

MINUTES

ABERDEEN CITY COUNCIL MEETING

City Council Chambers, 123 South Lincoln Street, Municipal Building, Aberdeen, South Dakota, February 22, 2022 at 5:30 p.m., regular meeting of the City Council.

CALL TO ORDER

MEETING ROLL CALL

Present at roll call were City Council Members Rob Ronayne by teleconference, Mark Remily, Dave Lunzman, Josh Rife, Alan Johnson, Justin Reinbold, Clint Rux, and Mayor Travis Schaunaman. City Council Member Tiffany Langer was absent.

City Staff present were Joe Gaa, Robin Bobzien, Brett Bill, Karl Alberts, Jay Tobin, Rich Krokkel, Bob Braun, Peggi Badten, and Joel Weig by teleconference.

PLEDGE OF ALLEGIANCE

Mayor Schaunaman led the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Reinbold, second by Remily to approve of the agenda. Voice vote to approve, all present voting aye, motion carried.

MINUTES

Motion by Rux, second by Lunzman to approve the minutes of the February 7, 2022 City Council Meeting, as circulated. Voice vote to approve, all present voting aye, motion carried.

OPEN FORUM

No one appeared in open forum to address the Council.

CONSENT CALENDAR

Motion by Rife, second by Rux to approve the following items on the consent calendar:

SET BID DATE – of March 8, 2022 at 2:00 p.m. for Rodent Control Services

LICENSES – Residential Building Contractor – Shelden Gross; Taxi Cab Driver – Amanda Twinn

PLAT – ADC 2022-1 First Subdivision to the City of Aberdeen in the NE ¼ of Section 16, T123N, R63W of the 5th P.M., Brown County, South Dakota (701 Production Street North)

LOTTERY NOTICE – DTOM 22/0 Foundation – receive and place on file

Voice vote to approve, all present voting aye, motion carried.

Council Member Langer joined the meeting by teleconference at 5:33 p.m.

NEW BUSINESS

ORDINANCE NO. 22-01-01 PERMITTING DWELLINGS IN (I-2) DISTRICTS

City Manager Joe Gaa explained the purpose of Zoning Ordinance No. 22-01-01 permitting dwellings in (I-2) Unrestricted Industrial Districts. Gaa recommended approving first reading of the proposed ordinance amendment which would permit a special exception

for dwelling units in an (I-2) District under certain restrictions and conditions. Motion by Johnson, second by Reinbold to approve first reading of Ordinance No. 22-01-01 to amend Sec. 60-60 of the Aberdeen City Code to permit a special exception for certain dwellings in an (I-2) Unrestricted Industrial District. Roll call vote to approve, all voting aye, motion carried.

ORDINANCE NO. 22-02-02 MODIFYING THE INDUSTRIAL WASTE PRETREATMENT PROGRAM

City Manager Joe Gaa and Water Reclamation Superintendent Peggi Badten explained Ordinance No. 22-02-02 modifying the Industrial Waste Pretreatment Program as required by the EPA and the SD Dept. of Agriculture & Natural Resources. Badten said that the proposed ordinance addresses the obsolete language that EPA required years ago and revises procedures to wastewater pretreatment standards for industrial users choosing to discharge into the City's sewer treatment works. Motion by Rux, second by Rife to approve first reading of Ordinance No. 22-02-02 modifying the Industrial Waste Pretreatment Program as set forth at Chapter 54 – Utilities of the Aberdeen City Code. Roll call vote to approve, all voting aye, motion carried.

PUBLIC HEARING AND APPROVAL OF RESOLUTION NO. 22-02-01R TO VACATE PUBLIC RIGHT-OF-WAY

Mayor Schaunaman opened a hearing on a petition from Reif Project Services, LLC to vacate the public right-of-way described as Lawson Street North public right-of-way adjacent to Lots 1 – 12, Block 1, Halstead's First Subdivision, Merton Street North public right-of-way adjacent to Lots 1 – 4, Block 2 and Block 5, Halstead's First Subdivision, and McCoy Street North public right-of-way adjacent to Lots 1 – 12, Block 3, and Twelfth Avenue, NE public right-of-way adjacent to Lots 1 – 3, Block 4, Lot 12, Block 1, and Lot 12, Block 3, Halstead's First Subdivision in Aberdeen, South Dakota (Between 1400 Block of Fifteenth Avenue, NE and Twelfth Avenue, NE). City Planning/Zoning Director Brett Bill explained that the petitioner is requesting this vacation of all of the right-of-way within a previously platted subdivision with the intention of replatting the property for future residential development. No public comments were received so Mayor Schaunaman closed the hearing. Motion by Remily, second by Ronayne to approve of Resolution No. 22-02-01R to vacate the public right-of-way as requested. Roll call vote to approve, all voting aye, number of ayes 9, number of nays 0, motion carried.

