



**BOARD OF COMMISSIONERS AGENDA
MONDAY, NOVEMBER 4, 2024
5:30 PM - COMMISSION ROOM – 116 W CENTER ST**

Please join the Zoom meeting from your computer, tablet or smartphone.
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CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPT AGENDA

CONSENT CALENDAR

- 1) Minutes – October 21, 2024
- 2) Bills for Approval – November 6, 2024
- 3) Bills for Ratification – October 30, 2024
- 4) Payroll Bills for Ratification – October 25, 2024
- 5) Personnel
- 6) Approve 2025 Alcoholic Beverage License Application Renewals - Liquor/Wine
- 7) Appoint Kim Rios to Madison Housing & Redevelopment Commission (filling vacancy ending in February 2026)

UNFINISHED BUSINESS

- 8) Approve Second Reading of Ordinance No. 1672 - 2025 Appropriations

NEW BUSINESS

- 9) Approve First Reading of Ordinance No. 1674 - Amend Appendix B - Zoning Section 17.02
- 10) Discussion on FY 2022 financial audit findings
- 11) Discussion and action on possible removal of park equipment at East Center Park
- 12) Consider Award of Bid 963 - Furnish Padmount Transformers
- 13) Consider Award of Bid 964 - Armory Roof Project
- 14) Award sale of 1983 Chevrolet C60 Pumper Truck to Mike Gerdes, Gerdes Fabricating, Inc., Black River Falls, WI, through Purple Wave for \$3,100
- 15) Authorize Mayor to Sign Change Order 1 - Water System Improvements - Segment 2 - Asphalt Surfacing Company
- 16) Authorize Mayor to Sign Change Order 1 - Park Creek Walls Improvements Site 1 - Kesteloot Excavation & Dirt Work Services
- 17) Authorize Mayor to Sign Change Order 2 - Park Creek Walls Improvements Site 3 - Kesteloot Excavation & Dirt Work Services
- 18) Authorize Mayor to Sign Change Order 3 - Park Creek Walls Improvements Site 3 - Kesteloot Excavation & Dirt Work Services
- 19) Authorize Mayor to Sign Change Order 1F - 2024 Multi-Community Asphalt Surface Treatment - Asphalt Surface Technologies Corp.

- 20) Authorize Mayor to Sign Change Order 11 - NW 9th Street/Union Avenue Reconstruction - Winter Contracting Inc.
- 21) Approve Extension of City Hall Redevelopment RFP
- 22) November City Updates
- 23) Discussion on rescheduling next quarterly planning meeting scheduled for December 9, 2024

PUBLIC COMMENT

ANNOUNCEMENTS

- 24) Next Regular Commission Meeting – Monday, November 18, 2024
- 25) Board openings: Two 3-year terms on the Community Center Advisory Committee starting in January 2025

EXECUTIVE SESSION

- 26) Pursuant to SDCL 1-25-2(1)

ADJOURN

Anyone wishing to speak to an item on the agenda must be acknowledged by the chair and come to the podium to address the Mayor and City Commission. Addressing other audience members will not be permitted.

Supplementary agenda information may be accessed at www.cityofmadisonsd.com

If special accommodations are necessary to attend any Board of Commissioners meeting, please contact the Finance Office at (605) 256-7500 at least 24 hours before meeting time. All attempts shall be made to accommodate a request.

**CITY OF MADISON
BOARD OF COMMISSIONERS PROCEEDINGS
MADISON, SD 57042**

October 21, 2024
Regular

The Board of Commissioners of the City of Madison met in regular session at 5:30 PM on the 21st day of October with the following members present upon roll call: Commissioners Kelly Dybdahl, Sarah Cronin, Jerae Wire, and Adam Shaw, presiding as Chair. Mayor Lindsay was absent.

The Pledge of Allegiance was recited.

Motion by Commissioner Wire, seconded by Commissioner Cronin to adopt the October 21, 2024 agenda. Motion carried unanimously.

Motion by Commissioner Dybdahl, seconded by Commissioner Wire to approve the following items on the consent calendar: Minutes – October 7, 2024; Bills for Approval – October 23, 2024; Bills for Ratification – October 16, 2024; Payroll Bills for Ratification – October 11, 2024; Designate Amy Sad, Finance Officer, as authorized representative of the City of Madison in 2019 Infrastructure Disaster Recovery Program Agreement; Authorize Mayor to Sign Grant Pre-Application for BIL-AIG #3-46-00296-027-2025; Authorize Mayor to Sign Grant pre-Application for AIP #3-46-0029-028-2025; Authorize Mayor to Sign Grant Pre-Application for AIP #3-46-0029-029-2025.

Bills for Approval – October 23, 2024

ACE HARDWARE Battery/Cutoff Saw \$333.48; AMAZON CAPITAL SERVICES INC Books/DVDs/Video Games/Cornhole Carrying Case \$2,097.72; APPEARA Mat Rentals \$90.54; BAKER & TAYLOR Books \$163.29; BANNER ASSOCIATES INC Engineering Services \$110,755.31; BIERSCHBACH EQUIPMENT & SUPPLY Epoxy/Seal Kit \$996.74; BORDER STATES ELECTRIC SUPPLY #10 Copper Sleeves \$258.90; BOWES CONSTRUCTION Lakeview Industrial Park Improvements \$518,508.24; CENTURY BUSINESS PRODUCTS INC Copier Lease \$293.07; CENTURLINK QC Phone Bill \$90.57; CITY OF BROOKINGS September Gate Fees \$4,367.09; CITY OF MADISON Petty Cash Reimb. \$109.58; COLES PETROLEUM PRODUCTS INC Fuel Report \$10,198.02; CORE & MAIN GP LLC 7' 6" Hydrant Pumper \$6,308.71; DAKOTA DIRECTIONAL LLC Dollar Fresh Boring of Primary for Service \$76,525.39; DAKOTA STATE UNIVERSITY Workstudy & Student Labor Wages June-Sept 2024 \$6,388.87; DEMCO INC Calendar \$28.94; DGR ENGINEERING Electric Rate Study \$2,574.50; EAST RIVER ELECTRIC POWER COOP Monthly Transmission Services \$22,998.16; F & M COOP OIL CO Propane \$65.17; FASTENAL CO Parts \$49.58; FOERSTER TESTING CTB Design \$8360.00; GALE CENGAGE LEARNING Books \$43.58; GREATER MADISON AREA CHAMBER BID Tax Funding - July, Aug, Sept 2024 \$5,058.50; HYDRO KLEAN LLC Phase 1B & 2A Sanitary Sewer CIPP Lining \$31,705.47; INFOTECH SOLUTIONS LLC Computer & Software Subscription Fees \$6,171.94; J & M CONSTRUCTION Retaining Wall (NE 4th & Lincoln) \$5,140.80; JOSH'S TOOLS LLC Tools \$92.20; JUNIOR LIBRARY GUILD Book \$48.00; LAKE COUNTY REGISTER OF DEEDS Copies/Filing - Vacate Alley \$31.00; LAKE COUNTY TREASURER Fuel Report \$881.13; LINDSAY JR/ROY J Travel Reimbursement - SDML Annual Conf. \$217.08; MADISON GROCERY STORE INC Pretzels/Tea/Sugar \$37.01; MICROMARKETING LLC DVDs \$516.45; MIDCONTINENT COMMUNICATIONS Business Internet \$183.92; NORTHWESTERN ENERGY Utilities \$10.00; OFFICE PEEPS INC Office Supplies \$78.37; PLAYAWAY PRODUCTS INC Books \$314.94; PORTA PROS INC DBA A-1 PORTABLE TOILETS Toilet Rental \$153.00; PRUNTY CONSTRUCTION CO INC Water Tower Maintenance Program \$12,400.00; REVOLT ELECTRICAL SERVICES INC Power Plant T2 LTC Repair \$40,647.00; RUNNINGS SUPPLY INC Tools \$173.61; SCHOENFISH & CO INC 2022 Financial Audit \$20,000.00; SD PUBLIC ASSURANCE ALLIANCE Annual Coverage - Backhoe and Attachments \$250.87; SDN COMMUNICATIONS Internet \$516.79; STEMPER AUTO BODY LLC Vehicle Damage - Viet \$2,014.99; STUART IRBY TOOL CO Bid #918 Single Phase Transformers \$45,611.00; STURDEVANTS MADISON INC Battery \$306.89; SWEETMAN CONSTRUCTION CO DBA KNIFE RIVER G-2 Asphalt \$7,883.25; TIMMER SUPPLY CO Parts \$52.38; WESCO DISTRIBUTION INC Richards Materials \$6,678.75.

