without application of the formula. In waiving this formula for the structure of one owner, the City Council is not prohibited from applying the formula for subsequent new structures by that owner; and be it

FURTHER RESOLVED, that for purpose of this Resolution, the assessed valuation during any of the seven years may not be less than the assessed valuation of the property year preceding the first year of the tax years following construction; and be it

FURTHER RESOLVED, that any structure that is partially constructed on the assessment date may be valued for tax purposes pursuant to this Resolution and the valuation may not be less than the assessed valuation of the property in the year preceding the beginning of construction; and be it

FURTHER RESOLVED, that following the seven-year period under this section, the property shall be assessed at the same percentage as is all other property for tax purposes; and be it

FURTHER RESOLVED, that all resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Approved this 6th day of September, 2022.

Kent Austin, Mayor

ATTEST:

Kristin Voegeli, Finance Officer

Seal

Published once at the approximate cost of _____.

RESOLUTION: #2022-23

Subject Yearly Review Raises

BE IT RESOLVED: by the city council of the City of Centerville, South Dakota that:

1. Rate of compensation for Linda Holmberg, Head Librarian, be increased by 2.0 % (two percent) so that her new hourly rate will be \$19.18 (nineteen dollars and eighteen cents) effective September 6, 2022.
2. Rate of compensation for Katie Westra, Deputy Finance Officer, be increased by 2.0 % (two percent) so that her new hourly rate will be \$21.08 (twenty one dollars and eight cents) effective September 6, 2022.
3. Rate of compensation for Kristin Hazen, Administrator/Finance Officer, be increased by 2.0 % (two percent) so that her new hourly rate will be \$25.99 (twenty five dollars and ninety nine cents) effective September 6, 2022.
4. Rate of compensation for Matt Thompson, Operations Manager, be increased by 2.0 % (two percent) so that his new hourly rate will be \$19.13 (nineteen dollars and thirteen cents) effective September 6, 2022.

Adopted this 6th day of September 2022 with a motion made by J. Clayton and seconded by V. Sikkink. Motion carried. Unanimous.

Jackie Krebs, President

Attest: _____
Kristin Voegeli, Finance Officer

K. Hazen shared a letter received from SECOG stating the dues will increase 3.0% in 2023. The new dues will be \$1,674.00 (one thousand six hundred and seventy four dollars).

K. Hazen explained the SDPAA Cyber Credit Program that the City of Centerville will be partaking in. This is a financial incentive to undergo cybersecurity efforts to improve the overall "cyber hygiene." Dakota State University will complete an assessment of the cyber infrastructure free of charge.

President Krebs set the next regular council meeting at 5:30 p.m. on Monday, October 3, 2022.

There being no further matters to discuss, C. Lunning moved and J. Clayton seconded the meeting be adjourned. Motion carried. Unanimous. Meeting adjourned at 6:31 p.m.

Kent Austin, Mayor

Attest: _____
Finance Officer