RESOLUTION NO. 22-02-02R CREATING TAX INCREMENT FINANCING DISTRICT NO. 37

City Manager Joe Gaa presented a TIF Project Plan from Hub City Downtown, LLC and Resolution No. 22-02-02R for creation of Tax Increment Financing District No. 37 (TIF #37) to redevelop and repurpose the Van Slyke building located at 114 and 116 South Main Street. Rod Tobin, representing the owner/developer Hub City Downtown, LLC, explained

the proposed \$6,175,000 project and the request for \$1,579,038 in TIF assistance to cover infrastructure project costs in the redevelopment of the Van Slyke building. After the discussion, motion by Rux, second by Langer to approve of Resolution No. 22-02-02R creating Tax Increment Financing District No. 37 (TF #37) to redevelop and repurpose the Van Slyke building. Roll call vote to approve, Rux, Langer, Reinbold, Johnson, Rife, Lunzman, Remily, and Mayor Schaunaman voting aye, Ronayne voting nay, number of ayes 8, number of nays 1, motion carried.

RESOLUTION NUMBER 22-02-02R

RESOLUTION CREATING

TAX INCREMENT FINANCING DISTRICT NUMBER 37

WHEREAS, a public hearing was held before the Planning Commission of the City of Aberdeen, South Dakota, on February 15, 2022, at 6:00 p.m., in Council Chambers in the Municipal Building, 123 South Lincoln Street, Aberdeen, South Dakota, pursuant to notice of such hearing, for the purpose of considering the creation of Tax Increment Financing District Number 37 (hereafter the "District") and its proposed boundaries, such public hearing also being the time and place for its regular meeting; and

WHEREAS, the Planning Commission at such regular meeting did establish the boundaries of the District and did recommend the City Council of the City of Aberdeen, South Dakota, create the District; and

WHEREAS, the Planning Commission at such regular meeting did recommend to the City Council that it approve and adopt the Project Plan; and

WHEREAS, such action by the Planning Commission was done in accordance with SDCL Chapter 11-9 at a regular meeting of the said Planning Commission after notice properly given and after due hearing and being appropriately and properly advised.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Aberdeen, South Dakota, as follows:

1. District Necessity. Pursuant to SDCL §11-9-8, the City Council hereby declares the necessity to form the District in the City of Aberdeen as such district contains property not less than not less than fifty percent, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state and the City through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources development; and that the improvement of the area is likely to significantly enhance the value of substantially all other real property in the district and improve the tax base of the City of Aberdeen.

2. District Boundaries. The boundaries of the District shall be and the same are hereby designated as:

UNITS 1 AND 2, ABERDEEN BUSINESS CONDOMINIUM, LOCATED ON LOT 5 OF BB WARD'S FIRST SUBDIVISION ABERDEEN, BROWN COUNTY, SOUTH

DAKOTA AND THE ALLOCABLE UNDIVIDED PORTIONS OF ABERDEEN BUSINESS CONDOMINIUM ACCORDING TO THE MASTER DEED OF RECORD DATED DECEMBER 17, 1982, RECORDED IN BOOK 240 OF DEEDS, PAGE 355, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY, FORMALLY KNOWN AS WARD'S FIRST SUBDIVISION OF LOTS 1, 2, AND 3, BLOCK 6, ORIGINAL PLAT OF ABERDEEN, BROWN COUNTY, SOUTH DAKOTA. (Street Address: 14 – 2ND AVENUE, SOUTHEAST #1)

LOT 13 AND 14, BLOCK 6, ORIGINAL PLAT OF THE CITY OF ABERDEEN ACCORDING TO THE PLAT THEREOF OF RECORD, BROWN COUNTY, SOUTH DAKOTA. (Street Address: 209 SOUTH MAIN STREET)