Bills for Ratification – October 16, 2024

AAA COLLECTIONS INC Collection Services \$1,396.89; ACE HARDWARE Driver \$65.12; ALPHA MEDIA USA LLC Community Center Advertising \$388.00; APPEARA Entry Mats - MMU \$78.32; BARGAIN BARN TIRE CENTER Tires \$1,003.20; BARTELS CLEANING SERVICE Professional Services \$500.00; BEST WESTERN PLUS-SIOUX FALLS

Lodging – Sad/Olinger \$249.98; BOWES CONSTRUCTION Tack Oil \$625.00; CARQUEST OF MADISON Trim Adhesive \$15.79; CHRISTIANSEN COMPLETE WATER Carbon Filter \$107.95; CIVIC PLUS LLC Munidocs Renewal/Online Code Hosting \$1,545.00; COLES PETROLEUM PRODUCTS INC Av Gas \$33,923.28; COLONIAL RESEARCH CHEM CORP Root Killer \$633.22; COLUMN SOFTWARE PBC Publications \$206.49; CORE & MAIN GP LLC Blades \$247.86; CRAIGS WELDING SERVICE Parts \$114.00; DAKOTA DIRECTIONAL LLC Replacement of Damaged U/G - SW 4th Street \$25,365.35; DAKOTA STATE UNIVERSITY August 2024 Utilities \$15,694.04; DIAMOND VOGEL Traffic Paint \$262.50; EDM INTERNATIONAL INC Phase Trakker Cellular \$290.00; F & M COOP OIL CO Propane \$25.95; FASTENAL CO Hardware \$1,816.85; FIRST BANK & TRUST - HEARTLAND ENERGY Heartland Energy \$368,219.7; FIRST MADISON INSURANCE General Liability Renewal \$3003.00; FOCUS WELLNESS LLC Stretch & Roll Classes \$140.00; FOX PROMO LLC T-Shirts (5K, Adult Rec, Intramural) \$2,168.50; FRANKEN/KENNEN Circuit 30 Classes \$70.00; GAYLEN'S POPCORN SDSU Ice Cream \$192.85; GREATER MADISON AREA CHAMBER Gift Card - HS Career Fair Drawing \$25.00; HAWKINS INC Chemicals \$1,611.33; HOWE INC Annual Sprinkler Inspection \$950.00; INGRAM CO Books \$205.63; JACK'S MAGIC PRODUCTS Pool Chemicals \$2,149.04; LAKE AREA IMPROVEMENT CORP 4th Qtr Allotment \$65,000.00; LAKE COUNTY AUDITOR City/County Shared Exp. \$49,020.65; MADISON CENTRAL SCHOOL DISTRICT Summer Program 2024 - Bus Usage \$4,215.56; MADISON GROCERY STORE INC Groceries - Employee Smoke-Off \$460.02; MIDCONTINENT COMMUNICATIONS Internet -FB&T Sportsplex \$138.39; MOTION PICTURE LICENSING CORP Yearly License \$1,102.80; NORTHWESTERN ENERGY Municipal Utilities \$70.67; OFFICE PEEPS INC Janitorial Supplies & Office Supplies \$298.74; PORTA PROS INC DBA A-1 PORTABLE TOILETS Toilet Rental \$153.00; PROCHEM DYNAMICS LLC Disinfectant Wipes \$410.31; RASMUSSEN/AUTUMN Classes at Community Center \$224.00; RUNNINGS SUPPLY INC Outdoor Power Equipment \$3,738.21; RURAL ELECTRIC SUPPLY COOP 1500:5 CT's \$845.66; SAME DAY EXPRESS Delivery to Sioux Falls Public Health Labs \$20.00; SD DEPT OF AGRICULTURE Application of Cert. - WWT II - S. Molitor \$60.00; SD LOCAL TRANSPORTATION ASSISTANCE PROGRAM Boecker & Materese Registration \$250.00; SD MUNICIPAL LEAGUE Annual Conference Registration \$120.00; SD ONE CALL One Call Services \$176.61; STAN HOUSTON EQUIPMENT CO M18 Force Logic 6T Linear Utility Crimper Kit \$2,324.58; STUART IRBY TOOL CO Protective Cap w/ Drain Tail \$3,019.00; STURDEVANTS MADISON INC Gas Can \$82.45; TIMMER SUPPLY CO Parts \$532.98; TWIN LAKES ANIMAL CLINIC Ointment \$10.95; TYLER TECHNOLOGIES INC Tyler Tutoring \$609.70; US DEPT OF ENERGY Monthly WAPA Bill \$127,325.41; VALIANT LIVING INC Contracted Expenses \$8,853.67; WEIST/SHERRY Water Aerobics \$677.00; WESCO DISTRIBUTION INC 3PH Meter Testing \$17,025.00; WHEALY/MARK Spin Classes \$56.00.

Payroll Bills for Ratification – October 11, 2024

AFLAC \$5,111.40; Delta Dental \$7,303.74; Health Pool of South Dakota \$49,284.16; IRS-EFTPS \$49,338.16; Local Union #426, IBEW \$595.00; Office-Child Support Enforce \$835.38; Optilegra, Inc. \$719.16; SD Retirement System \$27,494.89; SD Retirement System \$8,589.28; Teamsters Local No. 120 \$1,018.00.

Motion by Commissioner Cronin, seconded by Commissioner Wire to Approve Second Reading of Ordinance No. 1673 – To Repeal and Replace Chapter 18 Floods. Motion carried unanimously. No notable changes were made from the First Reading. This ordinance completely replaces the existing flood chapter. FEMA is ready to implement its new floodplain maps in November and this ordinance needs to be in place by then.

Motion by Commissioner Dybdahl, seconded by Commissioner Cronin to Reject the Bids for a second time on Bid No. 962 – City Library Ramp. Motion carried unanimously. Grant funds would be available until April 2026, versus the original date of March 2025. The Grant is \$20,000 total - \$10,000 for ramp removal, and \$10,000 for a snow-melt system.

Motion by Commissioner Cronin, seconded by Commissioner Wire to Approve First Reading of Ordinance No. 1672 – 2025 Appropriations. Motion carried unanimously.

Chair Shaw opened the Public Hearing on the Egan Avenue Reconstruction RD Funding Application. Director of Engineering and Community Development, Ryan Hegg, provided an overview of the Egan Ave Reconstruction project. The hearing is a requirement to apply for Rural Development Funding, but no action is required.

Motion by Commissioner Dybdahl, seconded by Commissioner Cronin to Approve Resolution No. 2024-35 – Authorizing Bond Anticipation Notes. Motion carried unanimously. This resolution would allow the City to issue an RFP on up to \$5 million of Bond Anticipation Notes, and we could select and partner with local banks to issue these notes as needed.

Motion by Commissioner Wire, seconded by Commissioner Dybdahl to Reject Bid No. 961 – Recycling Center Operational Services and Re-Advertise for Bids. Motion carried unanimously. Staff recommended rejecting the bid and re-advertising, which may solicit more bids from individuals or companies.

Motion by Commissioner Cronin, seconded by Commissioner Wire to Authorize Mayor to Sign Change Order No. 7 – Madison Water System Improvements Phase 1A – J&J Earth Works, Inc. Motion carried unanimously.

Motion by Commissioner Dybdahl, seconded by Commissioner Cronin to Authorize Mayor to Sign Change Order No. 3 – Madison Water System Improvements Phase 1B – J&J Earth Works, Inc. Motion carried unanimously.

Motion by Commissioner Wire, seconded by Commissioner Dybdahl to Authorize Mayor to Sign Change Order No. 1 – Park Creek Walls Improvements Site 1 and Site 3 – Kesteloot Excavation. Motion carried unanimously.

Finance Officer Amy Sad presented the monthly finance updates.

Chair Shaw announced the following:

- Next Regular Commission Meeting – Monday, November 4, 2024 at 5:30 PM
- Reminder to Vote in the next couple of weeks

Motion by Commissioner Cronin, seconded by Commissioner Wire to adjourn at 6:30 PM. Motion carried unanimously.

/s/Amy Sad
Finance Officer

**CITY OF MADISON
PERSONNEL
NOVEMBER 2024**

NAME	EFFECTIVE DATE	PRESENT STATUS	RECOMMENDED STATUS	PRESENT RATE/SALARY	RECOMMENDED RATE/SALARY	POSITION
HAWKES, AARON	10/21/2024		PT<20		\$14.27	CC CERTIFIED LIFEGUARD
HAWKES, AARON	10/21/2024		PT<20		\$14.81	WATER SAFETY INSTRUCTOR
WALKER, KILEY	10/21/2024	PT<20	PT<20		\$14.27	CC CERTIFIED LIFEGUARD
WALKER, KILEY	10/21/2024	PT<20	PT<20		\$14.81	WATER SAFETY INSTRUCTOR
MATHISON, SCOTT	10/28/2024	TEMP	PT<20		\$18.50	PARK MAIN II
HEILMAN, BERNIE	10/28/2024	TEMP	PT<20		\$15.50	PARK MAIN II



2025 License Renewals
Retail (on-sale) Liquor
Package (off-sale) Liquor
Convention Center (on-sale) Liquor
Retail (on-off sale) Wine & Cider

OWNER NAME	BUSINESS NAME	ADDRESS
Baltazars LLC	Los Tapatios	204 S Egan Ave
Bar 605 LLC	Hot Shots Bar	123 SW 1st St
Cherry Bowl LLC	Cherry Lanes	1413 NW 2nd St
CJ Shafer LLC	Sporty's Bar & Grill	123 S Egan Ave
Dakota Butcher - Madison Inc	Dakota Butcher	745B S Washington Ave
Dolgen Midwest LLC	Dollar General Store #10937	615 S Washington Ave
GLSC Holdings LLC	4 Corners Bar & Nightclub	122 S Egan Ave
Lewis Drugs Inc	Lewis Drug Madison	741 S Washington Ave
Madison Grocery Store Inc	Sunshine Foods	215 N Van Eps Ave
Madison Hospitality Group	Best Western Plus Lakeview	456 SE 12th St
Madison Hospitality Group	Best Western Plus Lakeview	456 SE 12th St
MKT Properties LLC	Prime Time Tavern	200 S Egan Ave
Nicky's LLC	Nicky's Restaurant	1407 NW 2nd St
Par Four Tavern LLC	The Office Bar & Grill	201 S Egan Ave
Thytill Enterprise LLC	Madison Discount Liquor	123 NW 2nd St
VFW	VFW Ron Westby Post# 2638	510 S Washington Ave

