



**BOARD OF COMMISSIONERS AGENDA
MONDAY, NOVEMBER 3, 2025
5:30 PM - COMMISSION CHAMBERS – 503 S HIGHLAND
AVENUE**

Please join the Zoom meeting from your computer, tablet or smartphone.
<https://us06web.zoom.us/j/86357603624> | Meeting ID: 863 5760 3624
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+1 312-626-6799

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPT AGENDA

CONSENT CALENDAR

- 1) Minutes – October 20, 2025
- 2) Bills for Approval – November 5, 2025
- 3) Bills for Ratification – October 29, 2025
- 4) Payroll Bills for Ratification – October 24, 2025
- 5) Personnel
- 6) Appoint George Colombe to fill vacancy on Airport Board ending in April 2030
- 7) Approve 2026 Alcoholic Beverage License Application Renewals - Liquor/Wine

UNFINISHED BUSINESS

- 8) Second Reading of Ordinance No. 1682 - Amending 2025 Budget Appropriations Ordinance No. 1672
- 9) Second Reading of Ordinance No. 1683 - 2026 Budget Appropriations
- 10) Discussion and possible action regarding maintenance or demolition of 504 NW 4th Street water tower

NEW BUSINESS

- 11) Resolution No. 2025-25 - Setting Time of City Commission Meetings
- 12) Resolution No. 2025-26 - Assign Fund Balances for Reserves
- 13) Approve Supplement to Agreement with Heartland Energy for Use of Demand Adjusted Advantage Program (DATA)
- 14) Approval of Change Order No. 3 – Madison Water System Improvements Segment 4 – Metro Construction Inc.
- 15) Approval of Change Order No. 4 – Madison Water System Improvements Segment 5A – Asphalt Surfacing Company Inc.
- 16) Approval of Change Order No. 5 – Park Creek Walls Improvements Site 2 – Kesteloot Excavation and Dirt Work Services
- 17) Approval of Change Order No. 2 - Reconstruct Hangar Taxilanes, Airport Drive and Parking Lot - Soukup Construction Inc.
- 18) November 2025 City Updates

PUBLIC COMMENT

ANNOUNCEMENTS

- 19) Next Regular Commission Meeting – Monday, November 17 at 5:30 pm

EXECUTIVE SESSION

20) Pursuant to SDCL 1-25-2(4)

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 20, 2025
Regular

The Board of Commissioners of the City of Madison met in regular session at 5:30 PM on the 20th day of October with the following members present upon roll call: Commissioners Kelly Dybdahl, Jenny Wolff, Jerae Wire, Daniel Buresh, and Mayor Roy Lindsay.

The Pledge of Allegiance was recited.

Motion by Commissioner Wire, seconded by Commissioner Buresh to adopt the October 20, 2025 agenda. Motion carried unanimously.

Motion by Commissioner Buresh, seconded by Commissioner Dybdahl to approve the following items on the consent calendar: Minutes – October 6, 2025; Bills for Approval – October 22, 2025; Bills for Ratification – October 15, 2025; Payroll Bills for Ratification – October 10, 2025; Appoint Travis Olson to Planning Commission (2nd Alternate position).

Bills for Approval – October 22, 2025

ACE HARDWARE Tools \$70.41; ALTEC INDUSTRIES INC Bucket Truck Repair \$540.00; APPEARA Mat Rentals \$30.28; ARGO/MELANIE Mileage Reimbursement \$392.00; ASPHALT SURFACING COMPANY Water System Improvements \$112,788.99; BORDER STATES ELECTRIC SUPPLY Stripper Tool \$531.59; BUD'S CLEAN UP SERVICE INC Dumpster Rental \$130.00; COLES PETROLEUM PRODUCTS INC Fuel Report \$11,914.77; COLMAN BUILDING CENTER Plywood \$106.46; DIESEL MACHINERY INC Ignition Switch \$387.50; EAST RIVER ELECTRIC POWER COOP Monthly Transmission Services \$34,676.52; EDM INTERNATIONAL INC Phase Trakker Cellular \$290.00; ETTERMAN ENTERPRISES INC Saw Blade, Crudbuster \$334.02; F & M COOP OIL CO Fuel \$154.46; FASTENAL CO Ear Plugs \$134.10; FIRST BANK & TRUST - HEARTLAND ENERGY Heartland Energy \$377,303.22; GREAT AMERICA FINANCIAL SVCS CC Copier Lease \$320.98; HEIMAN INC Tool Repair Part \$980.00; HOME SERVICE WATER CONDITIONING LLC Pellets \$55.50; KIMBALL MIDWEST Oil, Drill \$196.39; KRUG PRODUCTS INC UPS Shipping \$213.57; LAKE COUNTY TREASURER Fuel Report \$1,233.50; LEWIS DRUGS INC Cat Food \$68.97; MALLOY ELECTRIC Parts \$263.40; MERLES CARPET CLEANING Carpet Cleaning - Library \$2,220.44; MIDWEST TURF & IRRIGATION Parts \$2,776.30; NORTH CENTRAL INTERNATIONAL SF Fuel Filter \$200.60; NORTHWESTERN ENERGY Utilities \$75.94; O REILLY AUTOMOTIVE INC Filters \$131.28; OFFICE PEEPS INC Office Supplies \$18.99; PETE LIEN & SONS INC Chemical \$7,275.00; PORTA PROS INC DBA A-1 PORTABLE TOILETS Toilet Rental \$158.00; RAILROAD MGMT CO III LLC Powerline Crossing \$458.76; RUNNINGS SUPPLY INC Cat Litter & Food \$213.97; RURAL ELECTRIC SUPPLY COOP Elbow \$3,553.33; SILVER SCREEN SD, INC Dakota Cinema Advertising - September 2025 \$150.00; SMART GUARD LLC AMI Meters \$153,259.37; STUART IRBY TOOL CO Bid #966 Switchgear, HDPE Conduit & Sec Cable \$112,267.75; STURDEVANTS MADISON INC Parts \$264.89; SWEETMAN CONSTRUCTION CO DBA KNIFE RIVER G2-Asphalt \$4,370.25; THE TESSMAN CO Fertilizer \$900.00; TIMMER SUPPLY CO Parts \$166.27; US DEPT OF ENERGY Monthly WAPA Bill \$136,796.85; WESCO DISTRIBUTION INC Protective Caps w/ Drain Tail \$2,275.00; WINTER CONTRACTING LLC N Egan Ave Reconstruction \$641,820.97.

Bills for Ratification – October 15, 2025

ACE HARDWARE Keypad Entry \$391.48; ALPHA MEDIA USA LLC Reading Rocks Ad \$3,086.00; AMAZON CAPITAL SERVICES INC Signage, Cart/Wagon, Router Box & Mount, Lock Box \$1,484.46; APPEARA Mat Rentals \$367.44; AQUASHIELD PRODUCTS, LLC Pool Pad \$5,523.14; AT & T MOBILITY Library Phone & Data \$273.80; BAKER & TAYLOR Books \$59.90; BANNER ASSOCIATES INC ARPA Professional Services \$30,592.15; BORNS GROUP INC Printing & Postage \$2,809.09; BRISSETTE/RYLEE Classes at Community Center \$196.00; CENGAGE GROUP Books \$98.37; CHAMBERLAIN OIL CO Total Power, Brake Cleaner \$877.54; CITY OF BROOKINGS September Gate Fees \$5,460.49; COLUMN SOFTWARE PBC Publications \$50.31; DAKOTA STATE UNIVERSITY Work Orders \$1,664.60; DAKOTA STATE UNIVERSITY FOUNDATION Athletic Facilities Use Agreement \$100,000.00; DAVES WINDOW CLEANING INC Window Cleaning - Madison Public Library \$270.00; DEMCO INC Book Covers, Calendar \$928.71; F & M COOP OIL CO Switch Split Ring Tires, Flaps \$208.75; FAST LANE MECHANICAL Snow Melt

First Progress Payment \$5,000.00; FASTENAL CO Cones \$1,091.93; FIRST MADISON INSURANCE General Liability Renewal \$3,003.00; FOX PRINT PRINTING & GRAPHICS Door Decal \$21.85; FOX PROMO LLC T-Shirts \$441.35 ; GREATER MADISON AREA CHAMBER DownTown MadTown Meal Tickets \$1,405.00; HANCO CORPORATION Rim Cleaner \$87.95; HAWKINS INC Chemicals \$8,418.30; HEIMAN INC Extinguisher Recharge & Replacement \$395.00; HILLYARD INC Janitorial Supplies \$839.20; HOWE INC Annual Sprinkler Inspection \$950.00; HYDRO TECH SERVICE WTP Clarifier #1 Bearings \$2,091.00; INGRAM CO Books \$612.45; JOACHIMS/MATTHEW Meals Reimbursement \$140.00; KESTELOOT EXCAVATION AND DIRT WORKS SERVICES Library Ramp Project \$6,408.65; KLJ ENGINEERING LLC Egan Ave Reconstruction \$33,508.00; KRUG PRODUCTS INC Hose - Jet Truck \$154.63; LEWIS & CLARK REGIONAL WATER SYSTEM Purchased Water \$15,448.00; LINDSAY JR/ROY J Travel Reimbursement \$252.00; LIVING HOPE WESLEYAN CHURCH Commercial Lighting Rebate \$60.00; LOCATOR & SUPPLIES INC Magnetic Locator \$597.35; MADISON DAILY LEADER Yearly Subscription \$156.50; MADISON GROCERY STORE INC Drinks & Crackers \$200.80; MADISON REGIONAL HEALTH Commercial Lighting Rebate \$660.00; MICROMARKETING LLC Books \$1,182.41; MIDCONTINENT COMMUNICATIONS Business Internet \$310.78; MOTION PICTURE LICENSING CORP Yearly License \$1,257.19; NEPTUNE BENSON INC Pool Grating \$10,977.48; NORTHWESTERN ENERGY Utilities \$212.16; OFFICE PEEPS INC Laminate Cartridge/Pouch \$391.12; PENGUIN RANDOM HOUSE LLC Books \$18.71; PLAYAWAY PRODUCTS INC Books \$2,132.89; PORTA PROS INC DBA A-1 PORTABLE TOILETS Toilet Rental \$158.00; PROCHEM DYNAMICS LLC Janitorial Supplies \$288.15; RAMKOTA HOTEL & CONF CENTER - PIERRE Lodging - Berreth \$375.00; RASMUSSEN/AUTUMN Classes at Community Center \$98.00; REINICKE CONSTRUCTION INC Gravel \$1,971.60; RUNNINGS SUPPLY INC Cat Litter & Food, Soap \$331.18; SALMEN/NOAH Pumpkins \$60.00; SD ASSOC OF RURAL WATER SYSTEM Leak Detection - SW 2nd & Van Eps \$125.00; SDN COMMUNICATIONS Library Internet \$516.79; SIRCHIE ACQUISITION COMPANY LLC Finger Printing Supplies \$212.81; STURDEVANTS MADISON INC Battery \$1,451.93; SWEETMAN CONSTRUCTION CO DBA KNIFE RIVER G2-Asphalt \$16,758.00; THE ELECTRIC CO OF SD Water Hydrant Refund \$500.00; THIELBAR/COLE Postage Reimbursement \$33.40; TIMMER SUPPLY CO Grinder \$513.18; VAN DIEST SUPPLY CO Mojave \$1,609.91; VERIZON BUSINESS ASP Cell Phone \$114.81; WEIST/SHERRY Water Aerobics \$647.76.

Payroll Bills for Ratification – October 10, 2025

AFLAC \$5,181.92; BQ & Associates PC, LLO \$346.94; Delta Dental \$7,674.40; Health Pool of South Dakota \$53,801.83; IRS-EFTPS \$49,909.98; Local Union #426, IBEW \$623.00; Office-Child Support Enforce \$668.30; Optilegra, Inc \$881.20; SD Retirement System \$28,188.36; SD Retirement System \$10,504.00; Teamsters Local No. 120 \$1,137.00.