LOT 15, BLOCK 6, ORIGINAL PLAT TO THE CITY OF ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, BROWN COUNTY, SOUTH DAKOTA, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATION OF RECORD, IF ANY. (Street Address: 207 SOUTH MAIN STREET)

LOT 16, BLOCK 6, ORIGINAL PLAT TO THE CITY OF ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, BROWN COUNTY, SOUTH DAKOTA, AND SUBJECT TO RESERVATIONS, EASEMENTS, AND CONVEYANCES, VISIBLE OR RECORD. (Street Address: 205 SOUTH MAIN STREET)

LOT 17 AND 18, BLOCK 6, ORIGINAL PLAT OF ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY. (Street Address: 201 SOUTH MAIN STREET)

THE WEST 42 FEET OF LOT 1 AND NORTH 34 FEET OF THE WEST 42 FEET OF LOT 2, BLOCK 7, ORIGINAL PLAT OF ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, BROWN COUNTY, SOUTH DAKOTA, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY. (Street Address: 14 – 1ST AVENUE SOUTH EAST)

THE EAST 100 FEET OF LOTS 1 AND 2 AND THE SOUTH 16 FEET OF THE WEST 42 FEET OF LOT 2, BLOCK 7, ORIGINAL PLAT TO THE CITY OF ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY. (Street Address: 24 – 1ST AVENUE SOUTH EAST)

THE EAST 70 FEET OF LOTS 3, 4, AND 5 IN BLOCK 7, ORIGINAL PLAT TO THE CITY OF ABERDEEN, BROWN COUNTY, SOUTH DAKOTA, ACCORDING TO THE RECORDED PLAT THEREOF. (Street Address: 110 LINCOLN STREET SOUTHEAST)

WEST 72 FEET OF LOTS 3, 4, AND 5, AND ALL OF LOT 6, BLOCK 7, ORIGINAL PLAT TO ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, BROWN COUNTY, SOUTH DAKOTA, SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAY OF RECORD, IF ANY. (Street Address: 13 - 2ND AVE SE)

LOT 13, BLOCK 7, ORIGINAL PLAT TO THE CITY OF ABERDEEN, SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD. (Street Address: 111 SOUTH MAIN STREET)

LOT 17 AND 18, BLOCK 7, ORIGINAL PLAT OF ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, BROWN COUNTY, SOUTH DAKOTA, SUBJECT TO EASEMENTS, COVENANTS AND RESERVATIONS OF RECORD IF ANY. (Street Address: 101 SOUTH MAIN STREET)

EAST 100 FEET OF THE SOUTH 4.1 FEET OF LOT 3 AND THE EAST 100 FEET OF THE NORTH 19 FEET AND THE SOUTH 6 FEET OF LOT 4, AND ALL OF LOT 5, BLOCK 10, ABERDEEN, ACCORDING TO THE RECORDED PLAT THEREOF, BROWN COUNTY, SOUTH DAKOTA, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY. (Street Address: 108 SOUTH MAIN STREET)

LOT 6, BLOCK 10, ORIGINAL PLAT, ABERDEEN, BROWN COUNTY, SOUTH DAKOTA. (Street Address: 112 SOUTH MAIN STREET)

LOT 10, 11, AND 12, BLOCK 10, ORIGINAL PLAT TO ABERDEEN ACCORDING TO THE PLAT THEREOF OF RECORD, BROWN COUNTY, SOUTH DAKOTA. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY. (Street Address: 120 SOUTH MAIN STREET)

LOT 2 OF BLACKSTONE FOURTH SUBDIVISION IN THE SW $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 123 NORTH, RANGE 67 WEST OF THE 5TH P.M., ACCORDING TO THE PLAT THEREOF OF RECORD, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY. (Street Address: 24 - 2ND AVENUE SOUTHWEST)

LOT TWO (2), LINCOLN AND SECOND CORNER SUBDIVISION IN ABERDEEN, SOUTH DAKOTA, IN THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 13, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA (Street Address: 22 - 2ND AVENUE, SOUTHEAST)