ORDINANCE NO. 1672

AN ORDINANCE TO CREATE APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 AND LEVY PROPERTY TAXES FOR THE YEAR 2025.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MADISON, SOUTH DAKOTA:

SECTION 1 That the following sums are appropriated to meet the obligations of the municipality:

Appropriations

	101	211	213	214	220	303	513	517	
		LODGING &		BUSINESS	SPECIAL	TAX	GERRY		
		ENTERTAINMENT	2 nd PENNY	IMPROV.	MAINT.	INCREMENT	MALONEY	CREEK	
	GENERAL	TAX	SALES TAX	DISTRICT	FEE	DISTRICT # 2	NATURE	MITIGATION	TOTAL
Mayor & Commission	139,170								139,170
Contingency	-								-
Attorney	68,750								68,750
Finance	471,537								471,537
City Hall	144,467								144,467
City Administration	151,448								151,448
Human Resources	458,242								458,242
Information Technology	89,197								89,197
Marketing & Communications	116,121								116,121
General Government Buildings	164,837								164,837
Community Development & Engineering	570,174								570,174
Police	2,196,262								2,196,262
Fire	308,705								308,705
Civil Defense	2,100								2,100
Highways & Streets	1,448,183								1,448,183
Snow & Ice Removal	142,647								142,647
Storm Drainage	4,500								4,500
Street Cleaning	26,000								26,000
Restricted Use Site	664,633								664,633
Auditorium/Armory	51,850								51,850
FB&T Sports Complex	183,089								183,089
Health	-								-
Library	782,766								782,766
Airport	1,509,122								1,509,122
Parks & Forestry	1,040,445								1,040,445
Madison Aquatic Center	335,062								335,062
Planning & Zoning	21,821								21,821
Promotions & Community Contributions	326,500								326,500
Special Items	85,000								85,000
Non-Operating Expense	12,000								12,000
Debt Service	855,029					60,000			915,029
Other Financing Uses			2,431,943						2,431,943
Lodging Tax Promotions & Contributions		5,000							5,000
Taxes		235,000							235,000
2nd Penny Expenses			175,000						175,000
Special Maintenance Expenses					251,847				251,847
Promotions - BID				53,500					53,500
Gerry Maloney									-
Creek Mitigation								5,738,600	5,738,600
Total	12,369,657	240,000	2,606,943	53,500	251,847	60,000	0	5,738,600	21,320,547

SECTION II

The following sums of money are designated to meet the necessary and lawful liabilities of the City of Madison:

Means of Finance

	101	211	213	214	220	303	513	517	518	
		LODGING &		BUSINESS	SPECIAL	TAX	GERRY			
		ENTERTAINMENT	2 nd PENNY	IMPROV.	MAINT.	INCREMENT	MALONEY	CREEK		
	GENERAL	TAX	SALES TAX	DISTRICT	FEE	DISTRICT # 2	NATURE	MITIGATION	CITY HALL	TOTAL
Taxes	4,866,999	240,000	2,431,943	53,500	-	60,000	-	-	-	7,652,442
Intergov Revenue	547,418	-	-	-	-	-	-	-	-	547,418
Licenses & Permits	66,075	-	-	-	-	-	-	-	-	66,075
Charges for Goods or Services	94,469	-	-	-	-	-	-	-	-	94,469
Fines and Forfeits	550	-	-	-	-	-	-	-	-	550
Misc Revenue	743,945	-	175,000	-	251,847	-	-	-	-	1,170,792
Other Misc Revenue	291,500	-	-	-	-	-	-	-	-	291,500
Other Financing Sources	1,874,739	-	-	-	-	-	-	3,593,704	-	5,468,443
Total Revenue	8,485,695	240,000	2,606,943	53,500	251,847	60,000	-	3,593,704	-	15,291,689
<i>Cash To Be Applied (+) / Retained (-)</i>	3,883,962	-	-	-	-	-	-	2,144,896	-	6,028,858
Grand Total	12,369,657	240,000	2,606,943	53,500	251,847	60,000	0	5,738,600	0	21,320,547

ENTERPRISE FUNDS

The amounts budgeted for enterprise funds do not constitute legal appropriations and are included in this ordinance for management control and comparison purposes only. This is in accordance with the provisions of SDCL 9-21-2.

	602	603	604	612	620	621	Total
	Water	Electric	Sewer	Solid Waste & Recycling	Community Center	ASP & Summer Youth	
Appropriations	8,815,678	21,520,643	6,620,173	526,556	1,032,626	178,724	38,694,400
Means of Finance	7,892,989	13,117,475	4,151,276	512,726	1,033,500	181,424	26,889,390
Cash To Be Applied (+) / Retained (-)	922,689	8,403,168	2,468,897	13,830	(874)	(2,700)	11,805,010

SECTION III

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MADISON, SOUTH DAKOTA that the Finance Officer is hereby directed and authorized to certify the said tax levy to the County Auditor of the County of Lake, State of South Dakota, to the end that the same be spread and assessed as provided by law:

For General Purposes	2,314,410.60
Total Tax Levy	2,314,410.60

SECTION IV:

That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. This ordinance being necessary for the immediate preservation and support of the municipal government and its existing institutions shall take effective upon passage and publication thereof:

Dated this 21st day of October, 2024.

CITY OF MADISON

Mayor

ATTEST: _____
Finance Officer

1st Reading: 10/21/2024
2nd Reading: 11/04/2024
Published: 11/15/2024
Effective: 12/05/2024

ORDINANCE NO. 1674

**AN ORDINANCE TO AMEND APPENDIX B – ZONING – SECTION 17.02 ADOPTED BY
ORDINANCE NO. 1481 ON 8-24-2009 OF THE ZONING ORDINANCE OF THE CITY OF MADISON**

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MADISON, SOUTH DAKOTA:

That the revised ordinances of the City of Madison, also known as the Code of Ordinances, be amended to change the zoning of the following real property located within the City of Madison by changing the zoning district from Heavy Manufacturing (MH) to Highway Business (HB):

Lot 11 in Block 8, Henkin’s Second Addition to the City of Madison, Lake County, South Dakota

and

Lots 12-17 in Block 8, Henkin’s Second Addition to the City of Madison, Lake County, South Dakota

Dated this __ day of November, 2024.

CITY OF MADISON

Mayor

ATTEST: _____
Finance Officer

1st Reading:
2nd Reading:
Published:
Effective:



Ordinance 1674 – Amend Appendix B - Zoning

To: Mayor and City Commissioners

From: Ryan Hegg, Director of Engineering and Community Development

Meeting Date: November 4, 2024

Rezone Property Location: 120 S. Highland Avenue and 1020 SW 1st Street

Request: The co-applicants who own the properties listed above requested to Rezone Lot 11, Block 8 Henkins 2nd Addition to the City of Madison, Lake County, South Dakota (Hyland) and Lots 12-17, Block 8, Henkin’s Second Addition to the City of Madison, Lake County, South Dakota (Pickard) from MH-Heavy Manufacturing District to HB-Highway Business District. The Planning Commission unanimously voted to recommend approval of the Rezone to the City Commission at a special meeting held on October 22, 2024