Joel Jorgenson was present to provide an update on Madison Central School District.

Stacy Krusemark was present to provide an update on Dakota State University.

Mayor Lindsay opened the Public Hearing Upon Application for Transfer of Retail (on-sale) Liquor License from MKT Properties LLC to Baltazars LLC. Jada Baltazar was present and commented that they are really excited for the opportunity to expand their business. There were no further comments; therefore, Mayor Lindsay closed the hearing.

Motion by Commissioner Dybdahl, seconded by Commissioner Buresh to Approve the Transfer of Retail (on-sale) Liquor License from MKT Properties LLC to Baltazars LLC. Motion carried unanimously.

Motion by Commissioner Wolff, seconded by Commissioner Buresh to Approve First Reading of Ordinance No. 1682 – Amending 2025 Budget Appropriations Ordinance No. 1672. Motion carried unanimously. This is a correction to the current year's budget to remove \$175,000 from revenue in the Second Penny Sales Tax Fund, which was stated as Miscellaneous Revenue.

Motion by Commissioner Buresh, seconded by Commissioner Dybdahl to Approve First Reading of Ordinance No. 1683 – 2026 Budget Appropriations. Motion carried unanimously. There are still some areas that have not received final projections, such as Wages/Salaries, and Health Insurance/Benefits. If there are any substantial changes between the first and second reading, a third reading will be required.

Motion by Commissioner Buresh, seconded by Commissioner Wire to Approve 2023 Audit Report. Motion carried unanimously. There were three findings, which were expected and are identical to the findings in the 2022 Audit. Corrective Action to all three findings were implemented in 2024 following the 2022 Audit.

Motion by Commissioner Wire, seconded by Commissioner Wolff to Approve 2024 Audit Letter of Engagement with Williams & Company. Motion carried unanimously. Logan Aukes and Liam Stubbe were present to give an overview of their firm as well as address questions from the Commission. Williams & Company will be on site the week of November 3 to begin the 2024 Audit.

Motion by Commissioner Dybdahl, seconded by Commissioner Wire to Approve Change Order No. 4 – Park Creek Walls Improvement – Site 2 – Kesteloot Excavation & Dirt Work Services, LLC. Motion carried unanimously. This is an increase of \$7,590 for removing deficient material behind the rock wall and replacing it with imported material to reconstruct the channel and embankment. The City's portion of the increase is 15%, or \$1,138.50, as 85% is reimbursed after the project is completed.

Motion by Commissioner Dybdahl, seconded by Commissioner Buresh, to Approve Amendment No. 2 to Engineering Contract – City of Madison Park Creek Walls Site 1, Site 2, and Site 3 – Banner Associates. Motion carried unanimously. This contract covers engineering services with Banner Associates for all three Park Creek Wall Sites. Due to the project lasting longer than expected, there were increased costs for construction engineering services. The requested increase is \$69,586, bringing the total contract amount to \$698,000. These costs are also 85% reimbursed, resulting in an increase to the City of \$10,437.90.

Motion by Commissioner Buresh, seconded by Commissioner Wolff to Approve Change Order No. 1 – Armory Gymnasium Floor – FLR Sanders, Inc. Motion carried unanimously. This change order is to switch from an anchored floor system to a floating floor system, due to the contractor discovering that the concrete underneath was not as thick as originally anticipated. This results in a decrease to the project of \$7,151.22.

Motion by Commissioner Buresh, seconded by Commissioner Dybdahl to table action regarding the maintenance or demolition of the Water Tower at 504 NW 4th Street, to allow for public feedback. Motion carried unanimously.

Discussion was held on the scheduling of regular Commission Meetings. It was suggested to move the first meeting of the month to noon and leave the second meeting of the month at 5:30 PM. Public feedback is also encouraged. A resolution would be needed to change the meeting time, whereas an ordinance would be required to change the day the meetings are held.

Amy Sad presented the monthly Finance updates.

Mayor Lindsay announced the following:

- Next Regular Commission Meeting – Monday, November 3, 2025 at 5:30 PM
- City Circle at the Community Center – Wednesday, October 22, 2025 – 9:00–10:00 AM

Motion by Commissioner Buresh, seconded by Commissioner Wolff to Adjourn at 7:07 PM.

/s/Amy L Sad
Finance Officer

CITY OF MADISON
PERSONNEL
November 2025

NAME	EFFECTIVE DATE	PRESENT STATUS	RECOMMENDED STATUS	PRESENT RATE/SALARY	RECOMMENDED RATE/SALARY	POSITION
ALDRIDGE, DANIEL	10/6/2025	PT<20	PT<20	\$14.63	\$11.50	RECREATION ASSISTANT
HAALAND, JORDAN	10/6/2025		DSU STUDENT LABOR			RECREATION ASSISTANT



2026 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
Bar 605 LLC	Hot Shots	123 SW 1st St
Cherry Bowl LLC	Cherry Lanes	1413 NW 2nd St
CJ Shafer LLC	Sporty's Bar & Grill	123 S Egan Ave
Classic Corner LP	Classic Corner	500 SE 10th St
Dakota Butcher - Madison Inc	Dakota Butcher	745B S Washington Ave
Dolgen Midwest LLC	Dollar General Store #10937	615 S Washington Ave
Dolgen Midwest LLC	Dollar General Store #30327	1920 NW 2nd St
El Pino LLC	El Vaquero	222 NW 2nd St
GLSC Holdings LLC	4 Corners Bar & Nightclub	122 S Egan Ave
Jorgenson Enterprises Inc	One Stop	1104 NW 2nd St
Kwik Trip Inc	Kwik Star #1759	309 SE 10th St
Lewis Drugs Inc	Lewis Drug Madison	741 S Washington Ave
Madison Grocery Store Inc	Sunshine Foods	215 N Van Eps Ave
Nicky's LLC	Nicky's Restaurant	1407 NW 2nd St
Par Four Tavern LLC	The Office Bar & Grill	201 S Egan Ave
Sodexo America LLC	Sodexo America #10344	1205 N Washington Ave
Thytil Enterprise LLC	Madison Discount Liquor	123 NW 2nd St
VFW	VFW Ron Westby Post# 2638	510 S Washington Ave

ORDINANCE NO. 1682

AN ORDINANCE TO AMEND APPROPRIATIONS ORDINANCE NO. 1672 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			2,256,943						2,256,943
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	2,431,943	53,500	251,847	60,000	0	5,738,600	21,145,547

SECTION II*Means of Finance*

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

	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	-	-	-	251,847	-	-	-	-	995,792
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	2,431,943	53,500	251,847	60,000	-	3,593,704	-	15,116,689
		-	-	-	-	-	-	-	-	-
Cash To Be Applied (+) / Retained (-)	3,883,962	-	-	-	-	-	-	2,144,896	-	6,028,858
Grand Total	12,369,657	240,000	2,431,943	53,500	251,847	60,000	0	5,738,600	0	21,145,547

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 20th day of October, 2025.

CITY OF MADISON

Mayor

ATTEST: _____
Finance Officer

1st Reading: 10/06/2025
2nd Reading:
Published:
Effective:



Address:

503 S Highland Avenue
Madison, SD 57042

Phone: (605) 256-7500

www.CityofMadisonSD.com

Ordinance # 1682 Notes:

Amending ordinance # 1672 for the following:

- Amending fund 213 to remove Misc Revenue in the amount of \$ 175,000. (spreadsheet error)

ORDINANCE NO. 1683

FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026 AND LEVY PROPERTY TAXES FOR THE YEAR 2026.

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	517	
		LODGING &		BUSINESS	SPECIAL	TAX		
		ENTERTAINMENT	2 nd PENNY	IMPROV.	MAINT.	INCREMENT	CREEK	
	GENERAL	TAX	SALES TAX	DISTRICT	FEE	DISTRICT # 2	MITIGATION	TOTAL
Mayor & Commission	133,168							133,168
Contingency	300,000							300,000
Attorney	68,600							68,600
Finance	428,507							428,507
City Administration	160,135							160,135
Human Resources	367,993							367,993
Information Technology	88,541							88,541
Marketing & Communications	88,925							88,925
General Government Buildings	276,021							276,021
Community Development & Engineering	491,066							491,066
Police	2,173,450							2,173,450
Fire	255,304							255,304
Civil Defense	2,100							2,100
Highways & Streets	1,837,438							1,837,438
Snow & Ice Removal	105,467							105,467
Storm Drainage	254,129							254,129
Street Cleaning	24,000							24,000
Restricted Use Site	474,116							474,116
Auditorium/Armory	30,254							30,254
FB&T Sports Complex	125,389							125,389
Airport	821,804							821,804
Library	712,594							712,594
Parks & Forestry	1,123,651							1,123,651
Madison Aquatic Center	294,830							294,830
Planning & Zoning	17,961							17,961
Promotions & Community Contributions	207,450							207,450
Special Items	70,000							70,000
Non-Operating Expense	10,000							10,000
Debt Service	1,132,934					45,000		1,177,934
Other Financing Uses		63,000	2,312,237					2,375,237
Lodging Tax Promotions & Contributions		212,000						212,000
Taxes								-
2nd Penny Expenses			160,000					160,000
Special Maintenance Expenses					682,456			682,456
Promotions - BID				54,500				54,500
Creek Mitigation							112,804	112,804
Total	12,075,827	275,000	2,472,237	54,500	682,456	45,000	112,804	15,717,824

SECTION II*Means of Finance*

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

	101	211	213	214	220	303	517	
		LODGING &		BUSINESS	SPECIAL	TAX		
		ENTERTAINMENT	2 nd PENNY	IMPROV.	MAINT.	INCREMENT	CREEK	
	GENERAL	TAX	SALES TAX	DISTRICT	FEE	DISTRICT # 2	MITIGATION	TOTAL
Taxes	4,975,245	275,000	2,472,237	54,500	-	45,000	-	7,821,982
Intergov Revenue	1,109,530	-	-	-	-	-	-	1,109,530
Licenses & Permits	72,700	-	-	-	-	-	-	72,700
Charges for Goods or Services	90,250	-	-	-	-	-	-	90,250
Fines and Forfeits	1,300	-	-	-	-	-	-	1,300
Misc Revenue	250,698	-	-	-	228,765	-	-	479,463
Other Misc Revenue	275,100	-	-	-	227,847	-	-	502,947
Other Financing Sources	3,471,267	-	-	-	-	-	112,804	3,584,071
Total Revenue	10,246,090	275,000	2,472,237	54,500	456,612	45,000	112,804	13,662,243
		-	-	-	-	-	-	-
Cash To Be Applied (+) / Retained (-)	1,829,737	-	-	-	225,844	-	-	2,055,581
Grand Total	12,075,827	275,000	2,472,237	54,500	682,456	45,000	112,804	15,717,824

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	4,123,944	19,884,978	2,946,966	573,966	1,018,395	179,280	28,727,529
Means of Finance	3,978,443	19,884,978	2,885,406	556,030	1,024,700	181,424	28,510,981
Cash To Be Applied (+) / Retained (-)	145,501	0	61,560	17,936	(6,305)	(2,144)	216,548

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	<u>2,413,235.93</u>
Total Tax Levy	2,413,235.93

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 3rd day of November, 2025.

CITY OF MADISON

Mayor

ATTEST: _____
Finance Officer

1st Reading: 10/20/2025
2nd Reading: 11/03/2025
Published:
Effective:

City of Madison
Memorandum - NW Water Tower Public Feedback



To: Mayor and City Commission
From: Jameson Berreth, City Administrator
Mike Plooster
Subject: Discussion and possible action regarding maintenance or demolition of 504 NW
4th Street water tower
Date: November 3, 2025

Background

The City Commission discussed whether to maintain or demolish the water tower on 504 NW 4th Street during the October 20, 2025 regular meeting. Following discussion, staff were directed to solicit public feedback on this topic. For additional details on this topic, please see the October 15, 2025 staff memo which is included again in the November 3, 2025 agenda packet.

