

REGULAR MEETING OF THE OACOMA TOWN BOARD
November 6, 2023

The Oacoma Town Board met in regular session at 7:00 P.M. on November 6, 2023, in Meeting Room #2 at the Oacoma Community Center. Board members present were Gary Dominiack, President; Richard Kirkpatrick, Vice President; Kyle Fuchs; Robin Hutmacher; and Justin Rabern. Also present were Valerie Moore, Finance Officer; and Laurie Becvar and Kyndra Hosek, representing the SD Hall of Fame.

MINUTES

Motion by Hutmacher, second by Fuchs, to approve the minutes of the regular meeting on October 16, 2023.
Motion carried.

SD HALL OF FAME

Laurie Becvar and Kyndra Hosek, representing the SD Hall of Fame, were present to provide information on proposed improvements to the facility, educational program and displays operated by the foundation and efforts to promote the SD Hall of Fame and surrounding area as a destination site for the State of SD. Becvar reported the total budget for the project is \$2.7 million with half of that amount being requested from the State of SD. The remaining balance will be funded by a combination of fundraising efforts, donated services, and in-kind support. Hosek explained the goal is to increase visitor engagement by modernizing the education program and interactive displays at the Hall of Fame facility, including installation of the first Hologram display in the state of SD. Becvar requested funding support of \$5,000 from the Town of Oacoma to support promotional activities.

The board discussed the proposal and the annual induction ceremony held in Oacoma. Motion by Kirkpatrick, second by Rabern, to authorize funding of \$5,000 from the BBB Sales Tax to the SD Hall of Fame to promote the Chamberlain/Oacoma area as a destination site. Motion carried.

PUBLIC COMMENTS

Time was reserved for public comments pursuant to SDCL 1-25-1. No comments were offered.

NUISANCES

November 1, 2023, was the owner's formal deadline for removal of debris and a mobile home and its attachments at 101 N Main Ave. No response and no action have been received from the owner. As recommended by the city attorney, a final notice will be mailed to the owner to inform them that the Town will proceed with demolition of the mobile home and attachments no earlier than December 4, 2023, and disposal of all debris will be completed no later than December 18, 2023. Quotes for demolition and disposal have been requested from three contractors.

October 20, 2023, was the deadline for a courtesy notice to the owner of property located at 405 W 2nd St to clean up the property. Rabern reported he inspected the property and found that significant progress has been made to improve the conditions. The board determined no action is necessary at this time and will permit additional time for the work to progress.

RESOLUTION NO. 2023-03

Moore presented an updated zoning map which incorporates all additions and changes made in accordance with the provisions of Oacoma Zoning Ordinance No. 2004-03 since its adoption on June 21, 2004. Motion by Hutmacher, second by Kirkpatrick, to adopt Resolution No. 2023-03, a resolution adopting a new official zoning map. Motion carried.

RESOLUTION NO. 2023-03
FOR THE TOWN OF OACOMA, SD

A RESOLUTION ADOPTING A NEW OFFICAL ZONING MAP.

WHEREAS, the Town of Oacoma adopted an Official Zoning Ordinance and Official Zoning Map on June 21, 2004 as part of Ordinance No. 2004-03, and;

WHEREAS, in accordance with the provisions of Ordinance No. 2004-03, additions and changes were made in the district boundaries portrayed on the Official Zoning Map and such additions and changes have caused the map to become difficult to interpret.

NOW THEREFORE BE IT RESOLVED by the Oacoma Town Board of Trustees that a new Official Zoning Map, containing all of the additions and changes made since June 21, 2004, be adopted to supersede and replace the Official Zoning Map adopted on June 21, 2004, as part of Ordinance No. 2004-03.

BE IT FURTHER RESOLVED by the Oacoma Town Board of Trustees that the prior Official Zoning Map adopted as part of Ordinance No. 2004-03 shall be preserved, together with all available records pertaining to its adoption or amendment.

ADOPTED this 6th day of November 2023.

TOWN OF OACOMA

/s/Gary Dominiack, President
Board of Trustees

ATTEST:
/s/Valerie J. Moore, Finance Officer
(SEAL)

RESOLUTION NO. 2023-04

Motion by Rabern, second by Fuchs, to adopt Resolution No. 2023-04, a resolution to establish a new capitalization policy. Motion carried.

RESOLUTION NO. 2023-04
FOR THE TOWN OF OACOMA, SD

A RESOLUTION TO ESTABLISH A NEW CAPITALIZATION POLICY.

WHEREAS, the Town of Oacoma owns property including various lands, buildings, structures, improvements, equipment and machinery, which are classified as capital assets for financial reporting purposes, and;

WHEREAS, the Town of Oacoma maintains records on property classified as capital assets according capitalization policies adopted on February 2, 2000 and amended on November 4, 2002, which established a threshold value for determining when to classify property as a capital asset, and;

WHEREAS, it has been determined the current capitalization policy which established a \$1,000 value as the threshold for classifying property as a capital asset is obsolete and must be updated.