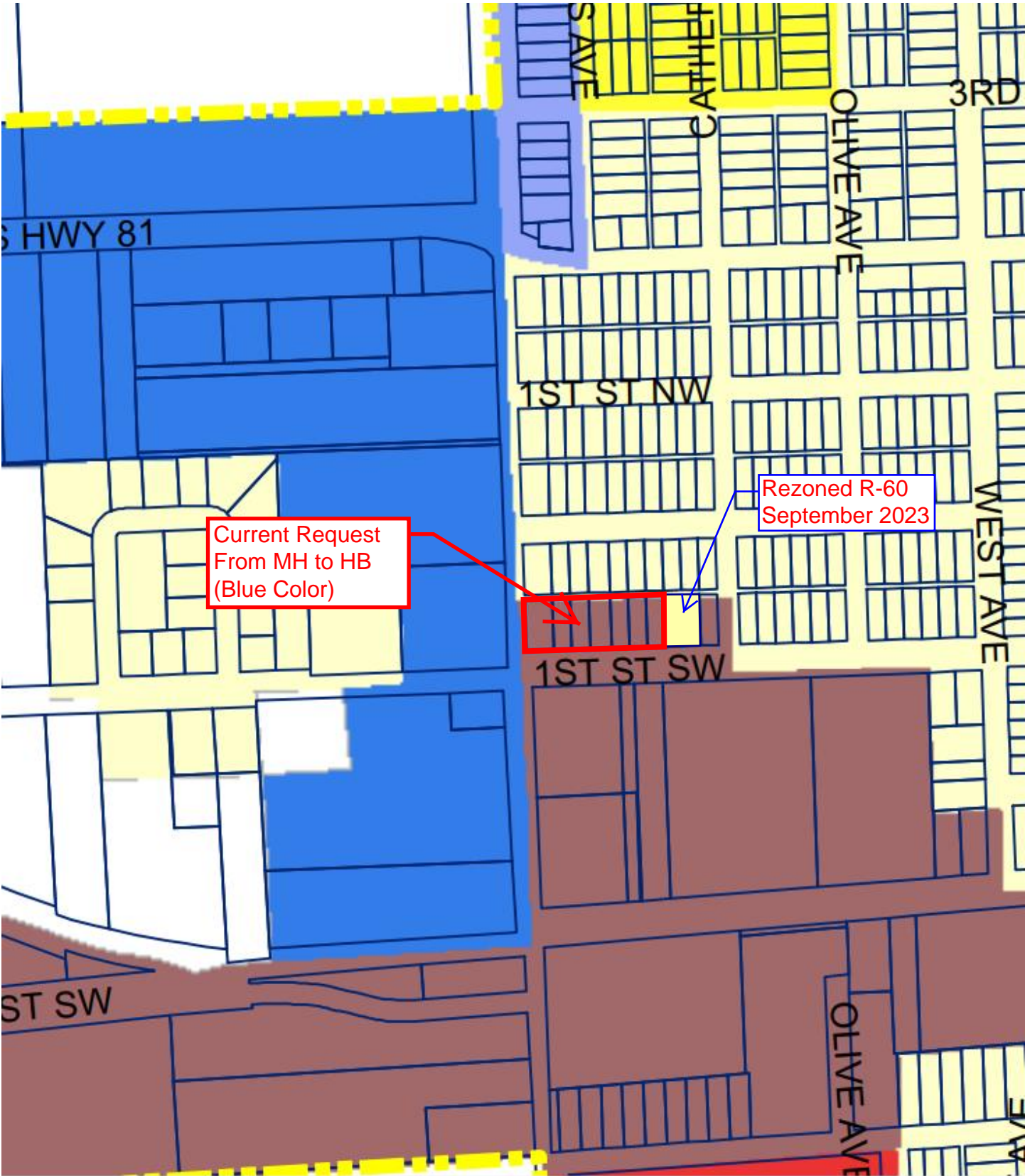
Concerns from Public: Engineering & Community Development office did not receive comments from the public regarding this application prior to the Planning Commission meeting. One landowner attended the October 22nd meeting and did not have any issues with the Rezone.

Commentary regarding Comprehensive Land Use Planning: Prior to the Planning Commission meeting, staff reviewed the applicant’s submittal considering the most recent Comprehensive Land Use Plan that was adopted April 4th, 2022. Said Comprehensive Land Use Plan is for the years 2022 through 2040 and the purpose is to enhance and encourage responsible development of the City of Madison and the surrounding area. The Future Land Use map within this adopted Comprehensive Land Use Plan identifies this area as appropriate for future Industrial Use.

Commentary/Recommendation of Staff to Planning Commission/City Commission:

- Staff feel that while the Comprehensive Land Use plan shows the properties are appropriate for Industrial Use over Commercial, the following should be considered.
 - The proposed zoning of Highway Business for these properties is appropriate adjacent to the Bypass corridor.
 - The properties north, east and west are shown by the Land Use Map as appropriate for Mixed Use/Commercial Use. This request is consistent with that future land use.
 - The existing zoning district to the west is Highway Business so this request is not considered a spot zone by staff.
 - The Comprehensive Land Use plan was developed taking into consideration the existing property use in 2022 which was primarily Industrial. That use no longer exists.
 - The Comprehensive Land Use plan was developed prior to the subsequent rezone of the property to the east of this location which is now R-60 Residential. Staff feel Highway Business adjacent to Residential creates a more harmonious transition than Heavy Manufacturing adjacent to Residential.

- Staff opinion to the Planning Commission was that they should recommend approval of this Zoning Amendment (Rezone) to the City Commission. Staff therefore recommends subsequent approval by the City Commission.



City of Madison
Memorandum - 2022 Audit Findings Discussion



To: Mayor and City Commission
From: Jameson Berreth, City Administrator
Subject: Discussion on FY 2022 financial audit findings
Date: November 4, 2024

Background

The completion of the 2022 financial audit report was delayed largely due to challenges in conversion to a new financing and accounting system and turnover in finance staff. In the summer of 2024, the main objective of staff was to work with the auditors to complete the audit report as quickly as possible and then move onto the 2023 audit next. With the completion of the 2022 audit, staff are prepared to review the findings with the Mayor, Commission, and the public. The City recognizes that certain findings in the audit report require prompt action, and staff have already begun implementing necessary corrective measures.

The FY 2022 audit report can be found at:

<https://www.cityofmadisonsd.com/ArchiveCenter/ViewFile/Item/195>

Staff recommendation

Complete the Corrective Action Plans created by the City and included in the 2022 audit report.

City of Madison
Memorandum - East Center Park Playground Equipment



To: Mayor and City Commission
From: Jameson Berreth, City Administrator
Subject: Discussion and action on possible removal of park equipment at East Center Park
Date: November 4, 2024

Background

The City of Madison has about 8 parks in the community with playground equipment for children. It is the City's intent that children across the community have easy access to safe and fun equipment. To accomplish this, the City must take inventory of its playground assets and think strategically about where to invest resources. The Parks & Recreation Board recently discussed equipment at East Center Park (sometimes known as Yogi Bear Park) and what action, if any, should be taken to restore, replace, or remove the equipment. The Board took action to send the topic to the City Commission for consideration with a recommendation to remove the existing equipment.



Existing Park Conditions

Currently, playground equipment at East Center Park includes a four-swing swing set, two teeter-totters, a merry-go-round, and a climbing feature. The equipment is reaching the end of its useful life. However, it currently poses no hazard to users. Some years this park is also used for an ice skating rink which is largely dependent on weather conditions.

One consideration discussed by the Park Board was the proximity of East Center Park to Baughman/Belatti Park. The walking distance is estimated at 1,730 feet from East Center Park to the equipment at Baughman/Belatti, or about 3 blocks.

Regarding usage, there is not quantitative data available at this time. Anecdotally, staff believe the usage of the equipment to be extremely minimal.

Additionally, the majority of the park property, including the equipment, is located in the floodway. This park is one of the first properties to be affected during flood events.

Options

Staff provide several options for consideration.

1. Leave playground equipment as is. Staff would refurbish some of the equipment as able through painting and other actions.
2. Remove playground equipment. Staff could potentially remove the existing assets this fall depending on weather conditions. The space would be maintained as green space moving forward. It would be available for future ideas of park uses.
3. Replace playground equipment. Equipment would be removed and replaced when adequate funds become available. Potential costs range from \$75,000 to \$150,000 depending on surfacing.

Staff recommendation

Staff recommend removing playground equipment based on the equipment condition, existing usage, and proximity to nearby park amenities. Additionally, the City has plans for additional park amenities in the future to strategically locate assets throughout the community. At times, strategic asset management includes removal of assets at the end of life. Doing so at this time does not limit the City from adding equipment in the future if desired.



October 30, 2024

Mr. Jameson Berreth, City Administrator
City of Madison
116 West Center Street
Madison, SD 57042

**RE: Recommendation for Contract Awards
Furnishing Padmount Transformers
DGR Project No. 415900
City of Madison Bid Number 963**

Dear Jameson:

Bids were received for Furnishing Padmount Transformers at the Madison City Hall on October 29, 2024. All bids were reviewed for mathematical accuracy and conformity to the specifications. We hereby recommend the following Bids for award:

Bid No. 1 – Single-Phase Padmount Distribution Transformers

Recommended Bidder:	RESCO 4100 30 th Avenue S Moorhead, MN 56560
Manufacturer:	Ermco (Transformer) Nordic (Box Pad)
Total Bid:	\$120,717.48
Evaluation Price:	\$177,917.48
Clarifications:	The evaluation price refers to the equipment's life cycle cost when considering the value of energy losses associated with the transformers. The evaluation price formulas consider factors including current and expected future energy pricing, expected transformer loading, and equipment life.

Bid No. 2 – Three-Phase Padmount Distribution Transformers

Recommended Bidder: RESCO
4100 30th Avenue S
Moorhead, MN 56560

Manufacturer: Ermco (Transformer)
Nordic (Box Pad)

Total Bid: \$330,995.72

Evaluation Price: \$504,004.92

Clarifications: The evaluation price refers to the equipment's life cycle cost when considering the value of energy losses associated with the transformers. The evaluation price formulas consider factors including current and expected future energy pricing, expected transformer loading, and equipment life.

The total value of all bids as recommended will be \$451,713.20, plus escalation/de-escalation for the transformers.

We have enclosed a bid summary form which provides details on all the bids. We will be sending this form to each of the bidders. Please let us know when awards have been made, and we will prepare contracts for signature. Feel free to contact us with any questions.

Sincerely,

DGR Engineering



Chad Rasmussen, P.E.