Call for Feedback

The City published a request for public feedback on the website, social media, and through its text notification service. The communications provided a link to background information on the topic as well as a form to submit feedback. Additionally, the social media post included a link to the staff report from the last meeting which provided background information such as different options and cost estimates. Staff also provided a summary of this information as a comment on the post in an effort to further spread awareness.

Responses

There were 35 responses received, including comments on the Facebook post. About 14 were supportive of keeping the tower and/or maintaining it, 7 for demolition, and 7 did not specify. The responses were wide ranging with some feeling the tower is a historic landmark and others stating that it has served its purpose and should be removed. It should be noted that several respondents believed that the tower was still in use for water distribution, which is no longer the case. In general, many respondents believe the City should pursue the least costly option.

Staff recommendation

Staff have no recommendation regarding the public feedback. Please see the October 15, 2025 memorandum for staff recommendation on the water tower.

City of Madison
Memorandum - NW Water Tower Maintenance or
Demolition



To: Mayor and City Commission
From: Jameson Berreth, City Administrator
Mike Plooster, Utilities Director
Subject: NW Water Tower Maintenance or Demolition
Date: October 15, 2025

Background

The NW water tower at 504 NW 4th Street was removed from service in 2023 due to the addition of the tower in the industrial park. While it is no longer in use, the tower remains a structure that requires either long-term maintenance or demolition.

Lease Agreements

The City has lease agreements with AT&T and Verizon Wireless for the placement of equipment on the tower. The agreement for AT&T is scheduled to expire in 2027 and for Verizon in 2042. However, both lease agreements allow for termination with one-year written notice to AT&T and 90-days to Verizon. Future lease payments to the City for the remainder of the terms are valued at \$495,955.03.

If agreements were terminated, staff would coordinate with lessees on removal of equipment. Staff could also engage to determine where lessees would prefer to relocate the equipment.

Maintenance

Utility Service Group (USG) completed inspections on the tower to determine the level of maintenance needed on the tower. The September 2023 inspection report from USG indicated coatings and structural items need immediate attention. Of particular importance is that the paint is flaking on the tank and has a high content of lead. Although there is no immediate concern for safety due to the paint, it is an item which needs to be addressed in the near future. Additionally, the ladder has bent rungs which must be repaired to safely climb the tower.

USG provided a quote for a maintenance plan. This spreads costs of maintenance, including painting and repairs, over a four-year period. In the following years, a smaller annual maintenance fee covers the cost of all future maintenance. The annual cost for the first four years is \$147,903 (total of \$591,612) and the annual cost in year five is \$14,618. The annual cost increases each year by about 3.5% thereafter. Note that these are only estimated costs as entering into a maintenance agreement such as this must be competitively bid.

Painting

Staff solicited 2 quotes for the painting only of the tower (no maintenance agreement) with a low quote of \$460,000. This work would include blasting of the tank, lead mitigation, and painting of the tower. Neither contractor would entertain painting over the existing coatings. They stated that the coverings that are currently in place are too thick, and they would not guarantee their work if painting over current coatings. Note that these are estimated costs. The timeline for

painting would be the same as monopole installation noted below.

Demolition

Staff solicited two quotes for the demolition of the structure with a low quote of \$138,000. This work includes removal of the tank and structure but does not include removing foundations. Demolition would take approximately one week. Note that this is only an estimated cost as demolition of the structure must be competitively bid.

The timeline for demolition would be to issue termination notices to lessees in 2025, bid demolition in early 2026, and complete demolition once termination periods are concluded, ideally by end of 2026.

Removing tank and leaving pedestal

Staff solicited 2 quotes for removing the tank and leaving the structure with a low quote of \$177,250. This work would include removal and disposal of tank and ensuring structural integrity with a handrail and supports on the existing structure. Note that these are estimated costs. The timeline for removing would be the same as monopole installation noted below.

Install Monopole

When visiting with cell carriers, staff learned that the cell carriers prefer monopole installation over water tower installation due to the current location. Cell carriers are completing propagation studies currently to see if one of the other two towers would be suitable for relocation and how cellular home internet in the area may be affected.

There are two options with a monopole installation. First, one of the carriers could erect the monopole and give it to the city with an abatement on their contract till the construction cost is paid for. City would be able to collect on the remaining cell carrier contract. Second, the City could provide a lease to a carrier to erect a monopole. That carrier would maintain ownership of the structure and collect on a lease with the other carrier.

The construction timeline for a monopole is negligible and could be worked around since the cell carriers would install a temp tower during demo of the existing tank and construction of monopole. The timeline for cell carriers to temporarily move their equipment would be 90 days since it would be in the same location and use of the temp tower would negate them moving their communications enclosures. New lease agreements would be needed for each provider which also provides the opportunity to negotiate higher lease payments to the City. All costs of temp relocation on cell carriers. See Figure 1 at end of memo for monopole example.

Options

1. Maintain the tower. This could be done through a long-term maintenance agreement to spread initial costs and ensure long-term maintenance, or by hiring a contractor to complete lead abatement and painting without a maintenance plan.
2. Remove tank and leave pedestal. Pedestal could be used to hold telecommunication equipment.
3. Demolish the tower. Property could be kept by City or foundations removed and lot sold for redevelopment. Telecommunication equipment could be relocated to another tower and new agreements negotiated.
4. Demolish the tower and install monopole. Monopole could be owned by City or by a carrier through a land lease.

City of Madison

503 S Highland Ave • Madison, SD 57042

(605) 256.7500 • (605) 256.7511 (fax)

www.cityofmadisonsd.com

Staff recommendation

Staff recommend demolition of the structure and installation of the monopole with the city retaining ownership of the monopole. The cost of maintaining the water tower far exceeds demolition.

If a monopole is the preferred path forward, staff would engage with lessees on the tower to determine the timeframe needed to construct monopole and demolish the tower and whether that aligns with City interests.

Figure 1 - Monopole example



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City of Madison
Memorandum - Scheduling of Regular City Commission
Meetings



To: Mayor and City Commission
From: Jameson Berreth, City Administrator
Subject: Resolution No. 2025-25 - Setting Time of City Commission Meetings
Date: November 3, 2025

Background

The City Commission discussed altering the scheduling of regular City Commission meetings during the meeting on October 20, 2025. Currently meetings are held on the first and third Mondays of each month at 5:30 pm. Staff were directed to draft a resolution for consideration which changes one meeting from 5:30 pm to noon and also to solicit public feedback on this topic. A Resolution is included on the November 3, 2025 agenda for Commission consideration which sets the first meeting of the month at 12 pm and the second meeting of the month at 5:30 pm.

City Ordinance

Section 2-25 of City Ordinance states that meetings shall be held on the first and third Mondays of each month. It also states that the time for the meetings shall be established by Resolution. As such, if there is desire to adjust timing of meetings, it can be done by passing a new Resolution and does not require changing existing ordinance.

Peer Comparisons

Municipalities and other local government entities have authority to establish any meeting schedule that they deem appropriate. As such, meeting times vary. Most cities meet in the evening starting between 5:30 pm or 7:00 pm whereas counties typically meet in the morning around 9:00 am.

Public Feedback

The City received three responses to its call for input. Each response indicated a preference for meetings to be kept at 5:30 pm as noon meetings do not work for everyone.

Staff recommendation

Staff do not have a recommendation for this item and are able to support any meeting schedule set by the City Commission.

RESOLUTION NO. 2025-25

RESOLUTION SETTING MEETING TIMES FOR CITY OF MADISON BOARD OF COMMISSIONERS

WHEREAS, Section 2-25 of City of Madison Ordinances states that meetings of the Board of Commissioners shall be held the first and third Mondays of each month; and

WHEREAS, Section 2-25 also states that the time of the Board of Commissioners meetings may be established by Resolution; and

WHEREAS, the City of Madison would like to improve opportunity for citizen engagement by offering two times each month for regular meetings instead of one;

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

That the meeting times of the Board of Commissioners be set as follows:

- 1) The first regular meeting of the month be scheduled to begin at 12:00 pm.
- 2) The second regular meeting of the month be scheduled to begin at 5:30 pm.

BE IT FURTHER RESOLVED:

That nothing in this Resolution impedes the authority of the Mayor to cancel a meeting or change the time, day, or place of an individual regular meeting upon 72 hours' notice as established in Section 2-25 of City Ordinances.

Adopted this 3rd day of November, 2025.

CITY OF MADISON

/s/Roy J Lindsay Jr
Mayor

ATTEST: /s/Amy L Sad
Finance Officer

RESOLUTION NO. 2025-26

A RESOLUTION TO ASSIGN FUND BALANCES FOR RESERVE PURPOSES IN ACCORDANCE WITH AUDIT AND STATUTORY GUIDANCE

WHEREAS, the City of Madison previously unassigned fund balances through Resolution No. 2025-14, in order to correct prior practices and ensure compliance with GASB standards and SDCL 9-21-31.2;

WHEREAS, the City Commission now desires to designate specific portions of the fund balances for identified reserve purposes, in a manner consistent with statutory authority and the City's adopted financial policies;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MADISON, SOUTH DAKOTA:

1. Assignment of Reserves:

The following amounts of fund balance are hereby assigned, effective immediately, for the purposes stated:

ELECTRIC	RESERVE FOR CAP OUTLAY ACCUM	603-22500	\$ 1,019,500.00
SOLID WASTE	RESERVE FOR CAP OUTLAY ACCUM	612-22500	\$ 168,740.85
WATER	RESERVE FOR CAP OUTLAY ACCUM	602-22500	\$ 55,000.00
COMMUNITY CENTER	COMMUNITY CENTER MMR	620-22500	\$ 49,410.66

2. Authorization:

These assignments are authorized pursuant to SDCL 9-21-31.2, which permits the governing body to commit and assign fund balances through formal resolution.

The Finance Officer is directed to record such assignments in the City's official accounting records and ensure consistency with GASB reporting requirements.

Dated this 3rd day of November, 2025.

CITY OF MADISON

Mayor

ATTEST: _____
Finance Officer

**SUPPLEMENT
TO THE
AGREEMENT FOR CITY OF MADISON, SOUTH DAKOTA**

This Supplement to the Electric Power Sales Agreement (“Supplement”) is entered into as of November 4th, 2025 (the “Effective Date”) by and between Heartland Consumers Power District a/k/a Heartland Energy (“Heartland”) and City of Madison, South Dakota (“Customer”) (each individually a “Party” or collectively, the “Parties”).

RECITALS

WHEREAS, Heartland is a public corporation and political subdivision of the State of South Dakota created for the purpose of providing wholesale electric energy and has its principal place of business at 432 SE 12th Street, Madison, South Dakota and a provider of a Demand Adjusted Technology Advantage (“DATA”) to its customers; and

WHEREAS, the Customer is electing to participate in a special rate and administration program related to data centers that may locate within their electric service territory; and

WHEREAS, Heartland is willing to offer this program to its Customer for the protection and benefit of both Parties;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereby agree that this Supplemental Agreement sets forth the terms under which Heartland will supply its DATA to Customer during any time period when the Customer is in privity of contract with Heartland related to the purchase of energy or capacity in whatever form, or any other benefit, and constitutes the entire agreement among the Parties relating to the subject matter hereof and supersedes any other agreements, written or oral between the Parties concerning this Program.