LOT ONE (1), LINCOLN AND SECOND CORNER SUBDIVISION IN ABERDEEN, SOUTH DAKOTA, IN THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 13, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY. (Street Address: 18 - 2ND AVENUE SOUTHEAST)

UNIT 3 TOGETHER WITH SAID UNITS UNDIVIDED 41% INTEREST IN THE COMMON ELEMENTS OF ABERDEEN BUSINESS CONDOMINIUM LOCATED ON LOT FIVE (5) OF B.B. WARD'S FIRST SUBDIVISION OF LOTS ONE (1), TWO (2), AND THREE (3), BLOCK SIX (6), ORIGINAL PLAT OF ABERDEEN, ACCORDING TO

THE PLAT THEREOF OF RECORD AND ESTABLISHED BY THE MASTER DEED DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP PURSUANT TO THE LAWS OF THE STATE OF SOUTH DAKOTA, DATED DECEMBER 17, 1982, AND EXHIBITS ATTACHED THERETO, ALL OF WHICH IS RECORDED IN BOOK 240 OF DEEDS, PAGE 355, IN THE OFFICE OF THE BROWN COUNTY REGISTER OF DEEDS, ABERDEEN, SOUTH DAKOTA. (Street Address: 14 – 2ND AVENUE SOUTHEAST #3)

LOT THREE (3), BLOCK ELEVEN (11), ORIGINAL PLAT OF ABERDEEN, BROWN COUNTY, SOUTH DAKOTA. (Street Address: 206 SOUTH MAIN STREET)

LOT 4, BLOCK 11, ORIGINAL PLAT TO ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, BROWN COUNTY, SOUTH DAKOTA. (Street Address: 208 SOUTH MAIN STREET)

LOT 5, BLOCK 11, ORIGINAL PLAT OF ABERDEEN, BROWN COUNTY, SOUTH DAKOTA ACCORDING TO THE PLAT THEREOF OF RECORD.

(Street Address: 210 SOUTH MAIN STREET)

LOT SIX (6), BLOCK ELEVEN (11), ORIGINAL PLAT TO TH CITY OF ABERDEEN, BROWN COUNTY, SOUTH DAKOTA. (Street Address: 212 SOUTH MAIN STREET)

LOT 7, BLOCK 11 OF THE ORIGINAL PLAT OF THE CITY OF ABERDEEN, BROWN COUNTY, SOUTH DAKOTA, SUBJECT TO EASEMENTS RESERVATION AND RESTRICTIONS OF RECORD, IF ANY. (Street Address: 214 SOUTH MAIN STREET)

LOTS 8 AND 9, BLOCK 11, ORIGINAL PLAT OF ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, BROWN COUNTY, SOUTH DAKOTA, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY. (Street Address: 216 SOUTH MAIN STREET AND 218 SOUTH MAIN STREET)

LOTS 10 AND 11, BLOCK 11, ORIGINAL PLAT OF ABERDEEN, BROWN COUNTY, SOUTH DAKOTA, ACCORDING TO THE PLAT THEREOF OF RECORD.

(Street Address: 220 SOUTH MAIN STREET)

LOT TWELVE (12), BLOCK ELEVEN (11), ORIGINAL PLAT OF THE CITY OF ABERDEEN, ACCORDING TO THE PLAT THEREOF OF RECORD, SUBJECT TO EASEMENTS, RSTRICIONS AND RESERVATIONS OF RECORD, IF ANY. (Street Address: 224 SOUTH MAIN STREET)

LOT 1, HUB CITY DOWNTOWN FIRST ADDITION TO THE CITY OF ABERDEEN IN THE SW ¼ OF SECTION 13, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA.

(Street Address: 114 SOUTH MAIN STREET AND 116 SOUTH MAIN STREET)

3. Creation and Conditions. The District is hereby created with an effective date of February 22, 2022, and upon the following conditions:

(a) Term of District. The term of the District shall be twenty (20) years from the

date of the creation of the District, therefore, positive tax increments may not be allocated to the City longer than twenty (20) years after the calendar year of creation of the District.