Enclosure: Bid Summary
CAR:ste



BID SUMMARY
FURNISHING PADMOUNT TRANSFORMERS
CITY OF MADISON
MADISON, SOUTH DAKOTA
CITY BID NUMBER 963

Bid Letting: October 29, 2024
 1:30 p.m.
 City Office

Bidder and Address	Bid Security	Bid No. 1 Single Phase Transformers & Box Pads			Bid No. 2 Three Phase Transformers & Box Pads		
		Total Base Bid	Total Evaluation Bid	Manuf/Delivery-Xfmrs	Total Base Bid	Total Evaluation Bid	Manuf/Delivery-Xfmrs
				Manuf/Delivery-Pads			Manuf/Delivery-Pads
RESCO 4100 30th Ave South Moorhead, MN 56560	10% Bid Bond	\$120,717.48	\$177,917.48	Ermco June 2025	\$330,995.72	504,004.92	Ermco September 2025
				Nordic 4-5 weeks ARO			Nordic 4-5 weeks ARO
Dakota Supply Group 800 E 60th St N Sioux Falls, SD 57104	10% Bid Bond	NO BID			\$455,543.98	641,724.78	WEG (A-D) 60-62 wks (E-F) 74-76 wks
							Nordic 4-5 weeks
Border States 1100 N Career Ave Sioux Falls, SD 57107	10% Bid Bond	Incomplete Bid			Incomplete Bid		

Corrected amounts shown shaded



THE CITY OF MADISON
 116 W. Center
 Madison, South Dakota 57042

City of Madison Bid Tabulation Sheet Bid No. 964 Armory Roof Project 2024 Bid Date: October 22, 2024 at 2:30 P.M.				Dalsin Inc 1008 W Delaware Street Sioux Falls, SD 57104		Harvey's 5 Star Roofing 1108 W Blackhawk Street Sioux Falls, SD 57104		Advanced Contracting Solutions 1307 NW 2nd Street Madison, SD 57042			
ITEM NUMBER	ITEM DESCRIPTION	UNIT	ITEM TOTAL	UNIT PRICE	TOTAL BID PRICE	UNIT PRICE	TOTAL BID PRICE	UNIT PRICE	TOTAL BID PRICE		
1	Mobilization	LS	1	\$70,045.00	\$70,045.00	\$5,000.00	\$5,000.00	\$200.00	\$200.00		
2	Remove Existing Roof	Sq Ft	12640	\$1.50	\$18,960.00	\$2.88	\$36,450.00	\$1.50	\$18,960.00		
3	Replace Wood Deck	Sq Ft	960	\$13.00	\$12,480.00	\$4.69	\$4,500.00	\$2.50	\$2,400.00		
4	Tuckpointing	Sq Ft	30	\$50.00	\$1,500.00	\$0.00	\$0.00	\$25.00	\$750.00		
5	Plywood Lining at Parapet	Sq Ft	30	\$3.00	\$90.00	\$150.00	\$4,500.00	\$2.00	\$60.00		
6	Isocyanurate Insulation	Sq Ft	12640	\$3.00	\$37,920.00	\$2.42	\$30,546.32	\$3.50	\$44,240.00		
7	EDPM Roof System	Sq Ft	12640	\$4.00	\$50,560.00	\$10.07	\$127,347.13	\$10.31	\$130,318.40		
Total Bid					\$191,555.00	Total Bid		\$208,343.45	Total Bid		\$196,928.40

				Advanced Roofing Solutions 14910 Woodruff Road Wayzata, MN 55391		J&P Roofing Systems 24654 475th Avenue Dell Rapids, SD 57022		Hegg Construction 1300 W 57th Street Sioux Falls, SD 57104			
ITEM NUMBER	ITEM DESCRIPTION	UNIT	ITEM TOTAL	UNIT PRICE	TOTAL BID PRICE	UNIT PRICE	TOTAL BID PRICE	UNIT PRICE	TOTAL BID PRICE		
1	Mobilization	LS	1	\$2,928.45	\$2,928.45	\$3,500.00	\$3,500.00	\$63,597.00	\$63,597.00		
2	Remove Existing Roof	Sq Ft	12640	\$1.89	\$23,924.00	\$3.64	\$46,009.60	\$1.65	\$20,856.00		
3	Replace Wood Deck	Sq Ft	960	*Exclude. T&M upon discovery		\$4.50	\$4,320.00	\$3.41	\$3,273.60		
4	Tuckpointing	Sq Ft	30	*Exclude. T&M upon discovery		\$44.00	\$1,320.00	\$66.00	\$1,980.00		
5	Plywood Lining at Parapet	Sq Ft	30	\$1,240.00	\$37,200.00	\$6.50	\$195.00	\$3.41	\$102.30		
6	Isocyanurate Insulation	Sq Ft	12640	\$2.54	\$32,122.00	\$3.03	\$38,299.20	\$3.63	\$45,883.20		
7	EDPM Roof System	Sq Ft	12640	\$11.88	\$150,190.55	\$9.99	\$126,273.60	\$5.02	\$63,452.80		
Total Bid					\$246,365.00	Total Bid		\$219,917.40	Total Bid		\$199,144.90

Bid Security: 10% Bid Bond furnished by each bidder

*On Dalsin Bid, \$117,190.00 is listed on BID form as total in one place and \$191,555.00 in another. Irregularity waived

*On J&P Roofing Systems Bid \$219,992.00 was listed as total. Math error led to \$219,917.40 as total.

CHANGE ORDER NO.: 1

Owner: City of Madison
 Engineer: Banner Associates, Inc.
 Contractor: Kesteloot
 Project: Park Creek Walls Improvements – Site 1
 Contract Name: Unit Price Bid Schedule
 Date Issued: 10/28/2024
 Owner’s Project No.: NA
 Engineer’s Project No.: 23124.00.20
 Contractor’s Project No.: NA
 Effective Date of Change Order: 11/4/2024

The Contract is modified as follows upon execution of this Change Order:

Description: **310 additional square feet of Sheet Pile was installed to meet project design parameters. The additional sheet pile will be compensated at the unit bid price of \$273/SF.**

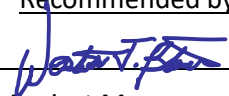
Total additional cost = 310 x \$273 = \$84,630.

Attachments:

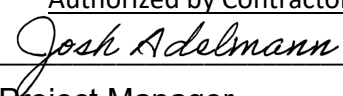
Submittal 04 – Steel Sheet Pile Wall Design

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 697,683.25	Original Contract Times: Substantial Completion: Sept. 1, 2024 Ready for final payment: Oct. 1, 2024
[Increase] [Decrease] from previously approved Change Orders No. 1 to No.: N/A \$ 0	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order] : Substantial Completion: NA Ready for final payment: NA
Contract Price prior to this Change Order: \$ 697,683.25	Contract Times prior to this Change Order: Substantial Completion: Sept. 1, 2024 Ready for final payment: Oct. 1, 2024
Increase this Change Order: \$ 84,630.00	[Increase] [Decrease] this Change Order: Substantial Completion: NA Ready for final payment: NA
Contract Price incorporating this Change Order: \$ 782,313.25	Contract Times with all approved Change Orders: Substantial Completion: Sept. 1, 2024 Ready for final payment: Oct. 1, 2024

Recommended by Engineer (if required)

By: 
 Title: Project Manager
 Date: 10/28/2024

Authorized by Contractor

By: 
 Title: Project Manager
 Date: 10/29/2024

Authorized by Owner

By: _____
 Title: _____
 Date: _____

Approved by Funding Agency (if applicable)

By: _____
 Title: _____
 Date: _____

SUBMITTAL REVIEW

DATE: 6-03-24

PROJECT: Madison Park Creek Wall Improvements Site 1

BAI # 23124.00.22

SUBMITTAL #: 04

SPEC SECTION: 31 6217 STEEL SHEET PILES

DESCRIPTION: Steel Sheet Pile Wall Design & Calcs

Checking is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Any action shown is subject to the requirements of the Contract Documents. Contractor is responsible for: Dimensions which shall be confirmed and correlated at the job site; fabrication processes and techniques of construction; coordination of his work with that of all other trades and the satisfactory performance of his/her work.

SUBMITTAL HAS BEEN REVIEWED AND THE FOLLOWING ACTION HAS BEEN TAKEN:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> No Exception Taken | <input type="checkbox"/> Revise and Resubmit | <input type="checkbox"/> Submit Specified Item(s) |
| <input type="checkbox"/> Make Corrections Noted | <input type="checkbox"/> Rejected | <input type="checkbox"/> For Reference Only |
| <input type="checkbox"/> Distribution Copy | | |

REVIEW COMMENTS:

**No comments

SIGNED: _____



William Smith, PE

CHANGE ORDER NO.: 2

Owner:	City of Madison	Owner's Project No.:	NA
Engineer:	Banner Associates, Inc.	Engineer's Project No.:	23124.00.40
Contractor:	Kesteloot	Contractor's Project No.:	NA
Project:	Park Creek Walls Improvements – Site 3		
Contract Name:	Unit Price Bid Schedule		
Date Issued:	10/29/2024	Effective Date of Change Order:	11/4/2024

The Contract is modified as follows upon execution of this Change Order:


Description: **661 additional square feet of Sheet Pile was installed to meet project design parameters. The additional sheet pile will be compensated at the unit bid price of \$273/SF.**

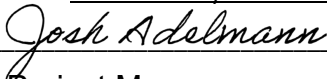
The 661 additional square feet was computed by using the contract measurement and payment method of taking the linear feet of wall (164 LF) and multiplying by sheet pile lengths of 30' resulting in 4,920 SF. The cutoff portions of sheet pile (129 SF) were deducted for a final Steel Sheet Pile Quantity of 4,791. The estimated quantity in the bid is 4,130.

Total additional cost = 4,791 - 4,130 = 661 x \$273 = \$180,453.00.