SUPPLEMENT

1. **Term.** The term of this Supplement shall begin as of the Effective Date and extend one (1) calendar year, unless either Party provides thirty (30) days written notice of termination to the other Party at the place or to the person designated in the [title], or the Heartland Board of Directors’ discontinuance of the Program by resolution voted on and approved by the Board at a regularly held or special meeting.
2. **Qualification.** In order to qualify the Parties agree as follows:

For the DATA, the data center (DC) must:

- a. Must be located within City of Madison's service territory;
 - b. Be at least five (5) MW or higher as that is measured by Heartland;
 - c. The DC will have an expected load factor of at least eighty percent (80%);
 - d. The DC must qualify as a demand response resource as an interruptible load per their service providers [MISO/SPP] tariff.
3. The DATA provides a special data center incentive rate for the new load of the DC. The data center incentive rate will be set by Heartland's Board of Directors and is subject to change by the Board at any time by resolution at a regularly scheduled or special meeting. The DATA rate will include but not be limited to the following:
- a. Demand rate to be charged to DC based on minimum load and planning reserve margin;
 - i. The minimum load will be reviewed on an annual basis by Heartland to calculate the demand charge for the Customer to be charged to the data center;
 - ii. Any increase in the minimum load resulting in non-compliance from Heartland toward its resource adequacy requirement will result in a penalty payment until the next planning year minimum load can be adjusted.
 - b. Market pass-through of energy with margin added for both Heartland and participating Heartland Customer; and
 - c. All transmission and wheeling costs associated to the DC will be allocated and charged to DC with no margin.
4. The Customer will be responsible to determine if use of the DATA rate is in violation of any ordinance or statute and to implement any changes to such ordinance or statute necessary for Customer to utilize the DATA. Heartland shall be held harmless from any such considerations.
5. The Customer shall:
- a. Notify Heartland as soon as practical of any planned use of the DATA for a qualifying retail customer and provide adequate information to Heartland to determine if the new load meets the minimum program requirements to participate in the DATA.

- b. Pass through market rate. A fixed meter charge and a demand on maintenance can be charged.
 - c. Implement separate time of use metering for the new load demand intervals and meter readings to allow the new load to be segregated from the Heartland billing determinants.
 - d. Submit meter data for the previous month to Heartland by the 5th day of each month.
 - e. Require the DC or the existing Customer to pay Southwest Pool (SPP) or Midcontinent Independent System Operator (MISO) study deposit and costs associated with the study, all transmission improvements identified for the site, substation improvements, and interconnection costs.
 - f. Require DC to periodically test and submit demand response test results or interruptible load test results and meet all requirements of the program(s) per their [MISO/SPP]tariff rates.
 - g. Require DC to monitor corresponding regional transmission organization real time energy market.
6. Heartland further agrees to:
- a. Show the amount of energy used by the new load of the qualifying DC separately on the participating municipal customer's monthly invoice and bill the new load at the rate approved by the Board for these types of projects.
 - b. Establish a separate node for the site of the DATA to provide additional transparency.
7. Heartland reserves the right to audit the Customer's billings to the qualified Data Center to ensure compliance with the DATA terms. Heartland shall review the DATA each year during its normal budget approval process to determine the viability of the program and reserves the right to discontinue the program at any time. Heartland's Board of Directors shall retain sole discretion in all decisions regarding DCIP and the establishment, use, continuation and termination of the incentive rate.
8. This Supplement may be executed in multiple counterparts, including facsimile(s) or emails, each of which will be considered an original but all of which together will constitute one and the same instrument.

9. This Supplement contains the entire agreement between the Parties with respect to the subject matter of this Supplement (data center incentive rates) and supersedes any previous understandings, commitments, or agreement, oral or written, with respect to the sections discussed herein. All other terms and conditions of the agreement entered into by and between the Parties and executed on September 13, 1994, shall remain in full force and effect.

WHEREFORE, the Parties acknowledge and agree to this Supplement effective as of the Effective Date.

DATED: _____

HEARTLAND CONSUMERS POWER DISTRICT

By: _____
Russell Olson, Chief Executive Officer

City of Madison, South Dakota

By: _____
Roy J Lindsay Jr, Mayor

Attest: _____
Amy Sad, Finance Officer



Banner Associates, Inc.
3900 N Northview Ave
Sioux Falls, SD 57107
Tel 605.692.6342
Toll Free 855.323.6342
www.bannerassociates.com

October 29, 2025

Mr. Ryan Hegg
City of Madison
503 S Highland Ave
Madison, SD 57042

RE: Madison Water System Improvements Segment 4 – Change Order No. 3

SRF NO: C462024-03; C461024-05

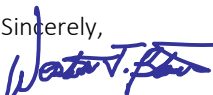
Dear Mr. Hegg:

Change Order No. 3 for the Water System Improvements - Segment 4 project is being presented to complete a repair on a sanitary sewer service and make an adjustment on the installed watermain pipe. This change order results in an increase in the contract price of \$67,324.20. This change order results in a total contract amount of \$872,979.29. Please refer to the Change Order document and Memo for specifics regarding this requested project change.

If approved the change order shall be broken out between funding sources as follows:

Funding Source	Amount This Change Order
Drinking Water SRF	67,324.20
Total	67,324.20

Please let us know if you have any questions or comments.

Sincerely,

Weston J. Blasius
Banner Associates, Inc.

Cc: City of Madison – Ryan Hegg, Heather Peterson, Amy Sad – Email
DANR – Dan Gerhardt – Email
1st District –Mason Weidenbach – Email
Banner Associates – Spencer Gilk, Cedric Hay – Email
Banner File - F:\23983-04\Construction Phase\Change Orders\Change Order No. 3\23983.04 - Change Order No. 3 Final Adjustment of Quantities.pdf

CHANGE ORDER NO. 3

Owner: City of Madison Owner's Project No.: NA
Engineer: Banner Associates, Inc. Engineer's Project No.: 23983.04

Contractor: Metro Construction, Inc. Contractor's Project No.: NA
Project: Water System Improvements – Segment 4
Contract Name: Madison Water System Improvements – Segment 4

Date Issued: 10/29/2025 Effective Date of Change Order: 11/3/2025

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

Description: **Sewer Service Repair and Watermain Adjustment**

Attachments: **RFP 02; Metro Proposal, Justification Memo**

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 776,988.74	Original Contract Times: Substantial Completion: October 1, 2025 Ready for final payment: November 1, 2025
[Increase] [Decrease] from previously approved Change Orders No. to No. \$ 28,666.35	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order] : Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: \$ 805,655.09	Contract Times prior to this Change Order: Substantial Completion: Same as above Ready for final payment: Same as above
[Increase] [Decrease] this Change Order: \$ 67,324.20	[Increase] [Decrease] this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Contract Price incorporating this Change Order: \$ 872,979.29	Contract Times with all approved Change Orders: Substantial Completion: October 1, 2025 Ready for final payment: November 1, 2025

Recommended by Engineer (if required)	Authorized by Contractor
By: <u></u>	<u>Brook Horstmeier</u>
Title: <u>Project Manager</u>	<u>Vice President</u>
Date: <u>10/29/2025</u>	<u>10/29/25</u>
Authorized by Owner	Approved by Funding Agency (if applicable)
By: _____	_____
Title: _____	_____
Date: _____	_____

REQUEST FOR PROPOSAL (RFP)

RFP# 2

DATE: 10/7/2025

TO: **Metro Construction, Inc**
27308 Ponderosa Drive
Tea, SD 57064

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

Attn: Brook Horstmeyer

RE: **Madison Water System Improvements Segment 4**
BAI #23983.04

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 Service Repair and Watermain Adjustment at Infotech Driveway**

Additional Bid Items:					
Item No.	Description	Quantity	Units	Unit Price	Total Value
1	Mobilization	1	LS		
2	Remove Asphalt Concrete Pavement	73	SY		
3	Saw Existing Asphalt	55	LF		
4	Imported Trench Backfill	70	Ton		
5	Compaction – Moisture Density Tests	2	Each		
6	Geotextile Fabric for Subgrade Stabilization	73	SY		
7	Remove Watermain	1	LS		
8	12" Watermain Pipe (Adjustment – 20 LF)	1	LS		
9	12" MJ Bend (45 Degree) w/ Joint Restraints	4	EA		
10	Cut and Tie to Existing Watermain	2	EA		
11	Tracer Wire – Water	20	LF		
12	8" Sanitary Sewer Pipe (Repair – 6 LF)	1	LS		
13	Connection to Existing Sanitary Sewer Pipe (Rigid PVC Gasketed Coupling)	2	Each		
14	8" Base Course	30	Ton		
15	4" Asphalt Concrete	73	SY		
Total =					

Price shall include all labor, tools, equipment, overhead costs and miscellaneous work to complete the work associated with this request. 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 J. Blasius

Attachments: Sheets I-1R, N-9

cc:

City of Madison – Ryan Hegg, Jan Tieman

Banner Associates – Weston Blasius, Cedric Hay



REVISÉ: JANUARY 2023

PROJECT TITLE: Madison Water System Improvements Segment 4 Sewer Service Repair and Watermain Adjustment

DATE: 10/9/25

BIDDER: Metro Construction Inc

27308 Ponderosa Drive

Tea, SD 57064

Phone: 605-368-9126

Fax: 605-368-9145

<u>NO.</u>	<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>APRX QTY</u>	<u>UNIT BID</u>	<u>AMOUNT BID</u>
1	Mobilization	LS	1.00	\$12,000.00	\$12,000.00
2	Remove Asphalt Concrete Pavement	SY	73.00	\$17.00	\$1,241.00
3	Saw Existing Asphalt	LF	55.00	\$17.00	\$935.00
4	Imported TrenchBackfill	Ton	70.00	\$40.00	\$2,800.00
5	Compaction - Moisture Density Tests	Each	2.00	\$440.00	\$880.00
6	Geotextile Fabric for Subgrade Stabilization	SY	72.00	\$15.00	\$1,080.00
7	Remove Watermain	LS	1.00	\$2,500.00	\$2,500.00
8	12" Watermain Pipe (Adjustment - 20 LF)	LS	1.00	\$15,000.00	\$15,000.00
9	12" MJ Bend (45 Degree) w/ Joint Restraints	Each	4.00	\$2,200.00	\$8,800.00
10	Cut and tie to Existing Watermain	Each	2.00	\$2,500.00	\$5,000.00
11	Tracer Wire - Water	LF	20.00	\$2.00	\$40.00
12	8" Sanitary Sewer Pipe (Repair - 6 LF)	LS	1.00	\$4,000.00	\$4,000.00
13	Connection to Existing Sanitary Sewer Pipe (Rigid PVC Gasketed Coupling)	Each	2.00	\$2,000.00	\$4,000.00
14	8" Base Course	Ton	30.00	\$50.00	\$1,500.00
15	4" Asphalt Concrete	SY	73.00	\$103.40	\$7,548.20
Total Base Bid					\$67,324.20



MEMO

TO	Ryan Hegg	
DATE	10/28/2025	
SUBJECT	Sewer Service Repair and Watermain Adjustment	
PROJECT	Madison Segment 4 Water System Improvements	BAI No. 23983.04

ON SEPTEMBER 30TH THE CITY WAS CONTACTED BY INFOTECH SOLUTIONS REGARDING A SEWER BACKUP IN THEIR SERVICE. THE CITY OF MADISON USED A VAC TRUCK TO REMOVE SEWAGE FROM THE UPSTREAM MANHOLE NEAR THE BUILDING SITE AND JETTED THE SEWER SERVICE. IT WAS DETERMINED THAT THERE WAS BLOCKAGE IN THE SERVICE WHERE THE NEW WATERMAIN WAS BORED, AS PART OF THE SEGEMENT 4 PROJECT. UPON FURTHER INVESTIGATION ON OCTOBER 1ST, THE CITY FOUND THAT THE WATERMAIN WAS BORED DIRECTLY THROUGH THE SEWER SERVICE.

METRO CONSTRUCTION WAS CONTACTED AND INFORMED OF THE SEWER SERVICE STRIKE WITH THE WATERMAIN BORE. THE PROJECT PLANS AND THE PRE-CONSTRUCTION VIDEO WAS REVIEW AND IT WAS DETERMINED THAT THE UTILITY WAS NOT IDENTIFIED ON THE PROJECT PLAN AND WAS NOT LOCATED DURING THE CONSTRUCTION ONE CALL IN THE FIELD.