- (b) Payment of Project Costs. Project costs in the amount of \$1,579,038.00, plus interest computed at four percent (4%) per year, are eligible for reimbursement by the City from positive tax increments. No project cost incurred after five (5) years following the creation of the District may be paid from positive tax increments unless an amendment to the Project Plan is adopted. All outstanding indebtedness for project costs financed by Hub City Downtown, LLC (the Owner and Developer of land which has been designated the “Van Slyke Redevelopment”), and their successors and assigns, shall be paid or retired, and all tax increment bonds shall mature, no later than the term of the District.
 - (c) Sale or Transfer to Terminate District. Developer may neither sell or transfer a controlling ownership interest in Developer, nor sell or transfer title to, or sell or transfer a controlling ownership in, the property described in the Project Plan at any time before the expiration of seven (7) years from the date of creation of the District without providing for termination of the District as follows:
 - (1) For project costs financed by Developer, Developer shall pay or retire all outstanding debt for project costs to any holder of such indebtedness; or
 - (2) For project costs for which tax increment bonds were issued, Developer shall remit to the City sufficient funds for City to redeem the bonds in whole.
 - (d) Waiver of discretionary formula. Developer shall waive the discretionary formula of all of the assessed valuation for tax purposes for the five (5) tax years following construction of the improvements identified in the Project Plan.
 - (e) No Remittance Upon Default. No Tax Increment Revenues for reimbursement of eligible project costs will be remitted by the City to Developer or to holders of indebtedness issued to pay for project costs if Developer is in default of the Development Agreement as fully-executed by and between Developer and the City of Aberdeen (hereafter the “Development Agreement”).
4. District Name. The District shall be named and designated as “Tax Increment Financing District Number 37, City of Aberdeen, South Dakota.”
5. Project Plan. Except as otherwise amended by this Resolution, the Project

Plan submitted by Developer shall be and the same is hereby approved and adopted. Such plan is feasible and in conformity with the master plan of the City of Aberdeen, South Dakota, a municipal corporation of the State of South Dakota.

6. Development Agreement. The Development Agreement shall specify the conditions for development of the owner's property in the District and for financing and payment of the project costs. The Development Agreement when fully-executed shall be expressly incorporated herein and adopted by reference. The Development Agreement may be amended from time to time by mutual agreement of the parties.

7. Aggregate Valuation. The aggregate assessed valuation of the taxable property in the District plus the tax increment base of all other existing tax increment financing districts does not exceed 10% of the total assessed value of taxable property in the City of Aberdeen, South Dakota.

8. General Conditions for Termination of District. The District shall terminate upon the earliest date of any of the following occurrences:

- a. Positive tax increments are no longer allocable to the District;
- b. The Council, by resolution, dissolves the District, after payment or provision for payment of all project costs, grants, and all tax increment bonds of the District; or
- c. Developer is in default of the Development Agreement and fails to cure such default within the time specified therein.

9. Execution of Documents. The City Manager and Finance Officer are authorized to execute those documents necessary to create and certify Tax Increment Financing District Number 37 as of the effective date of creation of the district. The City Manager is authorized to finalize the execution of the Development Agreement and to enter into such amendments thereto from time to time as the City Manager determines to be in the best interests of the City of Aberdeen.

10. Severability. The provisions of this resolution are severable. If any provision of this resolution or the application thereof to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application.

The foregoing Resolution Number 22-02-02R was adopted at a regular meeting of the Aberdeen City council on the 22nd day of February, 2022.

BRIDGE REINSPECTION PROGRAM RESOLUTION

City Engineer Robin Bobzien requested approval of a Bridge Reinspection Program Resolution which allows the City to choose an engineering firm, IMEG/formerly Clark Engineering, from the SD Department of Transportation's List for bridge inspections in Aberdeen. Motion by Reinbold, second by Rux to approve the Bridge Reinspection Program Resolution as presented. Roll call vote to approve, all voting aye, number of ayes 9, number

of nays 0, motion carried.

**BRIDGE REINSPECTION
PROGRAM RESOLUTION**

FOR USE WITH SDDOT RETAINER CONTRACTS

WHEREAS, 23 CFR 650, Subpart C, requires initial inspection of all bridges and reinspection at intervals not to exceed two years with the exception of reinforced concrete box culverts that meet specific criteria. These culverts are reinspected at intervals not to exceed four years.

THEREFORE, the City of Aberdeen is desirous of participating in the Bridge Inspection Program using Bridge Replacement funds.