Attachments: **Submittal 04 – Steel Sheet Pile Wall Design Site 3**

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>1,898,113.00</u>	Original Contract Times: Substantial Completion: <u>Sept. 1, 2024</u> Ready for final payment: <u>Oct. 1, 2024</u>
[Increase] [Decrease] from previously approved Change Orders No. 1 to No.: N/A \$ <u>83,921.95</u>	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order] : Substantial Completion: <u>Sept. 19, 2024</u> Ready for final payment: <u>Oct. 21, 2024</u>
Contract Price prior to this Change Order: \$ <u>1,982,034.95</u>	Contract Times prior to this Change Order: Substantial Completion: <u>Sept. 19, 2024</u> Ready for final payment: <u>Oct. 21, 2024</u>
Increase this Change Order: \$ <u>180,453.00</u>	[Increase] [Decrease] this Change Order: Substantial Completion: <u>0 working days</u> Ready for final payment: <u>0 working days</u>
Contract Price incorporating this Change Order: \$ <u>2,162,487.95</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>Sept. 19, 2024</u> Ready for final payment: <u>Oct. 21, 2024</u>

Recommended by Engineer (if required)
By: 
Title: Project Manager
Date: 10/29/2024

Authorized by Contractor
By: 
Title: Project Manager
Date: 10/29/2024

Authorized by Owner
By: _____
Title: _____
Date: _____

Approved by Funding Agency (if applicable)
By: _____
Title: _____
Date: _____

SUBMITTAL REVIEW

DATE: 6-03-24

PROJECT: Madison Park Creek Wall Improvements Site 3

BAI # 23124.00.42

SUBMITTAL #: 04

SPEC SECTION: 31 6217 STEEL SHEET PILES

DESCRIPTION: Steel Sheet Pile Wall Design & Calcs

Checking is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Any action shown is subject to the requirements of the Contract Documents. Contractor is responsible for: Dimensions which shall be confirmed and correlated at the job site; fabrication processes and techniques of construction; coordination of his work with that of all other trades and the satisfactory performance of his/her work.

SUBMITTAL HAS BEEN REVIEWED AND THE FOLLOWING ACTION HAS BEEN TAKEN:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> No Exception Taken | <input type="checkbox"/> Revise and Resubmit | <input type="checkbox"/> Submit Specified Item(s) |
| <input type="checkbox"/> Make Corrections Noted | <input type="checkbox"/> Rejected | <input type="checkbox"/> For Reference Only |
| <input type="checkbox"/> Distribution Copy | | |

REVIEW COMMENTS:

**No comments

SIGNED: _____



William Smith, PE

CHANGE ORDER NO.: 3

Owner:	City of Madison	Owner's Project No.:	NA
Engineer:	Banner Associates, Inc.	Engineer's Project No.:	23124.00.40
Contractor:	Kesteloot	Contractor's Project No.:	NA
Project:	Park Creek Walls Improvements – Site 3		
Contract Name:	Unit Price Bid Schedule		
Date Issued:	10/29/2024	Effective Date of Change Order:	11/4/2024

The Contract is modified as follows upon execution of this Change Order:

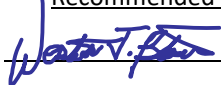
Description:

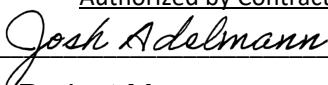
1. Price increase to cast a headwall structure for a 10" dia. pipe in lieu of the planned 8" dia. pipe = \$1,000
2. Price increase to supply 10" PVC storm sewer pipe in lieu of the planned 8" diameter pipe = \$241.61
3. Complete power cable lowering in the field due to conflict with embankment re-grading (4hr@\$350/hr) = \$1,400
4. Furnish and Install Temporary Construction Fence around the rock salvage pile a Memorial Park = \$800

Total additional costs for requested work = \$3,441.61.

Attachments: **None**

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 1,898,113.00	Original Contract Times: Substantial Completion: Sept. 1, 2024 Ready for final payment: Oct. 1, 2024
[Increase] [Decrease] from previously approved Change Orders No. 1 to No.: N/A \$ 264,374.95	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order] : Substantial Completion: Sept. 19, 2024 Ready for final payment: Oct. 21, 2024
Contract Price prior to this Change Order: \$ 2,162,487.95	Contract Times prior to this Change Order: Substantial Completion: Sept. 19, 2024 Ready for final payment: Oct. 21, 2024
Increase this Change Order: \$ 3,441.61	[Increase] [Decrease] this Change Order: Substantial Completion: 0 working days Ready for final payment: 0 working days
Contract Price incorporating this Change Order: \$ 2,165,929.56	Contract Times with all approved Change Orders: Substantial Completion: Sept. 19, 2024 Ready for final payment: Oct. 21, 2024

Recommended by Engineer (if required)
By: 
Title: Project Manager
Date: 10/29/2024

Authorized by Contractor
By: 
Title: Project Manager
Date: 10/29/2024

Authorized by Owner
By: _____
Title: _____
Date: _____

Approved by Funding Agency (if applicable)
By: _____
Title: _____
Date: _____

Date of Issuance:	10/18/2024	Effective Date:	10/18/2024
Owner:	City of Madison	Owner's Contract No.:	2024(01)
Contractor:	Asphalt Surface Technologies Corp.	Contractor's Project No.:	N/A
Engineer:	Brosz Engineering	Engineer's Project No.:	2407013-03
Project:	City of Madison - Chip Seal	Contract Name:	2024 Multi-Community Asphalt Surface Treatment

The Contract is modified as follows upon execution of this Change Order:

Item	Description	quantity	unit	\$ / unit	extended
330E0300	SS-1h or CSS-1h Asphalt for Fog Seal <i>Reason: To reflect the actual quantities used during the project</i>	0.25	Ton	\$ 1,500.00	\$ 375.00
330E3000	Sand for Fog Seal or Prime Coat <i>Reason: To reflect the actual quantities used during the project</i>	-5	Ton	\$ 10.00	\$ (50.00)
360E0042	CRS-2P Asphalt for Surface Treatment <i>Reason: To reflect the actual quantities used during the project</i>	3	EA	\$ 875.00	\$ 2,625.00
360E1030	Cover Aggregate, Type 2A <i>Reason: To reflect the actual quantities used during the project</i>	-367.3	Ton	\$ 89.00	\$ (32,689.70)

Attachments Included: N/A

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>330,174.40</u>	Contract Time: <u>n/a</u> Substantial Completion: <u>September 14, 2024</u> <i>days or dates</i>
[Increase] [Decrease] from previously approved Change Orders No. XX to No. XX: \$ <u>-</u>	[Increase] [Decrease] from previous approved Change Orders No. XX to No. XX: <u>-</u> Contract Time: <u>-</u> Substantial Completion: <u>September 14, 2024</u> <i>days or dates</i>
Contract Price prior to this Change Order: \$ <u>330,174.40</u>	Contract Times prior to this Change Order: Contract Time: <u>-</u> Substantial Completion: <u>September 14, 2024</u> <i>days or dates</i>
Decrease of this Change Order: \$ <u>(29,739.70)</u>	[Increase] [Decrease] of this Change Order: Contract Time: <u>none</u> Substantial Completion: <u>none</u> <i>days or dates</i>
Contract Price incorporating this Change Order: \$ <u>300,434.70</u>	Contract Times with all approved Change Orders: Contract Time: <u>n/a</u> Substantial Completion: <u>September 14, 2024</u> <i>days or dates</i>

RECOMMENDED:
By: *[Signature]*
Engineer (if required)
Title: Engineer
Date: 10/18/24

ACCEPTED:
By: _____
Owner (authorized signature)
Title: _____
Date: _____

ACCEPTED:
By: *[Signature]*
Contractor (authorized signature)
Title: Vice-President
Date: 10/18/2024

Progress Estimate - Unit Price Work

For (Contract): 2024 Multi Community Asphalt Surface Treatment, BEI 2407013-03
 Application Period: 9/25/24 - 9/27/24

Application Number: 1F
 Application Date: 10/18/24

Contractor's Application

Item	A		B		C		D		E		F		G	
	Qty	Units	Current Contract Unit Price	Total Value	Work Completed This Period	Work Completed To Date	Value of Work To Date	Materials Stored (Not in C)	Total Completed (D + E)	% (F / B)	Balance to Finish (B - F)			
MADISON SURFACE TREATMENT QUANTITIES														
009E0010	1	LS	\$ 13,000.00	\$ 13,000.00	1.00	1.00	\$ 13,000.00		\$ 13,000.00	100%	\$ -			
330E0300	29.4	Ton	\$ 1,500.00	\$ 44,100.00	29.40	29.40	\$ 44,100.00		\$ 44,100.00	100%	\$ -			
330E3000	0.0	Ton	\$ 10.00	\$ -	0.00	0.00	\$ -		\$ -	#DIV/0!	\$ -			
360E0042	168.4	Ton	\$ 875.00	\$ 147,350.00	168.40	168.40	\$ 147,350.00		\$ 147,350.00	100%	\$ -			
360E1030	1,022.3	Ton	\$ 89.00	\$ 90,984.70	1022.30	1022.30	\$ 90,984.70		\$ 90,984.70	100%	\$ -			
634E0120	1.0	LS	\$ 5,000.00	\$ 5,000.00	1.00	1.00	\$ 5,000.00		\$ 5,000.00	100%	\$ -			
			CURRENT CONTRACT TOTAL:	\$ 300,434.70			\$ 300,434.70		\$ 300,434.70	100%	\$ -			

REQUEST FOR PROPOSAL (RFP)

RFP# 5

DATE: 6/21/2023

TO: **Winter Contracting**
305 5th St
Brookings, SD 57006
Attn: Bob Winter

FROM: **Banner Associates, Inc.**
2307 W 57th St, Ste 102
Sioux Falls, SD 57108

RE: **NW 9th Street/Union Ave Reconstruction**
BAI #23885.00

Please submit an itemized cost breakdown for changes in contract sum and contract time, resulting from the following proposed modification(s) to the Contract Documents.