BANNER PREPARED A REQUEST FOR PROPOSED PRICING ON OCTOBER 7TH FOR THE REPAIR OF THE SEWER SERVICE AND ADJUSTMENT OF THE WATERMAIN PIPE. METRO CONTRACTING PROVIDED PRICING ON OCTOBER 10TH AND BANNER REVIEWED THE PROPOSAL WITH THE CITY. ON OCTOBER 16TH BANNER RESPONDED TO METRO WITH A REQUEST FOR CLARIFICATION OR REDUCTION IN PRICE ON ITEMS THAT HAD PRICES HIGHER THAN RECENT BID COMPARABLES. METRO WAS NOT WILLING TO ADJUST THEIR PROPOSED PRICING.

CURRENTLY THE CITY IS MANAGING THE WASTEWATER IN THE SEWER SERVICE BY USING THE VAC TRUCK TO REMOVE SEWAGE FROM THE MANHOLE NEAR THE BUILDING. THIS IS NOT A SUSTAINABLE SOLUTION AND THE SERVICE WILL NEED TO BE REPAIRED.

DANR HAS BEEN CONTACTED REGARDING THE UNFORSEEN CONDITIONS WITH THE SEWER SERVICE CONFLICT. DANR HAS CONCURRED WITH THE REQUEST TO INCLUDE THE SEWER REPAIR AND WATERMAIN ADJUSTMENT IN THE SEGMENT 4 SCOPE OF WORK.

IF THE CITY ACCEPTS THE PROPOSED PRICING FROM METRO CONSTRUCTION THE REPAIR WILL BE COMPLETED THIS CONSTRUCTION SEASON. DUE TO THE LOCATION OF THE REPAIR, INFOTECH WILL NOT BE ABLE TO USE THEIR DRIVEWAY DURING THE REPAIR WORK. COMPLETION OF FINAL SURFACING THIS FALL WILL BE DEPENDENT UPON THE WEATHER. IF FINAL SURFACING IS NOT COMPLETED PRIOR TO THE END OF THE ASPHALT SEASON THE DRIVEWAY WILL BE TEMPORARILY SURFACED AND ASPHALT PAVING WILL TAKE PLACE WHEN CONDITIONS ARE ADEQUATE IN 2026.

PREPARED BY Weston J. Blasius



Banner Associates, Inc.
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Sioux Falls, SD 57107
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www.bannerassociates.com

October 28, 2025

Mr. Ryan Hegg
City of Madison
116 W Center St
Madison, SD 57245-7042

RE: Madison Water System Improvements Segment 5A – Change Order No. 4

SRF NO: C461024-05; C462024-03
ARPA NO: 2022G-ARPA-163; 2022 ARPA-164

Dear Mr. Hegg:

Attached is the Final Balancing Change Order No. 4 for the Madison Water System Improvements Segment 5A project. Banner has reviewed the change order and recommends acceptance of the reduced contract amount of \$274,089.39. This change order will bring the total contract price to \$4,186,744.61.

The change order shall be broken out between funding sources as follows:

Funding Source	Amount This Change Order
Drinking Water SRF	-\$155,567.55
Clean Water SRF	-\$118,521.84
Total	-\$274,089.39

Please let us know if you have any questions or comments.

Sincerely,

Alex S. Welbig
Banner Associates, Inc.

Cc: City of Madison – Ryan Hegg; Dan Whitlock; Chad Van Den Hemel; Heather Peterson; Jennifer Hasleton; Amy Sad – Email
DANR – Dan Gerhardt – Email
1st District – Mason Weidenbach – Email
Banner Associates – Weston Blasius, Cedric Hay, Collin Anthony – Email
Banner File - X:\Files\23983-05\Construction Phase\Segment 5A\Change Orders\Change Order No 4\Final Balancing Change Order No 4 - 23983-05.pdf

CHANGE ORDER NO.: 4

Owner: **City of Madison** Owner's Project No.: NA
Engineer: **Banner Associates, Inc.** Engineer's Project No.: **23983.05**
Contractor: **Asphalt Surfacing Company, Inc.** Contractor's Project No.: NA
Project: **Water System Improvements – Segment 5A**
Contract Name: **Madison Water System Improvements – Segment 5A**
Date Issued: **October 28, 2025** Effective Date of Change Order: **November 3, 2025**

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

Description: **Final Adjustment of Quantities Change Order**

Attachments: **Final Adjustment of Quantities Breakout**

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>4,406,359.53</u>	Original Contract Times: Substantial Completion: <u>July 15, 2025</u> Ready for final payment: <u>August 15, 2025</u>
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 3: \$ <u>54,474.47</u>	[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 3: Substantial Completion: <u>N/A</u> Ready for final payment: <u>N/A</u>
Contract Price prior to this Change Order: \$ <u>4,460,834.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>July 15, 2025</u> Ready for final payment: <u>August 15, 2025</u>
[Increase] [Decrease] this Change Order: \$ <u>274,089.39</u>	[Increase] [Decrease] this Change Order: Substantial Completion: <u>N/A</u> Ready for final payment: <u>N/A</u>
Contract Price incorporating this Change Order: \$ <u>4,186,744.61</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>July 15, 2025</u> Ready for final payment: <u>August 15, 2025</u>

Recommended by Engineer (if required)

By: Alex Welbig

Title: Project Engineer

Date: October 28, 2025

Authorized by Owner

By: _____

Title: _____

Date: _____

Accepted by Contractor

Project Manager

October 28, 2025

Approved by Funding Agency (if applicable)

Change Order No. 4 - Adjustment of Quantities Breakout

Additions

A	B	C	D	E	F	G	H	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Contract Information			Drinking Water		Clean Water		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
			Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract													
6	Type 2 Barricade	1	Each	\$57.20	\$57.20	0.60	\$34.32	0.40	\$22.88		\$57.20	100%	\$0.00
13	Placing Contractor Furnished Topsoil	10	CuYd	\$31.46	\$314.60	6.00	\$188.76	4.00	\$125.84		\$314.60	100%	\$0.00
14	Seeding	3	Lb	\$12.58	\$37.74	1.80	\$22.64	1.20	\$15.10		\$37.74	100%	\$0.00
15	Fertilizing	2	Lb	\$2.64	\$2.64	1.20	\$1.58	0.80	\$1.06		\$2.64	100%	\$0.00
17	Hydro-Mulching	0	Ton	\$1,681.54	\$168.15	0.06	\$100.89	0.04	\$67.26		\$168.15	100%	\$0.00
25	Remove Concrete Curb and Gutter	70	LF	\$2.92	\$204.40	42.00	\$122.64	28.00	\$81.76		\$204.40	100%	\$0.00
26	Remove Asphalt Concrete Pavement	239	SqYd	\$3.15	\$752.85	143.40	\$451.71	95.60	\$301.14		\$752.85	100%	\$0.00
31	Salvage Traffic Sign for Reset	1	Each	\$171.59	\$171.59	0.60	\$102.95	0.40	\$68.64		\$171.59	100%	\$0.00
33	Saw Existing Asphalt	83	LF	\$5.03	\$417.49	49.80	\$250.49	33.20	\$167.00		\$417.49	100%	\$0.00
39	Verify Utility	9	Each	\$291.70	\$2,625.30	5.40	\$1,575.18	3.60	\$1,050.12		\$2,625.30	100%	\$0.00
40	Unclassified Excavation	63	CuYd	\$13.73	\$864.99	37.80	\$518.99	25.20	\$346.00		\$864.99	100%	\$0.00
51	10" Watermain	3	LF	\$87.50	\$262.50	3.00	\$262.50	-	\$0.00		\$262.50	100%	\$0.00
87	Remove Storm Sewer Pipe	14	LF	\$11.67	\$163.38	-	\$0.00	14.00	\$163.38		\$163.38	100%	\$0.00
94	24" RCP Arch Class 3, Furnish	14	LF	\$87.50	\$1,225.00	-	\$0.00	14.00	\$1,225.00		\$1,225.00	100%	\$0.00
95	24" RCP Arch, Install	14	LF	\$75.84	\$1,061.76	-	\$0.00	14.00	\$1,061.76		\$1,061.76	100%	\$0.00
107	Adjust Drop Inlet	1	Each	\$343.18	\$343.18	-	\$0.00	1.00	\$343.18		\$343.18	100%	\$0.00
122	8"x4" Sanitary Sewer Service Connection	1	Each	\$554.22	\$554.22	-	\$0.00	1.00	\$554.22		\$554.22	100%	\$0.00
130	Tracer Wire - Sanitary	78	LF	\$1.17	\$91.26	-	\$0.00	78.00	\$91.26		\$91.26	100%	\$0.00
133	Subbase Foundation Aggregate	109	Ton	\$63.25	\$6,894.25	65.40	\$4,136.55	43.60	\$2,757.70		\$6,894.25	100%	\$0.00
135	5" Asphalt Concrete	239	SqYd	\$38.82	\$9,277.98	143.40	\$5,566.79	95.60	\$3,711.19		\$9,277.98	100%	\$0.00
137	PCC Approach Pavement, 6" Thick	73	SqYd	\$77.09	\$5,627.57	43.80	\$3,376.54	29.20	\$2,251.03		\$5,627.57	100%	\$0.00
141	Concrete Curb & Gutter	70	LF	\$26.60	\$1,862.00	42.00	\$1,117.20	28.00	\$744.80		\$1,862.00	100%	\$0.00
99-CCO2	48" RCP, Install	(32)	LF	-\$81.67	\$2,613.44	-	\$0.00	(32.00)	\$2,613.44		\$2,613.44	100%	\$0.00
101-CCO2	Storm Sewer Junction Box, Type 1, (5'x5')	(1)	Each	-\$7,263.80	\$7,263.80	-	\$0.00	(1.00)	\$7,263.80		\$7,263.80	100%	\$0.00
104-CCO2	Special Type B Inlet with Frame and Grate (5'x5')	(1)	Each	-\$7,921.55	\$7,921.55	-	\$0.00	(1.00)	\$7,921.55		\$7,921.55	100%	\$0.00
206-CCO3	Type A Rip Rap	2	Ton	\$111.06	\$222.12	-	\$0.00	2.00	\$222.12		\$222.12	100%	\$0.00
Total Contract Additions					\$51,000.96		\$17,829.73		\$33,171.23		\$51,000.96	100%	\$0.00