The City requests SDDOT to hire IMEG (Consulting Engineers) for the inspection work. SDDOT will secure Federal approvals, make payments to the Consulting Engineer for inspection services rendered, and bill the City for 20% of the cost. The City will be responsible for the required 20% matching funds. Dated this 22nd day of February, 2022 at Aberdeen, South Dakota.

RECOGNITION OF JUNETEENTH AS OFFICIAL CITY HOLIDAY

City Manager Joe Gaa requested approval of Juneteenth (June 19th) as a paid holiday for all City Government Personnel since officially declared a federal and state holiday. Motion by Rux, second by Reinbold to add Juneteenth (June 19th) to the list of approved holidays and authorize the closing of City offices. Roll call vote to approve, all voting aye, motion carried.

RECOMMENDATION ON BID FOR WATER TREATMENT SLUDGE REMOVAL PROJECT

Water Treatment Superintendent Bob Braun requested approval to award the bid for the Water Treatment Sludge Removal Project to B.W. Morrison Construction with a \$14.75 per ton price. Motion by Johnson, second by Remily to award the bid for the sludge removal project to B. W. Morrison Construction at a \$14.75 per ton price. Roll call vote to approve, all voting aye, motion carried.

ADDENDUM TO HANGAR 9, INC. LEASE AT AIRPORT

Transportation Director Rich Krokkel requested approval of the third addendum to Hangar 9, Inc. lease regarding Fixed Base Operator (FBO) rents and fees. Krokkel said that Hangar 9, Inc. has agreed to an increase in its rental amounts and fuel flowage fees under terms and conditions in the addendum similar to the other FBOs. Motion by Johnson, second by Rux to approve the Third Addendum to Commercial Aviation Net Ground Lease #71, such addendum revising the rental rates and fees for Hangar 9, Inc., similar to the other FBOs, and to ratify the signature of the Transportation Director and authorize the City Manager to execute the same after review and approval by the City Attorney. Roll call vote to approve, all voting aye, motion carried.

LETTER OF AGREEMENT WITH HELMS & ASSOCIATES FOR ENGINEERING SERVICES AT AIRPORT

Transportation Director Rich Krokkel requested approval of a Letter of Agreement with Helms & Associates to provide miscellaneous engineering services to the Aberdeen Regional Airport and to authorize the City Manager to sign the 2022 Agreement. Motion by Lunzman, second by Johnson to approve the Letter of Agreement with Helms & Associates to provide miscellaneous engineering services to the Airport. Discussion followed with Ronayne questioning the limited liability provision in the agreement. Motion by Ronayne, second by Rux to table the discussion of the Letter of Agreement with Helms & Associates for one week to allow review of the agreement with the City Attorney. Roll call vote to approve, all voting aye, motion carried.

PAYMENT REQUESTS FOR AIRPORT IMPROVEMENT PROJECTS

Transportation Director Rich Krokkel requested approval of the following payments for work on Airport Improvement Projects: Payment #5 – AIP #3-46-0001-43-2021 Taxiway GA Apron – Helms & Associates, in the amount of \$1,284.01; Payment #13 – AIP #3-46-0001-43-2021 Taxiway Geometry – Helms & Associates, in the amount of \$16,335.66; Payment #27 – AIP #3-46-0001-43-2021 Taxiway Geometry – Helms & Associates, in the amount of \$2,888.84; Payment #8 – AIP #3-46-0001-43-2021 Taxiway Geometry – Sharpe Enterprises, in the amount of \$94,691.33; Payment #5SA – AIP #3-46-0001-43-2021 Taxiway Geometry – Sharpe Enterprises, in the amount of \$61,509.11; Payment #34 – AIP #3-46-0001-40-2019 Taxiway ‘C’ – Helms & Associates, in the amount of \$55.39; Payment #10 – AIP #3-46-0001-40-2019 Taxiway Improvements – Reede Construction, in the amount of \$10,000.00. Motion by Johnson, second by Rux to approve and authorize the City Manager to sign the payment requests for work on the Airport Improvement Projects. Roll call vote to approve, all voting aye, motion carried.