PLEASE SUBMIT COST BREAKDOWN IN TEN (10) DAYS OR LESS

Refer to RFI No. NA

SUBJECT: **INLET AT CITY PARK AND REGRADING OF DITCH SECTION**

Please submit a bid price to install a cast-in-place storm sewer inlet and perform ditch grading at the location identified in the attached figure.

WINTER REVISED VIA
EMAIL ON 10/23/2024

\$4,750.00

Additional Bid Items				
Description	Quantity	Unit	Unit Price	Total
Cast-in-place 4'x4' Storm Sewer Inlet with Frame and Grate	1	LS	7000 ⁰⁰	7000 ⁰⁰
Ditch Re-grading	1	LS	8500 ⁰⁰	8500 ⁰⁰
<i>Includes hauling in black Dirt</i>			Total =	15,500⁰⁰

\$11,750.00

Price shall include all labor, tools, equipment, overhead costs, and miscellaneous work to complete the work associated with this request. All material and work shall comply with the project specifications. Provide additional line items if necessary to complete this scope of work.

If no change in contract time, state "none" here: - 4 Days

If no change in contract amount, state "none" here:

If either or both above items are noted "none", please return this form within five (5) days.

Robert Rahn

REQUEST FOR PROPOSAL (RFP)

9/27/24

RFP# 11

DATE: 8/28/2023

TO: **Winter Contracting**
305 5th St
Brookings, SD 57006
Attn: Bob Winter

FROM: **Banner Associates, Inc.**
2307 W 57th St, Ste 102
Sioux Falls, SD 57108

RE: **NW 9th Street/Union Ave Reconstruction**
BAI #23885.00

Please submit an itemized cost breakdown for changes in contract sum and contract time, resulting from the following proposed modification(s) to the Contract Documents.

PLEASE SUBMIT COST BREAKDOWN IN TEN (10) DAYS OR LESS

Refer to RFI No. NA

SUBJECT: **STORM SEWER SPECIAL TYPE B INLET - WALL EXTENSIONS**

Please submit a lump sum bid price to complete cast-in-place wall extensions on 2 – Special Type B inlets at the locations shown in the attached drawing (12A & 14B). The concrete extension shall be completed with Class M6 concrete and follow the attached structure detail.

Revised Pricing

Additional Bid Items				
Description	Quantity	Unit	Unit Price	Total
Storm Sewer Special Type B Inlet – Wall Extensions	1	LS	5000⁰⁰ 5750⁰⁰	5000⁰⁰ 5750⁰⁰
Total =				5750⁰⁰

5000⁰⁰
5000⁰⁰

Price shall include all labor, tools, equipment, overhead costs, and miscellaneous work to complete the work associated with this request. All material and work shall comply with the project specifications. Provide additional line items if necessary to complete this scope of work.

If no change in contract time, state "none" here: *2 Days*

If no change in contract amount, state "none" here:

If either or both above items are noted "none", please return this form within five (5) days.

[Handwritten Signature]
[Handwritten Signature]

REQUEST FOR PROPOSAL (RFP)

9/27/24

RFP# 12

DATE: 10/11/2023

TO: **Winter Contracting**
305 5th St
Brookings, SD 57006
Attn: Bob Winter

FROM: **Banner Associates, Inc.**
2307 W 57th St, Ste 102
Sioux Falls, SD 57108

RE: **NW 9th Street/Union Ave Reconstruction**
BAI #23885.00

Please submit an itemized cost breakdown for changes in contract sum and contract time, resulting from the following proposed modification(s) to the Contract Documents.

PLEASE SUBMIT COST BREAKDOWN IN TEN (10) DAYS OR LESS

Refer to RFI No. NA

SUBJECT: SANITARY SEWER MANHOLE SS-109 REPLACEMENT

Please submit a bid price to remove the installed sanitary MH SS-109 and replace the base section with that from structure SS-112 to accommodate a lower rim height. Attached is Plan sheet I-1 identifying the manhole location. Also attached is structure SS-112 build sheet.

Revised Pricing

Additional Bid Items				
Description	Quantity	Unit	Unit Price	Total
Sanitary Sewer Manhole SS-112 Replacement	1	LS	4000.00 <i>5000.00</i>	4000.00 <i>5000.00</i>
Total =				5000.00 <i>5000.00</i>

4000.00

Price shall include all labor, tools, equipment, overhead costs, and miscellaneous work to complete the work associated with this request. All material and work shall comply with the project specifications. Provide additional line items if necessary to complete this scope of work.

If no change in contract time, state "none" here: *1/2 Day*

If no change in contract amount, state "none" here:

If either or both above items are noted "none", please return this form within five (5) days.

Debra

REQUEST FOR PROPOSAL (RFP)

RFP# 13

DATE: 9/24/2024

TO: **Winter Contracting**
305 5th St
Brookings, SD 57006
Attn: Bob Winter

FROM: **Banner Associates, Inc.**
2307 W 57th St, Ste 102
Sioux Falls, SD 57108

RE: **NW 9th Street/Union Ave Reconstruction**
BAI #23885.00

Please submit an itemized cost breakdown for changes in contract sum and contract time, resulting from the following proposed modification(s) to the Contract Documents.

PLEASE SUBMIT COST BREAKDOWN IN TEN (10) DAYS OR LESS

Refer to RFI No. NA

SUBJECT: **Refurbish Mailbox's on Union Ave.**

Please submit a bid price to refurbish mailboxes on NW 9th Street and N. Union Ave.
7 - Refurbish Mailbox Post on N. Union Ave.

Additional Bid Items				
Description	Quantity	Unit	Unit Price	Total
Reset Mailbox	26	EA	400⁰⁰ 300	10,400⁰⁰ 7,800 ⁰⁰
Refurbish Mailbox Post	13	EA	230⁰⁰	2,990⁰⁰
Replace Mailbox	2	EA	160 ⁰⁰	320 ⁰⁰
Total =				13,710⁰⁰ 8,120 ⁰⁰

ok PRW
No
PRW

Price shall include all labor, tools, equipment, overhead costs, and miscellaneous work to complete the work associated with this request. All material and work shall comply with the project specifications. Provide additional line items if necessary to complete this scope of work.

If no change in contract time, state "none" here:

If no change in contract amount, state "none" here:

If either or both above items are noted "none", please return this form within five (5) days.

ARCHITECT/ENGINEER
BANNER ASSOCIATES, INC.



Weston Blasius, PE

Attachments:

cc:

City of Madison – Ryan Hegg, Jan Tieman, Dan Whitlock
Banner Associates – Cedric Hay, Nathan Powell

REQUEST FOR PROPOSAL (RFP)

RFP# 15

DATE: 5/9/2024

TO: **Winter Contracting**
305 5th St
Brookings, SD 57006
Attn: Bob Winter

FROM: **Banner Associates, Inc.**
2307 W 57th St, Ste 102
Sioux Falls, SD 57108

RE: **NW 9th Street/Union Ave Reconstruction**
BAI #23885.00

Please submit an itemized cost breakdown for changes in contract sum and contract time, resulting from the following proposed modification(s) to the Contract Documents.

PLEASE SUBMIT COST BREAKDOWN IN TEN (10) DAYS OR LESS

Refer to RFI No. NA

SUBJECT: Temporary Mailbox

Please submit a bid price to furnish and install 14 EA "Temporary Mailbox" at the location shown on the attached drawing. The temporary mailboxes shall be mounted to a self-supporting stanchion and be installed with the mailbox face flush with the back of curb and height to bottom of box at 42" above the roadway surface.

Additional Bid Items				
Description	Quantity	Unit	Unit Price	Total
"Temporary Mailbox"	14	EA	285.00 275.00	3990.00 3850.00
Total =				3990.00 3850.00

Price shall include all labor, tools, equipment, overhead costs, and miscellaneous work to complete the work associated with this request. All material and work shall comply with the project specifications. Provide additional line items if necessary to complete this scope of work.

If no change in contract time, state "none" here:

If no change in contract amount, state "none" here:

If either or both above items are noted "none", please return this form within five (5) days.

REQUEST FOR PROPOSAL (RFP)

RFP# 17

DATE: 9/24/2024

TO: **Winter Contracting**
305 5th St
Brookings, SD 57006
Attn: Bob Winter

FROM: **Banner Associates, Inc.**
3900 N Northview Avenue
Sioux Falls, SD 57107

RE: **NW 9th Street/Union Ave Reconstruction**
BAI #23885.00

Please submit an itemized cost breakdown for changes in contract sum and contract time, resulting from the following proposed modification(s) to the Contract Documents.

PLEASE SUBMIT COST BREAKDOWN IN TEN (10) DAYS OR LESS

Refer to RFI No. NA

SUBJECT: GRADING OF 3 YARDS BEHIND SIDEWALK

Please submit a bid price to perform grading of lawns in front of House 306, House 300, and House 224 on NW 9th street. Below is a unit price table for pricing this scope of work:

Additional Bid Items				
Description	Quantity	Unit	Unit Price	Total
Additional Grading at HSE 306, 300 and 224 on NW 9 th St	1	LS		950 ⁰⁰
			Total =	950 ⁰⁰

Price shall include all labor, tools, equipment, overhead costs, and miscellaneous work to complete the work associated with this request. All material and work shall comply with the project specifications. Provide additional line items if necessary to complete this scope of work.

