

Unapproved Minutes of the
Irene City Council
Regular Meeting
July 11, 2022

The Irene City Council met on Monday July 11, 2022 at City Hall. Mayor Johnke called the meeting to order at 7:00 P.M. Council present: Joe Booth (via Zoom), Matthew Davis, Steve Erickson, and Jim Viergutz. Also present Casey Van Beek, Finance Officer.

Motion by Viergutz second by Davis to approve the June 6, 2022 regular meeting minutes. Motion carried. June 14, 2022 special session meeting minutes were approved by motion of Davis, seconded by Viergutz. Motion carried Following review of claims, motion by Davis second by Erickson to approve payment of claims. Motion carried. **INSERT CLAIMS**

Craig Lauritezen, DGR was present with task orders for water storage tank and wastewater treatment facility improvement projects. Following review, motion by Davis, second by Viergutz to approve task orders as submitted. Motion carried.

Tammy Huether, Bar Manager and Lonnie Schenk, Code Enforcement Officer were both present with their monthly departmental report for June. Clay County Sheriff, Andy Howe was unable to attend, police report was distributed for review.

Updated resolution for discretionary formula as set forth in SD Codified Law 10-6-137 was distributed for review. Motion by Booth, second by Viergutz to approve Resolution 2022-03 as presented. All voted in favor.

RESOLUTION #2022-03

WHEREAS, the City of Irene, State of South Dakota has deemed it in the best interest of the City to adopt a Resolution implementing a Discretionary Formula for the reduced taxation of new structures and additions and partially constructed structures pursuant to SDCL 10-6-137.

NOW, THEREFORE, BE IT RESOLVED, that the following properties shall be, and hereby are, specifically classified for the purpose of taxation pursuant to SDCL § 10-6-137(5), (6), and (7):

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

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

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

FURTHER RESOLVED, that the assessed value to be used for tax purposes of any structure classified pursuant to 10-6-137(5), (6), and (7) be calculated at a no more than twenty-five percent in the first or second year, no more than fifty percent in the third or fourth year, no more than seventy-five percent in the fifth or sixth year, and one hundred percent in the seventh year; and be it

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

- a. For the first tax year following construction, 25% of the Pre-Adjustment Value;*
- b. For the second tax year the following construction, 25% of the Pre-Adjustment Value;*
- c. For the third tax year following construction, 50% of the Pre-Adjustment Value;*
- d. For the fourth tax year following construction, 50% of the Pre-Adjustment Value;*
- e. For the fifth tax year following construction, 75% of the Pre-Adjustment Value;*
- f. For the sixth tax year following construction, 75% of the Pre-Adjustment Value;*
- g. For the seventh tax year following construction, 100% of the Pre-Adjustment Value;*

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

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

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

FURTHER RESOLVED, that following the seven-year period under this section, the property shall be assessed at the same percentage as is all other property for tax purposes. Adopted this 11th day of July, 2022.

Signed: Bryce Johnke, Mayor

Attest: Casey Van Beek, Finance Officer

A resolution to set fees and rates for maintenance activities was reviewed. Motion by Booth, second by Davis to approve Resolution 2022-04. All voted in favor.

INSERT RESOLUTION 2022-04

Finance officer presented list of uncollectable water and sewer accounts. Motion by Viergutz second by Erickson to approve the write-off of the uncollectible accounts in the amount of \$2,191.76. All in favor. Rick Bak, Maintenance Department was present at this time with monthly departmental report.

Mayor Johnke declared meeting ended at 8:10 p.m.

Signed: Bryce Johnke, Mayor

Attest: Casey Van Beek, Finance Officer

RESOLUTION 2022-04

A RESOLUTION SETTING FEES/RATES FOR MAINTANCE TYPE ACTIVITIES FOR THE CITY OF IRENE, TURNER, CLAY AND YANKTON COUNTIES, SOUTH DAKOTA, as follows:

1. Equipment Rates per Hour

Air compressor	\$ 30.00
Blade	\$ 125.00
Dump truck	\$ 125.00
Equipment Damage - actual repair/replacement cost	TBD
Lawn Mower	\$ 50.00
Pick-up	\$ 50.00
Property Clean-up/Mowing/ Snow Removal (minimum)	\$ 200.00
Sander	\$ 60.00
Skid Steer	\$ 75.00
Sweeper	\$ 60.00
Sprayer (plus cost of chemicals)	\$ 60.00
Tractor w/loader	\$ 125.00
Trailers	\$ 30.00
Trash Pump	\$ 30.00
Water Pumps	\$ 30.00

Weed Eater \$ 25.00

2. Labor Costs

Man Hours/Labor \$ 40.00

Charges for regular working hours (8-5pm) will be charged for a one hour minimum, then in half hour increments thereafter.

If the charges are incurred after regular working hours, the charges will be for a two-hour minimum, then in half hour increments thereafter.

Work completed by a third party will be passed through to the billing customer plus an additional \$100.00 administrative fee.

Dated this 11th day of July