REVIEW AND APPROVAL OF CLAIMS AND PAYROLL

Motion by Lunzman, second by Rife to approve payment of the bills listed for February 22, 2022 having been audited by the Finance Officer and fully itemized and authorize the Mayor or City Manager to sign, and the Finance Officer to countersign, all warrants for payment of the following approved bills: Midwest Alarm Company 300.96; Ryan DeRouchey 170.00; Aberdeen Chamber of Commerce 805.00; Aberdeen Development Corp. 15,000.00; Ashton Bjur 75.00; Jennifer Ring 60.00; Animal Care Clinic 776.70; Helms & Associates 63,595.37; MARCO Technologies LLC 396.65; RDO Equipment Co. 4,263.18; Br. Co. Landfill 16,458.90; Br. Co. Treasurer 454,500.00; Aberdeen News 1,601.02; Northern Plains Animal Health 180.61; Chris & Dan’s Tarp & Canvas 190.00; Hawkins Inc. 9,413.88; Dakota Electronics 2,537.17; Don’s Builders Hardware 16.50; Quality Welding Inc. 61.00; Cole Papers Inc. 901.65; Farm Power Mfg. Inc. 136.58; Wells Fargo Bank of SD 4,306.25; Jensen Rock & Sand Inc. 10.00; Graham Tire Co. 1,103.79;

Patty Holm 49.65; Direct Automation LLC 1,997.18; Auto Value Parts/Hedahls 2,405.56; House of Glass Inc. 1,524.00; Nelson Sales & Service LLC 48.00; CDW Government Inc. 69.80; Automatic Building Controls 555.00; Lawson Products Inc. 979.18; Steven Lust Automotive 225.83; M-B Companies Inc. 1,134.41; MAC's Inc. 1,872.82; Sewer Duck Inc. 190.00; Sanford Health Occupational 2,088.00; Municipal Code Corp. 4,082.46; Double A Plumbing LLC 184.42; Farnams Genuine Parts 394.47; NSU Workstudy 227.50; CenturyLink 4,458.73; Pantorium 26.00; Dakota Supply Group 18.91; Graymont LLC 11,848.42; Midstates Group 9,213.05; Rockmount Research & Alloys 571.61; Avera St. Luke's Hospital 1,750.88; SHARE Corp. 789.12; Sherwin-Williams Co. 106.76; SD Division of Motor Vehicles 7.00; Stan Houston Equipment Inc. 24.55; Western Area Power Adm. 5,240.36; Crouch Recreational, Inc. 904.00; Diesel Machinery Inc. 4,015.00; Baker & Taylor Inc. 153.09; GALE/Cengage Learning 501.41; Mission Mgmt. Information 710.18; Paula Nelson 186.00; Fastenal Company 156.91; Blair Scoular 90.00; Banner Associates Inc. 21,230.26; Master Blaster 179.27; Mattern Electric 1,764.29; Badger Meter Inc. 580.68; Metering & Technology Solutions 9,030.00; MacQueen Emergency Group 4,311.23; Ladner Electric 724.44; Harms Heating and Cooling Inc. 489.58; Tim Reed 548.00; Dependable Sanitation 24,391.20; Center Point Large Print 186.96; Pressure Washer Central 73.38; WISP Services LLC 60.00; Cartney Bearing Co. 195.88; Pauer Sound & Music Inc. 103.76; Titan Access Productivity 2,172.49; Hub City Radio 620.00; Automationdirect.com Inc. 127.49; Executive Management 421.54; Service Signs Inc. 598.33; Electrical Engineer & Equipment Co. 1,486.63; Barry Dunlavy 186.00; Pierson Ford-Lincoln-Mercury 34.48; West Payment Center 685.48; ULine 670.56; Active Data Systems Inc. 850.00; Dakota Broadcasting LLC 375.00; Mariah Mougey 38.00; Jarman's Water Systems 397.50; Luke Nelson 224.00; Livestock Specialist Inc. 142.50; NVC 4,236.05; Downie's Piano Tuning & Repr. 525.00; Kirk's Auto 3,504.29; SD Airport Managers Assn. 25.00; AFFINIS 466.33; McMaster-CARR Supply Co. 179.95; Carlsen Funeral Home 375.00; Norby Golf Course Design Inc. 10,500.00; William Cantalope 60.00; Glacial Lakes & Prairies Tourism 775.00; Swanson Flo-Systems Co. 512.82; Reede Construction Inc. 10,000.00; Towing Plus 400.00; Quill Corp. 107.82; Federal Express Corp. 15.23; Ken's Superfair Foods 264.70; Sertoma Club 48.25; Century Business Products 7,307.30; Karl Alberts 28.00; Groton Veterinary Clinic 182.72; Menards Inc. 5,054.71; Shannon Broderson 76.00; Overdrive Inc. 1,674.06; Aqua Pure Inc. 325.00; Michael Roemmich 112.00; Convention & Visitors Bureau 54,453.45; Dakota Fluid Power Inc. 1,093.16; McQuillen Creative Group Inc. 510.00; EZ-Liner 119.51; Clint Rux 158.60; Borns Group 6,983.48; Killoran Trucking & Brokerage 21,631.60; OCLC Inc. 1,948.72; Impact Janitorial 3,137.15; Confluence 1,979.32; Tyler Technologies 2,815.00; Ferguson Waterworks 1,428.00; US Plastic Corp. 167.68; David's Lawn & Snow 225.00; Hunter Schlotman 672.00; Evergreen Enterprises 1,280.11; Matheson Tri-Gas Inc. 254.33; Aberdeen Shuttle 54.00; The UPS Store 71.07; SDN Communications 3,810.00; POMP's