Deductions

A	B	C	D	E	F	G	H	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Drinking Water		Clean Water		Materials Currently Stored (not in G) (\$)	Value of Work Reduced and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Quantity Reduced from the Work	Value of Work Reduced (E X G) (\$)	Quantity Reduced from the Work	Value of Work Reduced (E X G) (\$)				
Original Contract													
12	Sweeping	(14)	Hr	\$108.17	-\$1,514.38	(8.40)	-\$908.63	(5.60)	-\$605.75		-\$1,514.38	100%	\$0.00
18	Erosion Control Blanket	(50)	SqYd	\$3.43	-\$171.50	(30.00)	-\$102.90	(20.00)	-\$68.60		-\$171.50	100%	\$0.00
19	Silt Fence	(86)	LF	\$4.00	-\$344.00	(51.60)	-\$206.40	(34.40)	-\$137.60		-\$344.00	100%	\$0.00
21	Temporary Vehicle Tracking Control	(4)	Each	\$684.76	-\$2,739.04	(2.40)	-\$1,643.42	(1.60)	-\$1,095.62		-\$2,739.04	100%	\$0.00
22	Concrete Washout Area	(4)	Each	\$455.00	-\$1,820.00	(2.40)	-\$1,092.00	(1.60)	-\$728.00		-\$1,820.00	100%	\$0.00
23	Manhole Construction Plate Marker	(8)	Each	\$248.54	-\$1,988.32	(4.80)	-\$1,192.99	(3.20)	-\$795.33		-\$1,988.32	100%	\$0.00
28	Remove Concrete Sidewalk	(5)	SqYd	\$5.72	-\$28.60	(3.00)	-\$17.16	(2.00)	-\$11.44		-\$28.60	100%	\$0.00
29	Remove Temporary Road	(644)	SqYd	\$4.00	-\$2,576.00	(386.40)	-\$1,545.60	(257.60)	-\$1,030.40		-\$2,576.00	100%	\$0.00
30	Salvage & Stockpile Gravel Surfacing	(570)	SqYd	\$5.15	-\$2,935.50	(342.00)	-\$1,761.30	(228.00)	-\$1,174.20		-\$2,935.50	100%	\$0.00
34	Saw Existing Concrete	(88)	LF	\$20.06	-\$1,765.28	(52.80)	-\$1,059.17	(35.20)	-\$706.11		-\$1,765.28	100%	\$0.00
35	Tree Trimming	(1)	Each	\$1,110.28	-\$1,110.28	(0.60)	-\$666.17	(0.40)	-\$444.11		-\$1,110.28	100%	\$0.00
36	Trench Stabilization Material	(2,088)	Ton	\$35.01	-\$73,100.88	(1,252.80)	-\$43,860.53	(835.20)	-\$29,240.35		-\$73,100.88	100%	\$0.00
37	Imported Trench Backfill Material	(5,000)	Ton	\$18.67	-\$93,350.00	(3,000.00)	-\$56,010.00	(2,000.00)	-\$37,340.00		-\$93,350.00	100%	\$0.00
41	Unclassified Excavation, Digouts	(339)	CuYd	\$12.58	-\$4,264.62	(203.40)	-\$2,558.77	(135.60)	-\$1,705.85		-\$4,264.62	100%	\$0.00
44	Cement Treated Subgrade	(9,002)	SqFt	\$0.22	-\$1,980.44	(5,401.20)	-\$1,188.26	(3,600.80)	-\$792.18		-\$1,980.44	100%	\$0.00
45	Portland Cement	(40)	Ton	\$308.30	-\$12,332.00	(24.00)	-\$7,399.20	(16.00)	-\$4,932.80		-\$12,332.00	100%	\$0.00
52	12" Watermain	(38)	LF	\$99.17	-\$3,768.46	(38.00)	-\$3,768.46	-	\$0.00		-\$3,768.46	100%	\$0.00
58	12" MJ Bend (90 Degree) w/ Joint Restraints	(2)	Each	\$1,866.85	-\$3,733.70	(2.00)	-\$3,733.70	-	\$0.00		-\$3,733.70	100%	\$0.00
60	12" MJ Bend (11.25 Degree) w/ Joint Restraints	(2)	Each	\$1,575.16	-\$3,150.32	(2.00)	-\$3,150.32	-	\$0.00		-\$3,150.32	100%	\$0.00
74	Temporary Water Service - Connection	(6)	Each	\$291.70	-\$1,750.20	(6.00)	-\$1,750.20	-	\$0.00		-\$1,750.20	100%	\$0.00
76	Temporary Fire Hydrant	(1)	Each	\$1,166.79	-\$1,166.79	(1.00)	-\$1,166.79	-	\$0.00		-\$1,166.79	100%	\$0.00
78	12" x 1" Water Service Saddle Tap & Corp	(2)	Each	\$1,166.79	-\$2,333.58	(2.00)	-\$2,333.58	-	\$0.00		-\$2,333.58	100%	\$0.00
79	1" Water Service Curb Stop & Box	(2)	Each	\$875.09	-\$1,750.18	(2.00)	-\$1,750.18	-	\$0.00		-\$1,750.18	100%	\$0.00
80	1" Water Service Piping	(85)	LF	\$40.84	-\$3,471.40	(85.00)	-\$3,471.40	-	\$0.00		-\$3,471.40	100%	\$0.00
84	16" PVC Encasement Pipe	(20)	LF	\$175.02	-\$3,500.40	(20.00)	-\$3,500.40	-	\$0.00		-\$3,500.40	100%	\$0.00
99	48" RCP, Install	(24)	LF	\$81.67	-\$1,960.08	-	\$0.00	(24.00)	-\$1,960.08		-\$1,960.08	100%	\$0.00
101	Storm Sewer Junction Box, Type 1 (5'x5')	(1)	Each	\$7,263.80	-\$7,263.80	-	\$0.00	(1.00)	-\$7,263.80		-\$7,263.80	100%	\$0.00
104	Special Type B Inlet with Frame and Grate (5'x5')	(1)	Each	\$7,921.55	-\$7,921.55	-	\$0.00	(1.00)	-\$7,921.55		-\$7,921.55	100%	\$0.00
108	Sump Drain Line	(2)	Each	\$4,165.42	-\$8,330.84	-	\$0.00	(2.00)	-\$8,330.84		-\$8,330.84	100%	\$0.00
111	4" Dia Gravity Sewer Pipe	(13)	LF	\$58.34	-\$758.42	-	\$0.00	(13.00)	-\$758.42		-\$758.42	100%	\$0.00
112	6" Dia Gravity Sewer Pipe	(17)	LF	\$64.18	-\$1,091.06	-	\$0.00	(17.00)	-\$1,091.06		-\$1,091.06	100%	\$0.00
113	8" Dia Gravity Sewer Pipe	(7)	LF	\$87.50	-\$612.50	-	\$0.00	(7.00)	-\$612.50		-\$612.50	100%	\$0.00
124	12"x6" Sanitary Sewer Service Connection	(1)	Each	\$1,166.79	-\$1,166.79	-	\$0.00	(1.00)	-\$1,166.79		-\$1,166.79	100%	\$0.00
131	Clay Trench Plug	(8)	Each	\$1,166.79	-\$9,334.32	-	\$0.00	(8.00)	-\$9,334.32		-\$9,334.32	100%	\$0.00
132	Base Course	(560)	Ton	\$25.74	-\$14,414.40	(336.00)	-\$8,648.64	(224.00)	-\$5,765.76		-\$14,414.40	100%	\$0.00
136	Asphalt Concrete Sampling and Testing	(5)	Each	\$629.15	-\$3,145.75	(3.00)	-\$1,887.45	(2.00)	-\$1,258.30		-\$3,145.75	100%	\$0.00
138	Reinforced PCC Approach Pavement, 6" Thick	(45)	SqYd	\$102.38	-\$4,607.10	(27.00)	-\$2,764.26	(18.00)	-\$1,842.84		-\$4,607.10	100%	\$0.00
143	Concrete Valley Gutter, 6" Thick	(27)	SqYd	\$125.26	-\$3,382.02	(16.20)	-\$2,029.21	(10.80)	-\$1,352.81		-\$3,382.02	100%	\$0.00
144	4" Concrete Sidewalk	(1,152)	SqFt	\$8.01	-\$9,227.52	(691.20)	-\$5,536.51	(460.80)	-\$3,691.01		-\$9,227.52	100%	\$0.00
145	6" Concrete Sidewalk	(83)	SqFt	\$15.16	-\$1,258.28	(49.80)	-\$754.97	(33.20)	-\$503.31		-\$1,258.28	100%	\$0.00
146	Box Culvert Concrete Sidewalk	(140)	SqFt	\$25.74	-\$3,603.60	(84.00)	-\$2,162.16	(56.00)	-\$1,441.44		-\$3,603.60	100%	\$0.00
147	Concrete Sampling and Testing	(3)	Each	\$514.75	-\$1,544.25	(1.80)	-\$926.55	(1.20)	-\$617.70		-\$1,544.25	100%	\$0.00
98-CCO1	48" RCP Class 3, Furnish	(20)	LF	\$204.19	-\$4,083.80	-	\$0.00	(20.00)	-\$4,083.80		-\$4,083.80	100%	\$0.00
99-CCO1	48" RCP, Install	(20)	LF	\$81.67	-\$1,633.40	-	\$0.00	(20.00)	-\$1,633.40		-\$1,633.40	100%	\$0.00
205-CCO3	3/4" Red Rock	(95)	Ton	\$50.00	-\$4,750.00	(57.00)	-\$2,850.00	(38.00)	-\$1,900.00		-\$4,750.00	100%	\$0.00
207-CCO3	Temporary Water Barrier	(25)	LF	\$223.00	-\$5,575.00	-	\$0.00	(25.00)	-\$5,575.00		-\$5,575.00	100%	\$0.00
208-CCO3	Dewatering	(10)	Hr	\$278.00	-\$2,780.00	-	\$0.00	(10.00)	-\$2,780.00		-\$2,780.00	100%	\$0.00
Total Contract Deductions					-\$325,090.35		-\$173,397.28		-\$151,693.07		-\$325,090.35	100%	\$0.00
Net Contract Adjustment =					-\$274,089.39		-\$155,567.55		-\$118,521.84		-\$274,089.39	100%	\$0.00



Banner Associates, Inc.
3900 N Northview Ave
Sioux Falls, SD 57107
Tel 605.692.6342
Toll Free 855.323.6342
www.bannerassociates.com

October 29, 2025

Mr. Ryan Hegg
City of Madison
503 S Highland Ave
Madison, SD 57042

RE: Madison Park Creek Walls Site 2 Improvements – Change Order No. 5

Dear Mr. Hegg:

Change Order No. 5 for the Park Creek Walls Site 2 project is being presented for the final adjustment of quantities on the project. This change order reconciles the over-run and under-run of quantities, and results in a net increase in the contract total of **\$877.25**. This change order will bring the total contract price to **\$4,193,020.25**.

Banner Associates has reviewed the changes to the project included in this change order and recommends acceptance of the change order to modify the final contract price.

Upon approval by the City of Madsion, this change order should be uploaded onto the City's FEMA project portal.

Please let us know if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Weston J. Blasius".

Weston J. Blasius
Banner Associates, Inc.

Cc: City of Madison – Ryan Hegg, Heather Peterson, Amy Sad, Roxie Ebdrup – Email
Banner Associates –Cedric Hay – Email
Banner File - F:\23124\Construction Phase\Change Order\Site 2\Change Order No 5\Change Order No 5_for Owner
Signature.pdf

CHANGE ORDER NO.: 4

Owner: City of Madison
 Engineer: Banner Associates, Inc.
 Contractor: Kesteloot
 Project: Park Creek Walls Improvements – Site 2
 Contract Name: Unit Price Bid Schedule
 Date Issued: 10/28/2025

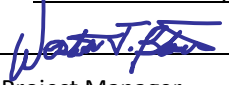
Owner's Project No.: NA
 Engineer's Project No.: 23124.00.40
 Contractor's Project No.: NA
 Effective Date of Change Order: 11/3/2025

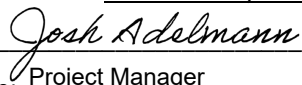
The Contract is modified as follows upon execution of this Change Order:

Description: **Final Quantity Adjustment**

Attachments: **Breakdown of Quantity Adjustments (Additions/Deductions)**

Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 4,287,401.00		Substantial Completion:	Sept. 1, 2025
		Ready for final payment:	Oct. 15, 2025
[Increase] [Decrease] from previously approved Change Orders No. 1 to No.: 4		[Increase] [Decrease] from previously approved Change Orders No. N/A to No. N/A	
\$ (95,258.00)		Substantial Completion:	Same as above
		Ready for final payment:	Same as above
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 4,192,143.00		Substantial Completion:	Sept. 1, 2025
		Ready for final payment:	Oct. 15, 2025
Increase this Change Order:		[Increase] [Decrease] this Change Order:	
\$ \$877.25		Substantial Completion:	0 working days
		Ready for final payment:	0 working days
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 4,193,020.25		Substantial Completion:	Sept. 1, 2025
		Ready for final payment:	Oct. 15, 2025