NOW THEREFORE BE IT RESOLVED by the Oacoma Town Board of Trustees that a new capitalization policy for the Town of Oacoma shall be established as follows and all previous capitalization policies shall be repealed:

1. Land – all acquisitions and purchases.
2. Buildings and structures - \$50,000.
3. Improvements other than buildings - \$50,000.
4. Machinery and equipment - \$5,000.

BE IT FURTHER RESOLVED that all machinery and equipment classified as capital assets prior to adoption of this resolution and recorded at values of less than \$5,000 shall be removed from the capital asset classification.

ADOPTED this 6th day of November 2023.

TOWN OF OACOMA

/s/Gary Dominiack, President
Board of Trustees

ATTEST:

/s/Valerie J. Moore, Finance Officer
(SEAL)

LIQUOR LICENSE RENEWAL

Five applications for renewal of liquor licenses were presented for consideration. Motion by Hutmacher, second by Rabern, to approve the following 2024 liquor licenses: Sky Dine Oacoma, LLC, Al's Oasis- Retail On-Sale; GF Buche Co., Buche Foods-Package Off-Sale; US Hotel ACS Ventures LLLP, Arrowwood Cedar Shore Resort-Retail On-Sale; West Forty Inc., The West Forty-Retail On-Sale; West Forty Inc., The West Forty- Package Off-Sale. Motion carried.

SURPLUS EQUIPMENT

Motion by Kirkpatrick, second by Fuchs, to declare a FIMCO 15-gallon trailer sprayer and a Kohler 20 hp gas motor as surplus property and authorize sale of the equipment by public auction in December. Motion carried.

SCHEDULE PUBLIC HEARING

Motion by Rabern, second by Hutmacher, to schedule the date of a public hearing to consider source water improvements on Oacoma's water system for Monday, November 20, 2023, at 7:00 P.M. at the Oacoma Community Center. Motion carried.

PERSONNEL

Dominiack reported Zach Kenobbie passed his Wastewater Collection I exam. Kenobbie's wage will increase by \$0.25/hr effective October 28, 2023, according to automatic wage increases authorized on September 16, 2023. Kenobbie's new wage is \$21.50/hr.

OTHER DISCUSSION

Dominiack reported the public works staff is performing minor remodeling work inside the Maintenance Shop to increase floor space for equipment storage. Contractor quotes to install a boiler system to improve in-floor heat have been requested.

PAY BILLS

The following bills were approved for payment: Payroll: Gov Board-1500.00, Finance-4096.20, Streets-3597.99, Sewer-3684.68, Water-4400.28, Parks/Rec-104.40; Bryan Mahrt, clothing allowance-78.74; Zach Kenobbie, clothing allowance-250.00; Zach Kenobbie, travel expenses-120.00; Weston Waugh, clothing allowance-210.02; Ace Hardware, fertilizer-19.99; AFLAC, withholdings-40.40; Bomgaars, supplies-92.33; Buche Foods, supplies-16.98; Byre Bros, garbage service, pull trees – 334.00; Burke Oil Co, Fuel-2843.92; C & B Operations, hydraulic filter-126.90; Cardmember Services, credit card charges for postage, antifreeze, ice for lab samples, supplies, fuel, software subscription-985.16; Central Dakota Times, publishing-87.63; Chamber of Commerce/CVB, subsidy-2938.00; Cozine Electric, UPS Battery backup-529.09; Cutler Law Firm LLP, legal fees-450.00; Donaldson Ditching, sewer repairs-1530.62; Jack Dooley, OCC custodian-500.00; GF Advertising Services, billboard lease - 1310.00; Hawkins Inc, chemicals-3351.87; IRS, payroll tax-3945.04; Middle America Communication Solutions, social media mgt-650.00; Midstate Communications, phones & internet, 412.55; NAPA Auto Parts, tools, batteries, misc parts-724.58; Office Products Center, service contract & supplies-331.42; Riverview Chevrolet, tires-1036.34; SD Association of Rural Water Systems, 2024 dues-410.00; SD Municipal League, 2024 dues-719.04; SD Public Health Lab, lab samples-132.00; SD Retirement System, contributions-2786.70; SD Supplemental Retirement Plan, withholdings-410.00; Servall, OCC supplies-150.04; Tri-County Landfill, shop waste & trees-559.50; USA Blue Book, chart paper & supplies – 815.38; Verizon Wireless, cell phones-165.77; Wall Drug Store, Inc., billboard lease-200.00; WEERC, lab samples-221.00; Wellmark, health insurance-741.34; West Central Electric, utilities-4837.47.

ADJOURNMENT

Motion by Rabern, second by Kirkpatrick, to adjourn. Motion carried. The next regular meeting is scheduled for Monday, November 20, 2023, beginning at 7:00 P.M. in Meeting Room #2 at the Oacoma Community Center.

Gary Dominiack, President

Valerie J. Moore, Finance Officer

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