

SPECIAL MEETING
DE SMET COMMON COUNCIL
March 26, 2024

The De Smet Common Council met in special session on March 26, 2024, at 6:30 PM with the following present: Council members Bret Jensen, Lowell Hansen, George Cavanaugh, Dane Coughlin (arrived during the project discussion), Pam Spader, Mayor Gary Wolkow, FO Tracey Larson, and City Attorney Todd Wilkinson. Absent: Dustin McCune.

Mayor Wolkow called the meeting to order at 6:30 PM.

MAIN STREET PROJECT: Shane Waterman, Engineer for IMEG, started by presenting ideas from other communities for the Main Street Project. Different ideas included street lighting, cross walk areas, banners, decorative arches, foliage areas, and signage. Waterman identified challenges for the De Smet Main Street project which included stairwells, steps into businesses, awnings, and drainage. With the grant funding awarded to the project, the project improvements will need to be ADA compliant. Water services lines will be a one-inch line unless a property has a need for a different sized water line. The project will consist of new water mains and service lines, sewer lines will be lined, some manholes will be replaced, new sidewalks, new street surfacing, and improved drainage. The project plans have been submitted to SD DANR for review and approval. This project will be bid in the Fall of 2024. Discussion was also held about access to the business during the project. Mayor Wolkow thanked everyone for coming to discuss the project.

ZONING: Motion was made by Spader, seconded by Hansen to that the Council to be convened as the Board of Adjustment, all voting aye, motion carried. The Board of Adjustment was called to order by Mayor Wolkow.

This being the date and time public noticed for the hearing on Special Exception Application #107 submitted by Cody Siver. Cody Siver met with the board to discuss the special exception application. Cody Siver has requested a special exception to allow the operation of a recreational trailer park in an area zoned "R-3" Combined Residential District on the following legally described property: Lots 1-4 Exc Lot H1 in Lot 1, Block 2, Drakes Addition, De Smet, Kingsbury County, South Dakota, and addressed as 321 Charles Street, De Smet, South Dakota.

Notice of the hearing was properly given by certified mail and by publication of the publication of the Notice of Hearing in conformity with Section 3.04.05 of the City Zoning Ordinance. Mike & Brianne Martens from the public appeared in opposition of the proposed special exception application.

Upon conclusion of the hearing and the Board having considered the application and evidence presented, enters its findings as follows:

1. That property legally described as Lots 1-4 Exc Lot H1 in Lot 1, Block 2, Drakes Addition, De Smet, Kingsbury County, South Dakota, is located within the city limits of the City of De Smet and the Board of Adjustment has jurisdiction over the application.
2. That the property is currently zoned "R-3 Combined Residential".

3. That adjacent properties are zoned "R-2 General Residential" to the East, "AG Agricultural District" and "R-3 Combined Residential District" to the North and West, and "R-3 Combined Residential District" to the South.
4. That a recreation trailer park is permitted by special exception within the Combined Residential District.
5. That the applicant has filed the required application for the special exception permit and the notice of hearing was properly given.
6. That of the adjoining property owners presenting any objection to the recreational trailer park, could be clarified upon by city ordinances to resolve objections.
7. That over 50% of the property owners within 150' returned their consent to allow a recreational trailer park on property zoned as "R-3" Combined Residential.
8. That the recreational trailer park is compatible with adjacent properties and other property in the district.
9. That granting the special exception is in keeping with the City of De Smet's comprehensive land use plan.
10. That all requirements of the City of De Smet Zoning Ordinance will be met.

Based upon these findings, a motion was made by Hansen, seconded by Jensen, to recommend approval of the special exception permit with the condition that the restroom facilities as required for a recreational trailer park be completed within one year, all voting aye, motion carried.

Motion was made by Coughlin, seconded by Spader, to approve reconvening as the city council.

SPECIAL EXCEPTION APPLICATION: Motion was made by Jensen, seconded by Cavanaugh, to approve the Special Exception Application #107, submitted by Cody Siver, with the condition that the restroom facilities as required for a recreational trailer park be completed within one year, all voting aye, motion carried.

BUILDING PERMIT: Motion was made by Jensen, seconded by Cavanaugh, to approve the building permit application submitted by Cody Siver, recreational trailer park with the condition that the restroom facilities as required for a recreational trailer park be completed within one year, all voting aye, motion carried. Motion was made by Jensen, seconded by Coughlin, to approve the building permit application submitted by Rick Sachen, for a pergola to be built over an existing patio, all voting aye, motion carried.

CHIP SEAL COATING BIDS: Two bids for chip seal coating were opened and tabled at the March 13, 2024, meeting. The lowest bids received for chip seal coating 30,416 square yards was from The Road Guy Construction Co., Inc. in the amount of \$1.84/sq. yard for a total of \$55,965.44. Motion was made by Coughlin, seconded by Hansen, to approve and accept the bid from The Road Guy Construction Co., Inc. for chip seal coating 30,416 square yards, in the amount of \$1.84/sq. yard for a total of \$55,965.44, all voting aye, motion carried.

FIRST READING TO AMEND THE GARBAGE RATE ORDINANCE No. VIII-2GA: A letter to increase the garbage rates by 4% was received from Cook's Wastepaper and Recycling. Motion was made by Cavanaugh, seconded by Spader, to

approve the first reading to amend Ordinance No. VIII-2GA, increasing the garbage rates by 4%, four voting aye, one voting nay, motion carried.

EXECUTIVE SESSION: At 8:53 pm, motion was made by Coughlin, seconded by Hansen, to approve going into executive session to discuss personnel.

Mayor Wolkow declared the council out of executive session at 8:55 pm.

PART-TIME HELP: Motion was made by Cavanaugh, seconded by Coughlin, to approve hiring Judy Wolkow, as part-time office help as needed, at a rate of \$14.50/hour, all voting aye, motion carried.

ADJOURN: There being no further business the meeting was adjourned on motion by Hansen.

Gary Wolkow, Mayor

Tracey Larson, Finance Officer

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