Recommended by Engineer (if required)
 By: 
 Title: Project Manager
 Date: 10/28/2025

Authorized by Contractor
 By: 
 Title: Project Manager
 Date: 10/29/2025

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

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

Change Order No. 5 - Adjustment of Quantities Breakout

Additions

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Additional Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
26	Remove and Reinstall Guardrail Post	11	EA	\$350.00	3,850.00	11	3,850.00		3,850.00	100%	-
28	Mucking Excavation	77	CY	\$100.00	7,700.00	77	7,700.00		7,700.00	100%	-
30	Contractor Furnished Topsoil	60	CY	\$50.00	3,000.00	60	3,000.00		3,000.00	100%	-
38	Steel Sheet Piling (Retaining Wall Section)	150	SF	\$67.00	10,050.00	150	10,050.00		10,050.00	100%	-
39	Steel Sheet Piling (Scour Protection Section)	583	SF	\$84.00	48,972.00	583	48,972.00		48,972.00	100%	-
41	Gravel Surfacing	40	TON	\$25.00	1,000.00	40	1,000.00		1,000.00	100%	-
43	Concrete Sampling and Testing	10	EA	\$525.00	5,250.00	10	5,250.00		5,250.00	100%	-
Total Contract Additions					\$79,822.00		\$79,822.00		\$79,822.00	100%	\$0.00

Deductions

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Value of Work Reduced and Materials Stored to Date (H + I)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Quantity Reduced from the Work	Value of Work Reduced (E X G) (\$)				
2	Traffic Control Signs	(48.00)	SF	\$2.25	(108.00)	(48.00)	(108.00)		(108.00)	100%	-
4	Type 3 Barricade	(8.00)	EA	\$125.00	(1,000.00)	(8.00)	(1,000.00)		(1,000.00)	100%	-
5	Type 2 Barricade	(2.00)	EA	\$125.00	(250.00)	(2.00)	(250.00)		(250.00)	100%	-
6	Construction Safety Fence	(220.00)	LF	\$25.00	(5,500.00)	(220.00)	(5,500.00)		(5,500.00)	100%	-
10	Structural Concrete Fill	(34.00)	CY	\$550.00	(18,700.00)	(34.00)	(18,700.00)		(18,700.00)	100%	-
18	Joint Sealant	(1.00)	LS	\$10,000.00	(10,000.00)	(1.00)	(10,000.00)		(10,000.00)	100%	-
23	Remove Concrete Sidewalk	(143.00)	SY	\$32.75	(4,683.25)	(143.00)	(4,683.25)		(4,683.25)	100%	-
24	Tree Trimming	(5.00)	EA	\$382.00	(1,910.00)	(5.00)	(1,910.00)		(1,910.00)	100%	-
31	Compaction - Moisture/Density Tests	(14.00)	EA	\$225.00	(3,150.00)	(14.00)	(3,150.00)		(3,150.00)	100%	-
34	6" Dia Erosion Control Wattle	(599.00)	LF	\$4.50	(2,695.50)	(599.00)	(2,695.50)		(2,695.50)	100%	-
35	Temporary Vehicle Construction Entrance	(2.00)	EA	\$1,500.00	(3,000.00)	(2.00)	(3,000.00)		(3,000.00)	100%	-
42	4" Concrete Sidewalk	(1290.00)	SF	\$21.00	(27,090.00)	(1290.00)	(27,090.00)		(27,090.00)	100%	-
CO -2.1	Class C Riprap	(7.80)	TON	\$110.00	(858.00)	(7.80)	(858.00)		(858.00)	100%	-
Total Contract Deductions					-\$78,944.75		-\$78,944.75		-\$78,944.75	100%	\$0.00
Net Contract Adjustment =					\$877.25		\$877.25		\$877.25		\$0.00

Change Order No. 2
Date 10/29/2025



Airport Name Madison Municipal Airport
Location Madison, SD
Contract Description Reconstruct Hangar Taxilanes, Airport Drive and Parking Lot
Contract Date 4/24/2025

IIJA AIG Project # 3-46-0029-027-2025
AIP Project # 3-46-0029-028-2025
KLJ Project # 2505-00156

Owner
City of Madison
503 S Highland Avenue
Madison, SD 57402

Contractor
Soukup Construction Inc.
PO Box 89106
Sioux Falls, SD 57109

Engineer
KLJ Engineering LLC
5110 E 57th Street
Sioux Falls, SD 57108

General Reason for Change (quantify and explain details in sections 2 and 3)

CO 2 - General Quantity Balancing
CO 2-1 Unclassified Excavation (excess balance, grading, & hauling)
CO 2-2 Seeding for Excavation Waste Area
CO 2-3 Mulching for Excavation Waste Area

	Division 1, AIP	Division 2, IIJA AIG	Division 3, Ineligible	Total
Total Contract Amount Prior to this Change Order	\$ 278,397.70	\$ 122,169.15	\$ 63,215.65	\$ 463,782.50
Change Resulting from this Change Order	\$ (3,060.85)	\$ 525.50	\$ 5,522.90	\$ 2,987.55
Total Contract Amount After this Change Order	\$ 275,336.85	\$ 122,694.65	\$ 68,738.55	\$ 466,770.05

Contract Completion Dates and Calendar Days	
Phase 1 calendar days prior to this Change Order	43
Phase 2 calendar days prior to this Change Order	53
Phase 1 calendar days change resulting from this Change Order	0
Phase 2 calendar days change resulting from this Change Order	0
Change to completion dates resulting from this Change Order	N/A
Revised phase completion dates resulting from this Change Order	N/A

Change Order approved by:

10/20/2025
Date

10/23/2025
Date

Date

Date

KLJ Engineering LLC

Jacob Weiss

Soukup Construction Inc.

Digitally signed by Jacob Weiss
DN: C=US,
E=jakew@soukupconstruction.com,
O="Soukup Construction, Inc.",
CN=Jacob Weiss
Date: 2025.10.23 22:39:22-05'00'

City of Madison

SDDOT Office of Aeronautics

Summary of Changes

Airport Name Madison Municipal Airport
 Location Madison, SD
 IIAA AIG Project # 3-46-0029-027-2025
 AIP Project # 3-46-0029-028-2025
 Contractor Soukup Construction Inc.

Change Order No. 2
 Section 2

KLJ Project # 2505-00156

Item #	Spec #	Item	Quantities			Unit	Unit Price	Revised Cost	Changed Cost
			Planned	Revised	Change				
Division 1 - Base Bid - Reconstruct Apron (Eligible) - AIP Grant 3-46-0029-028-2025									
1	C-105	Mobilization	1	1	-	L.S.	\$ 43,772.05	\$ 43,772.05	\$ -
2	Local	Airside Traffic Control	1	1	-	L.S.	\$ 25,000.00	\$ 25,000.00	\$ -
3	C-100	Contractor Quality Control Program	1	1	-	L.S.	\$ 25,000.00	\$ 25,000.00	\$ -
4	C-105	Contractor Staging/Storage Area	1	1	-	L.S.	\$ 950.00	\$ 950.00	\$ -
5	Plan Notes	Utility Pothole	1	1	-	L.S.	\$ 1,000.00	\$ 1,000.00	\$ -
6	P-101	Pavement Removal, Asphalt, Full Depth (+/- 4 inches)	2,358	2,358	-	S.Y.	\$ 5.45	\$ 12,851.10	\$ -
7	P-152	Unclassified Excavation	2,847	2,847	-	C.Y.	\$ 5.65	\$ 16,085.55	\$ -
8	Plan Notes	Subgrade Repair (As Directed By Engineer)	85	0	(85)	C.Y.	\$ 12.00	\$ -	\$ (1,020.00)
9	P-154	Geogrid (As Directed By Engineer)	250	0	(250)	S.Y.	\$ 3.50	\$ -	\$ (875.00)
10	P-154	Separation Geotextile	2,502	2,502	-	S.Y.	\$ 1.65	\$ 4,128.30	\$ -
11	P-154	Subbase Course, 33 inches (optional to use Recycled Aggregates)	2,291	2,291	-	C.Y.	\$ 17.10	\$ 39,176.10	\$ -
12	SDDOT 260	Aggregate base Course, SDDOT, 6 inches	417	417	-	C.Y.	\$ 48.00	\$ 20,016.00	\$ -
13	SDDOT 320	Hot Mix Asphalt Pavement, 4 inches, SDDOT, Class E, PG 58-34	572.6	587.7	15.1	Ton	\$ 127.00	\$ 74,637.90	\$ 1,917.70
14	P-603	Emulsified Tack Coat	121	121	-	Gal.	\$ 11.50	\$ 1,391.50	\$ -
15	Plan Notes	Aircraft Tiedown in New Asphalt Pavement	3	0	(3)	Ea.	\$ 3,333.00	\$ -	\$ (9,999.00)
TOTAL DIVISION 1 - RECONSTRUCT APRON (ELIGIBLE)								\$ 264,008.50	\$ (9,976.30)
Division 2 - Base Bid - Reconstruct Taxilane (Eligible) - IIIA AIG Grant 3-46-0029-027-2025									
1	P-101	Pavement Removal, Asphalt, Full Depth (+/- 4 inches)	1,269	1,269	-	S.Y.	\$ 5.45	\$ 6,916.05	\$ -
2	P-152	Unclassified Excavation	1,533	1,533	-	C.Y.	\$ 5.65	\$ 8,661.45	\$ -
3	Plan Notes	Subgrade Repair (As Directed By Engineer)	46	0	(46)	C.Y.	\$ 12.00	\$ -	\$ (552.00)
4	P-154	Geogrid (As Directed By Engineer)	135	0	(135)	S.Y.	\$ 3.50	\$ -	\$ (472.50)
5	P-154	Separation Geotextile	1,347	1,347	-	S.Y.	\$ 1.65	\$ 2,222.55	\$ -
6	P-154	Subbase Course, 33 inches (optional to use Recycled Aggregates)	1,233	1,233	-	C.Y.	\$ 17.10	\$ 21,084.30	\$ -
7	SDDOT 260	Aggregate base Course, SDDOT, 6 inches	224	224	-	C.Y.	\$ 48.00	\$ 10,752.00	\$ -
8	SDDOT 320	Hot Mix Asphalt Pavement, 4 inches, SDDOT, Class E, PG 58-34	308.3	316.4	8.1	Ton	\$ 127.00	\$ 40,182.80	\$ 1,028.70
9	P-603	Emulsified Tack Coat	65	65	-	Gal.	\$ 11.50	\$ 747.50	\$ -
10	Plan Notes	Surface Preparation	1	1	-	L.S.	\$ 1,600.00	\$ 1,600.00	\$ -
11	P-620	Temporary Taxilane Marking (no beads)	637	637	-	S.F.	\$ 10.60	\$ 6,752.20	\$ -
12	P-620	Taxilane Marking	229	223	(6)	S.F.	\$ 21.20	\$ 4,727.60	\$ (127.20)
13	P-620	Reflective Media	1	1	-	L.S.	\$ 372.00	\$ 372.00	\$ -
14	D-705	4-inch Perforated Underdrain Pipe with Filter Fabric/Sock	627	627	-	L.F.	\$ 9.60	\$ 6,019.20	\$ -
15	Plan Notes	4-inch Solid PVC Underdrain Outlet Pipe	32	32	-	L.F.	\$ 23.00	\$ 736.00	\$ -
16	Plan Notes	Precast Concrete Headwall	1	1.0	-	Ea.	\$ 2,000.00	\$ 2,000.00	\$ -
17	C-102	Temporary Erosion Control Mat	835	1,000	165	S.Y.	\$ 1.90	\$ 1,900.00	\$ 313.50
18	C-102	Biorolls	100	50	(50)	L.F.	\$ 3.30	\$ 165.00	\$ (165.00)
19	T-901	Seeding	0.3	0.4	0.1	Acre	\$ 1,400.00	\$ 560.00	\$ 140.00
20	T-905	Topsoiling (On Site)	196	196	-	C.Y.	\$ 11.00	\$ 2,156.00	\$ -
21	T-908	Mulching	0.3	0.4	0.1	Acre	\$ 3,600.00	\$ 1,440.00	\$ 360.00
22	Plan Notes	Temporary Phasing Work, Electrical	1	1	-	L.S.	\$ 3,700.00	\$ 3,700.00	\$ -
TOTAL DIVISION 2 - RECONSTRUCT TAXILANE (ELIGIBLE)								\$ 122,694.65	\$ 525.50
Division 3 - Base Bid - Reconstruct Apron (Ineligible)									
1	P-101	Pavement Removal, Concrete, Full Depth	158	158	-	S.Y.	\$ 6.00	\$ 948.00	\$ -
2	P-101	Pavement Removal, Asphalt, Full Depth (+/- 4 inches)	678	678	-	S.Y.	\$ 5.45	\$ 3,695.10	\$ -
3	P-152	Unclassified Excavation	1,017	1,017	-	C.Y.	\$ 5.65	\$ 5,746.05	\$ -
4	Plan Notes	Subgrade Repair (As Directed By Engineer)	31	0	(31)	C.Y.	\$ 12.00	\$ -	\$ (372.00)
5	P-154	Geogrid (As Directed By Engineer)	94	0	(94)	S.Y.	\$ 3.50	\$ -	\$ (329.00)
6	P-154	Separation Geotextile	944	944	-	S.Y.	\$ 1.65	\$ 1,557.60	\$ -
7	P-154	Subbase Course, 33 inches (optional to use Recycled Subbase)	865	865	-	C.Y.	\$ 17.10	\$ 14,791.50	\$ -
8	SDDOT 260	Aggregate Base Course, SDDOT, 6 inches	157	157	-	C.Y.	\$ 48.00	\$ 7,536.00	\$ -
9	SDDOT 320	Hot Mix Asphalt Pavement, 4 inches, SDDOT, Class E, PG 58-34	218.2	223.9	5.7	Ton	\$ 127.00	\$ 28,435.30	\$ 723.90
10	P-603	Emulsified Tack Coat	46	46	-	Gal.	\$ 11.50	\$ 529.00	\$ -
TOTAL DIVISION 3 - RECONSTRUCT APRON (INELIGIBLE)								\$ 63,238.55	\$ 22.90
Change Order 1 - Reconstruct Apron (Eligible) - AIP Grant 3-46-0029-028-2025									
CO 1-1	Plan Notes	Seal Coat Existing Apron (Mobilization)	1	2	1	L.S.	\$ 1,725.00	\$ 3,450.00	\$ 1,725.00
CO 1-2	Plan Notes	Seal Coat Existing Apron (Cost per SY)	742	845	103	S.Y.	\$ 3.62	\$ 3,058.90	\$ 371.00
TOTAL CHANGE ORDER 1 (ELIGIBLE)								\$ 6,508.90	\$ 2,096.00
Change Order 2 - Reconstruct Apron (Eligible) - AIP Grant 3-46-0029-028-2025									
CO 2-1	P-152	Unclassified Excavation (excess balance, grading, & hauling)	-	853	853	C.Y.	\$ 5.65	\$ 4,819.45	\$ 4,819.45
TOTAL CHANGE ORDER 2 (ELIGIBLE)								\$ 4,819.45	\$ 4,819.45
Change Order 2 - Reconstruct Apron (Ineligible)									
CO 2-2	T-901	Seeding for Excavation Waste Area	-	1.1	1.1	Acre	\$ 1,400.00	\$ 1,540.00	\$ 1,540.00
CO 2-3	T-908	Mulching for Excavation Waste Area	-	1.1	1.1	Acre	\$ 3,600.00	\$ 3,960.00	\$ 3,960.00
TOTAL CHANGE ORDER 2 (INELIGIBLE)								\$ 5,500.00	\$ 5,500.00
TOTAL DIVISION 1, AIP GRANT 3-46-0029-028-2025 (FAA AT 95% SHARE)								\$ 275,336.85	\$ (3,060.85)
TOTAL DIVISION 2, IIIA AIG GRANT 3-46-0029-027-2025 (FAA AT 95% SHARE)								\$ 122,694.65	\$ 525.50
TOTAL DIVISION 3, INELIGIBLE (LOCAL FUNDED AT 100% SHARE)								\$ 68,738.55	\$ 5,522.90
TOTAL								\$ 466,770.05	\$ 2,987.55