If no change in contract time, state "none" here:

If no change in contract amount, state "none" here:

If either or both above items are noted "none", please return this form within five (5) days.

ARCHITECT/ENGINEER
BANNER ASSOCIATES, INC.



Weston Blasius, PE

Attachments: NA

cc:

City of Madison – Ryan Hegg, Jan Tieman, Dan Whitlock, Chad Van Den Hemel
Banner Associates – Cedric Hay, Nathan Powell



REQUEST FOR PROPOSALS (RFP) FOR THE REDEVELOPMENT OF THE MADISON CITY HALL AND POLICE STATION

Overview: The City of Madison, South Dakota, invites qualified developers, designers, or contractors to submit proposals for the redevelopment of its historic City Hall and Police Station. The project aims to restore or repurpose the existing building into a commercial or mixed-use facility that benefits the community and enhances the downtown district. The City encourages proposals that preserve the historical significance of the building while delivering a vision for the future of downtown Madison.

Project Location: The City Hall and Police Station are located in downtown Madison on E Center Street. The site covers approximately 6,800 sq. ft. of Central Business CB District zoned property. It holds strategic potential for the district’s economic and commercial development.

History and Vision: Madison City Hall has played a key role in the city's administrative and civic activities. Over the years, it has been home to City Hall; the Police Station; the Fire Station; SD Game, Fish, & Parks; the Red Cross, and more.

The building’s rehabilitation offers an opportunity to enhance the downtown area and benefit the community. The City envisions the redevelopment project as a cornerstone of its downtown revitalization efforts, promoting both historic preservation and modern urban connectivity.

Historic Review: This property is not on the National Register of Historic Places and therefore not subject to the local “11.1 Review” process. It is “NR eligible” which potentially would allow the property to be added to the registry. This could provide funds for renovations, but the property would then need to adhere to historic preservation guidelines.

Project Scope and Preferred Uses: The City of Madison is seeking an experienced developer for this project. Proposals should focus on one of the following redevelopment priorities:

1. General updating and repurposing into usable space for commercial or mixed uses.
2. Full renovation of the existing building.
3. Full redevelopment of the site.

The proposed redevelopment must allocate at least 51% of the building's floor space for commercial or retail purposes. Mixed-use solutions are strongly encouraged to support the economic growth of downtown Madison. While the City has not committed to a single redevelopment concept, proposals should include creative solutions that harmonize with the area's historic and commercial context.

Submittal Requirements: Proposals must include the following:

1. **Cover Letter:** A brief introduction summarizing the Development Team's qualifications and approach.
2. **Project Narrative:** Proposal must address the following components:
 - Proposed vision for the redevelopment
 - Proposed partner entities for the redevelopment
 - Intended uses with approximate square footages
 - Plans for building alterations, if applicable
 - Proposed parking solutions
 - Conceptual renderings of the building's exterior or interior, if applicable
 - Project timeline, including predevelopment, design, construction, and marketing phases
 - Estimated project budget and financing
3. **Previous Work Examples:** A portfolio of similar projects, including details on project completion, construction budgets, change orders, timelines, and experience with historic properties and building code.
4. **Financial Capacity:** Information on the Development Team's financial capabilities, funding strategies, bonding capacity, and previous financing experience.
5. **Project Organization:** An outline of key team members, their roles, and résumés.
6. **References:** Contact information for three past clients, including descriptions of similar work performed.

Pre-Submittal Information: Developers can submit written questions at any time to the City Administrator at the contact information below. Responses will be issued as soon as possible.

Jameson Berreth, City Administrator
605-256-7501
Jameson.Berreth@cityofmadisonSD.com

Submittal Instructions: Submit one electronic PDF copy and one paper copy of the proposal. Proposals must be limited to 30 pages, excluding confidential financial documents. The financial

pro forma should be submitted in a separate, sealed envelope marked “Confidential.” Send all submissions to:

Jameson Berreth, City Administrator
116 West Center Street
Madison, SD 57042
Jameson.Berreth@cityofmadisonSD.com

Submission Deadline: There is no deadline for this RFP. Submissions for the RFP will be received until a proposal is selected or the City Commission takes action to end the RFP process.

Evaluation Criteria: Proposals will be evaluated based on the following criteria:

1. Productive redevelopment use(s) (10 points)
2. Integration with and enhancement of the downtown district (15 points)
3. Preservation of the building’s historic character (5 points)
4. Financial feasibility and capacity (5 points)
5. Projected economic impact (5 points)
6. Proposed project timeline (5 points)

Selection Process: The City of Madison will establish a selection committee to review all proposals. The selected Development Team will enter into a Development Agreement with the City, subject to City Commission approval. This agreement will detail all project aspects, including design, construction, and financing.

The City reserves the right to reject any or all proposals.

UPDATES

November 4, 2024





THE BIG MOVE

City Hall on W Center Street remains open to the public through December 6th.

Monday, December 9th & Tuesday, December 10th

City Offices CLOSED to the PUBLIC!

Wednesday, December 11th

City Hall on S Highland OPEN to the PUBLIC!

COMPLETED PROJECTS

- ✓ Segment 1
- ✓ Segment 2
- ✓ Segment 3
- ✓ Segment 5A (also needs seeding)
- ✓ Public Works Building Restoration
- ✓ RD Projects
- ✓ CIPP Sewer Relining
- ✓ Lead & Copper Inventory

Some warranty and punchlist items are to be completed yet.





ACTIVE PROJECTS

MAJOR INFRASTRUCTURE IMPROVEMENTS

~~RD Projects (1A, 1B, 2)~~
~~Segment 1 (9th/Union)~~
~~Segment 2 (N Union)~~
~~Segment 3 (Roosevelt)~~
~~Segment 5A (S Union / S 4th St)~~
~~CIPP Sewer Relining~~
Park Creek Walls (Sites 1, 2, 3)

UTILITIES & PUBLIC WORKS

~~Lead & Copper Inventory~~
Smart Cities (AMI)
Sidewalk Projects
Restricted Use Site Development

COMMUNICATION & ENGAGEMENT

Community Engagement Events
Website Optimization
Key Hires
Update Personnel Manual
Madison Connect

FACILITIES

City Administration Building
~~Public Works Building Restoration~~
Park Bathrooms (Memorial & Totland)
Library Ramps



CREEK WALLS REPAIR

Kesteloot Excavation

Site 1: Complete

Closeout and financial reimbursement from FEMA to occur soon.

Site 2: Work to begin Spring 2025

Could begin sooner depending on weather.

Site 3: Progress continues

Approximately 30 days of work remains before completion can be expected.



OTHER PROJECTS

Industrial Park

Paved and substantially complete

Segment 4: Water loop line in Industrial Park

Boring water mains will progress as weather allows with remaining work to be completed next year.

Sidewalk projects

2023 sidewalk project complete

2024 work still pending

CITY ADMINISTRATION BUILDING

Recently Completed:

- Second lift of asphalt completed this week
- First-floor flooring installation and terrazzo polishing
- Elevator startup finalized
- Initial installation of access controls, security cameras, and audio/visual components

Upcoming Work

- Continuing with access control, security camera, and A/V installations
- Identifying and addressing punch list items
- Final cleaning and preparations



EVENTS

PAST



EVENTS PAST



The Library, Parks, Kiwanis, and Trinity & St. Thomas preschools celebrated the Kiwanis Storywalk with games, cookies, and a story!



The first use of the Marjorie Haskins' gift to the Library: the South Dakota Symphony Wind Quintet honored Ms. Haskins' desire for classical musical experiences for Madison.

EVENTS

PAST



An attentive audience enjoyed fresh fruits and vegetables from the Library garden while learning from Vegi-cation experts. The event featured recipe ideas and gardening tips for everyone to take home!



During Multi-Language Storytime, new English speakers read aloud to an eager audience. While the preschool audience, some learning English as a second language themselves, hear new languages.

EVENTS

PAST

Career Fair at Madison Central High School



EVENTS UPCOMING



November 14th
5:30 - 7:30 PM
Location TBD

FRIENDS OF THE MADISON PUBLIC LIBRARY
PRESENT

HISTORY OF LEFSE

THURS, NOV 14
6:30PM

MADISON PUBLIC LIBRARY

Join us as Roger & Nancy Moose delight the community with a history of a traditional soft Norwegian flatbread, Lefse.



* They will also be demonstrating how to make the thanksgiving favorite. *

Open to all, free, hosted by the Friends of the Madison Library.



ROAR & EXPLORE

UNLEASH YOUR INNER PALEONTOLOGIST

Join us for this family event where we explore the lives of our extinct friends, DINOSAURS!

**Monday,
November 18**

5:30 - 6:30pm

**Madison
Public Library**

Special Guest



Dr. Alex Dececchi an Assistant Professor at Dakota State University who has an enthusiasm for dinosaurs



DINOVEMBER month long celebration of dinosaurs



EVENTS UPCOMING

Another way to access your library anytime and anywhere, Hoopla is a platform with ebooks, comics, music, and more! All you need is a library card.



WHO WILL WIN?

Fill out a bracket for the book you think will win.



Winter (book programming) is coming!
Who will win Best Book in Madison? With categories for children, teens, and adults there is plenty of room to make all readers winners.

Audio books count as reading!

QUESTIONS?