Tire Service 1,358.05; Galls Inc. 158.36; Dakota Oil 1,739.08; DLT Solutions Inc. 7,447.70; Sharpe Enterprises Inc. 108,854.77; Advance Auto Parts 383.34; Dakota Potters Supply 3,269.98; North Central Rental/Leasing 27,696.70; Jordan C. Menken 64.00; Ingram Library Services 12,106.59; Vollan Oil Co. 30,830.46; Steve Markley 102.00; Midstates Equipment & Supply 22,771.30; Aberdeen Chrysler Center 1,757.00; Midcontinent Communications 1,903.00; ARAMARK Uniform Service 1,290.30; Kyle Stoddard 672.00; Curt Fredrickson 130.00; Butler Machinery Co. 527.18; GRAINGER 415.79; Zoll Medical Corp. 1,850.00; Geffdog Designs 137.99; David Dosch 186.00; Crescent Electric Supply 206.02; Midwest Pump & Tank 32.91; Lisa Fischer 196.00; 080 Leasing 1,329.01; Marynna Snow 52.00; Christine Stoltenberg 52.00; A-1 Sanitation 592.66; Linde Gas & Equipment Inc. 6,582.47; G & R Controls Inc. 1,459.21; Tri-State Water Inc. 96.50; United Parcel Service 263.75; Domino's Pizza 189.03; Applied Industrial Tech 302.19; Terrina Barnes 106.49; Wabash Valley Mfg. 1,230.24; GolfCo Int'l 6,729.73; Haylee Mork 104.00; Teigen Enterprises 574.95; Wishpets, LLC 8,553.18; Kanopy, Inc. 25.00; EMEC Americas, Inc. 620.71; James Valley Coop. Telephone Co. 22.15; Chance Rides Manufacturing Inc. 8,250.00; MAC Tools/D & D Distributing LLC 190.00; Lyla Agius Designs 147.20; Daniel Orr 54.00; Luke Bunke 54.00; Office Depot 586.58; Hillyard 728.15; Megan Kusler 162.00; Haar Plumbing & Heating Inc. 8,961.70; Chris Brick 186.00; Core & Main LP 2,140.14; Blackstrap Inc. 24,244.31; Autozone 416.30; Jonathon Murdy 2,500.00; Shannon Chemical Corp. 23,346.30; Runnings Supply Inc. 1,961.26; Tumbleweed Press Inc. 1,500.00; Interstate Battery 389.85; Cardconnect 325.00; Hub City Cycles & Automotive 510.00. Roll call vote to approve, all voting aye, motion carried.

CITY MANAGER'S REPORT

City Manager Joe Gaa reported on the snow removal process starting the evening of February 22nd.

ADJOURNMENT

There being no further business, motion by Johnson, second by Lunzman to adjourn the meeting. Voice vote to adjourn, all voting aye, motion carried. The meeting adjourned at 6:08 p.m.

Prepared by Mary Campton for the Finance Office. /s/ Karl Alberts, Finance Officer.