NOTE: The items highlighted above in tan are items that are funded 100 percent Local and 0 percent eligible for FAA grant funding.

Explanation of Changes			
Airport Name	Madison Municipal Airport	Change Order No. 2	
Location	Madison, SD	Section 3	
IJA AIG Project #	3-46-0029-027-2025	KLJ Project #	2505-00156
AIP Project #	3-46-0029-028-2025		
Contractor	Soukup Construction Inc.		

Item No. CO 2 - Quantity Balance

Description

Quantity Balancing

Reason for Change

The purpose of this Balancing Change Order is to revise the contract amount to reflect the final installed quantities based on actual field conditions and deductions from the contract for items not performed and/or required to complete the work. Zero (0) contract calendar days were added to contract. This reason for change is allowable, allocable, and reasonable.

Cost Explanation

The overall construction is \$8,312.05 over the bid amount. The bid amount was \$458,458.00. The final payment is \$466,770.05. Division 1 is the Apron eligible portion (AIP grant 28). The Division 1 quantities were 3.6% under the bid amount. Division 2 is the Taxilane eligible portion (IJA AIG grant 27). The Division 2 quantities were 1.2% over the bid amount. Division 3 is the project ineligible portion (local funds). The Division 3 quantities were 0.04% over the bid amount.

Funding Explanation

The Madison Municipal Airport is owned by the City of Madison, which operates this public apron space. The FAA shall fund the full percentage of the public apron space, and the SDDOT and the local governing agency, the City of Madison, shall cover the remaining share of the eligible pavement area. For FY25, FAA funds 95%, SDDOT funds 2.5%, and Local funds 2.5%.

Item No. CO 2-1

Description

Unclassified Excavation (excess balance, grading, & hauling)

Reason for Change

The purpose of this CCO2 bid item is due to the excavation balance that was planned to be wasted on the south end of the apron was too much to grade out without going over the FAA standard percent slope of positive drainage grading. The additional excavation was moved to a second stockpile on the airport.

Cost Explanation

The price per CY of Unclassified Excavation was extended at the same rate as bid item under Division 1.

Funding Explanation

This is an eligible expense based on this project layout. For FY25, FAA funds 95%, SDDOT funds 2.5%, Local funds 2.5%.

Item No. CO 2-2 and CO 2-3

Description

Seeding and Mulching for Excavation Waste Area

Reason for Change

The purpose of this CCO2 bid item is due to the additional seeding and mulching needed for the excavation waste area. The plans had under estimated the area required for seeding.

Cost Explanation

The price per Acre of Seeding and Mulching was extended at the same rate as bid item under Division 2.

Funding Explanation

This is an eligible expense based on this project layout. Though due to Division 2 being over the grant, the local funds will be used for this expense and not request a grant amendment for IJA AIG grant 27.

UPDATES

November 2025



ACTIVE PROJECTS

UTILITIES & PUBLIC WORKS

- Smart Cities AMI (in progress)
- Sidewalk Projects (in progress)
- Restricted Use Site Development (on hold)

COMMUNICATION & ENGAGEMENT

- Parks Master Plan Survey (in progress)
- Update Personnel Manual (in progress)
- Awareness Campaigns (in progress)
- Secure SD (in progress)

FACILITIES

- Library Ramps (in progress)

MAJOR INFRASTRUCTURE PROJECTS

(DETAILS ON NEXT PAGE)

- Segment 5A
- Segment 5B
- Park Creek Walls Site #2
- Segment 4 Watermain Loop
- Egan Avenue Reconstruction
- Airport Improvements

OTHER

- Budget Preparation (in progress)
- Wage Study (in progress)
- Armory Gymnasium Floor



ACTIVE PROJECTS

Major Infrastructure Details

Park Creek Walls Site #2

- Project is in punch list phase.

Airport Apron and Taxilane Project

- Project punchlist has been completed.

2025 SDDOT Airport Pavement Maintenance Project

- Project is in punch list phase.

Segment 5A

- Project is in punch list phase.

Segment 5B

- Project is in punch list phase.



ACTIVE PROJECTS

Major Infrastructure Details

Egan Avenue Reconstruction

- Full closure
- Video inspection of the sanitary and storm sewer mains.
- Remaining Phase 2A and 2B subcut operations between 4th Street and 5th Street,
- Phase 2A and 2B basecourse installation.

Photo taken by Carol Rensch, Police Officer and Ryan Rook, Patrol Sergeant



ACTIVE PROJECTS

Restricted Use Site & Library Ramps

Restricted Use Site:

Applicant contest hearing held October 27-30; hearing before the Board of Minerals and the Environment scheduled for 2026.

Library Ramps:

Railings have been fabricated, fitted to the site, and sent to be galvanized. Final installation in November.

Photo taken by Lisa Martin, Library Director



ACTIVE PROJECTS

Armory Floor & Sidewalk Project

Armory Floor:

The subfloor in the Armory is fully installed, and the main floor is nearing completion. Up next:

- *Sanding*
- *Sealer*
- *Paint Floor Lines*
- *More Sealer*

Sidewalk Projects

2024 & 2025 COMPLETE

New sidewalks were installed on:

- *NW 3rd Street, NW 4th Street, and NW 6th Street (from Union Avenue to Highland Avenue)*
- *Kansas Avenue (from NW 2nd Street to NW 6th Street)*



WAY TO GO!

*Sergeant Aaron Talich received
the Best in Lake County Law
Enforcement Award!*



UPDATES

MPL



\$10,000 gift from the Carnegie Foundation
Matching gift opportunity from Mary Severson



Step into Digital Basics is a monthly class for older adults who want to learn how to send an email, download an app, or stay away from dangerous websites.

At the PokeBash, kids and their adults learned that each playing card is packed with reading and math!



EVENTS

Past

CITY CIRCLE

Residents gathered at the Community Center on October 22nd to talk with City leaders about current projects, budget planning, and community priorities.

Topics included:

- East Dakota Transit
- Bypass
- 2026 Budget



EVENTS

Upcoming

NEIGHBORHOOD
NARRATIVES



CITY CIRCLE:
KIDS EDITION

Monday, November 24th
5:00 - 6:00 PM
Madison Public Library



FAMILY FUN NIGHT

UNEARTH
THE
DINOSAURS

at the Madison Public Library

MONDAY,
NOVEMBER 10
6:30PM

Special Guest



FAMILIES:
Join us as we learn
about dinosaur fossils
from DSU Professor
and paleontologist,
Dr. Alex Dececchi



Questions? Contact Katie
605-256-7525 / QR code = contact info

Craft activities provided.

Where Community and Curiosity Connect

PUBLIC SAFETY REMINDER

Crosswalk NW 9th St & Chicago Ave N:

- *Crossing guard services at NW 9th St and Chicago Ave N are ending; police will still monitor the area to support safety*
- *Parents should review crosswalk safety with children; drivers must slow to 15 mph and stay alert near the school zone*
- *New RRFB crosswalk lights were installed for safety*



GET INVOLVED

Madison Housing & Redevelopment Commission

The City of Madison is seeking applicants to serve on the Madison Housing and Redevelopment Commission (MHRC). This commission oversees federal Housing & Urban Development (HUD) programs in the community and owns and operates several properties that provide subsidized living opportunities.

Details:

- Length of Term: 5 years
- Term Limit: None
- Residency Requirement: Yes, must be a City resident



APPLY NOW!

QUESTIONS?

