

REGULAR MEETING OF THE OACOMA TOWN BOARD
March 18, 2024

The Oacoma Town Board met in regular session at 7:00 P.M. on March 18, 2024, in Meeting Room #2 at the Oacoma Community Center. Board members present were Gary Dominiack, President; Richard Kirkpatrick, Vice President; Kyle Fuchs; Justin Rabern; and Robin Hutmacher. Also present were Valerie Moore, Finance Officer; Desi Hettick, Deputy Finance Officer; and Pat Wolf.

MINUTES

Motion by Kirkpatrick, second by Hutmacher, to approve the minutes of the regular meeting on March 4, 2024. Motion carried.

PUBLIC COMMENTS

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

HWY 16 UTILITY RELOCATION PROJECT

The following bids were opened and read aloud at 2:00 P.M. on March 13, 2024. RP&H, Inc. - \$149,454.00; Menning Excavating - \$182,496.00; and Flatland Enterprise - \$184,483.00. Weston Blasius, Banner Associates, tabulated all bids, verified qualifications, and recommended award of the contract to RP&H, Inc. Motion by Rabern, second by Fuchs, to award the contract on the Hwy 16 Utility Relocation Project to RP&H, Inc. for the sum of \$149,454. Motion carried. The anticipated completion of the project is June 1, 2024.

RECREATION TRAILS PROGRAM (RTP)

Motion by Hutmacher, second by Rabern, to authorize the submission of the RTP grant application for the Oacoma Flats Trails Restoration Project. Motion carried. Due to increased traffic, the project will help to restore and maintain the Oacoma Flats trails for recreational use. The project estimate includes gravel, blade work and an archeologist site survey totaling \$35,525. The RTP grant request is for 80% of the project cost or \$28,420.

OACOMA COMMUNITY CENTER (OCC) RESTORATION

Quotes for landscape restoration and work to remove and replace three concrete rain gutters at the OCC were submitted for consideration. Motion by Rabern, second by Kirkpatrick, to hire Riverside Landscaping, LLC to restore the landscape and irrigation system at the quoted cost of \$9,834.49 and to hire Nate Neilan Construction, LLC to remove and replace 3 concrete rain gutters at the quoted cost of \$3,550.76. Motion Carried.

CLEAN UP DAY

Saturday, May 11, 2024, was set for the annual Oacoma Clean Up Day. Oacoma will host a one-day collection site at the city shop on May 11 for Oacoma residents to dispose of household items. Landfill vouchers will also be available upon request allowing Oacoma residents to haul debris directly to the landfill instead of to the collection site. The vouchers will be subject to the same collection site policies and the following terms: One voucher per Oacoma residential address provided upon request; Vouchers are valid for one-time use on weekdays only during the period of May 6 through May 17. Maximum voucher value is \$100 applied toward landfill tipping fees.

RECONCILIATION OF CASH ASSETS

Dominiack verified the Reconciliation of Cash Assets for the month of February.

ADJOURN AND CONVENE

Motion by Hutmacher, second by Rabern, to adjourn as the Oacoma Town Board of Trustees and convene as the Oacoma Town Board of Equalization for the purpose of reviewing property assessments. Motion carried. The next regular meeting of the Oacoma Town Board of Trustees is scheduled for Monday, April 1, 2024, beginning at 7:00 P.M. in Meeting Room #2 at the Oacoma Community Center.

TOWN BOARD OF EQUALIZATION

Four written appeals were received for consideration.

APPEAL #1:

Property Owner: Patricia Wolf

Parcel Number: 8484

Legal Description: Easement Tract A in the N1/2 of Block 12, Gladstone Addition

Assessor Valuation NA-D: \$3,226

Patricia Wolf was present and reported Easement Tract A is a 16 ft x 77 ft parcel bordering the west side of her property which formerly provided access to a separate, interior lot behind her frontage lot. The interior and frontage lots were vacated and re-platted into a single lot but the easement tract serving as access to the interior lot was inadvertently not vacated and re-platted during that process. Wolf explained the 16 ft x 77 ft easement tract has no value to her as a separate parcel and she is concerned that setback requirements would be enforced from the easement boundaries instead of the full perimeter of her entire property if a building permit application is submitted for a garage or carport.

The board discussed average land valuations in Oacoma and determined the Assessor valuation on Parcel 8484 is reasonable. A recommendation was made for Wolf to contact a surveyor to vacate and re-plat Easement Tract A and Lot 2A into a single lot. Since the easement tract no longer provides access to a separate interior lot and both parcels are under a single ownership, Wolf was told setback requirements for any construction on the property would be determined from the full perimeter of the property. However, Wolf was informed that a re-plat of the parcels would help to avoid legal complications, especially for future borrowers seeking financing for building projects encroaching on Easement Tract A.

Motion by Kirkpatrick, second by Rabern, to recommend no change to the Assessor Valuation of \$3,226 on Parcel number 8484. Motion carried.

APPEAL #2:

Property Owner: Miles Clark

Parcel Number: 6267

Legal Description: Lots 7 and 8, Block 6, Seaman Addition

Assessor Valuation NA-D1: \$60,531

Miles Clark was not present to support his appeal request. Upon review it was determined the structures occupying Lots 7 and 8 include a vacant house in poor condition, a small shed in poor condition and a modern, oversized two-stall garage. The value of a larger garage located on Parcel number 6206 was used to compare the value of the two-stall garage on Parcel number 6267 at \$45,531. The value of vacant homes in poor condition on Parcel numbers 6369 and 6183 were used to compare the combined value of the vacant home and shed on Parcel number 6267 at \$5,000. As a result, the total NA-D1 value on Parcel number 6267 was estimated at \$50,531.

Motion by Hutmacher, second by Kirkpatrick, to recommend a decrease of \$10,000 to the Assessor Valuation of \$60,531 on Parcel number 6267. Motion carried.

APPEAL #3:

Property Owner: Gary or Connie Cleland

Parcel Number: 7746

Legal Description: Lot 4, Block 5, Gladstone Addition (Mobile Home Only)

Assessor Valuation NA-DM1: \$6,162

Neither Gary nor Connie Cleland was present to support their appeal request. Upon review it was determined that the mobile home was in moderately poor condition, however it appeared to serve a useful purpose for storage. The value of a vacant mobile home previously occupying Parcel number 6300 was used to compare the value of the mobile home on Parcel number 7746. As a result, the NA-DM1 value on Parcel number 7746 was estimated at \$4,903.

Motion by Rabern, second by Hutmacher, to recommend a decrease of \$1,259 to the Assessor Valuation of \$6,162 on Parcel number 7746. Motion carried.

APPEAL #4:

Property Owner: Gary or Connie Cleland

Parcel Numbers: 6184 & 6185

Legal Description: Lots 1, 2 & 3, Block 5, Gladstone Addition

Assessor Total Valuation: \$176,002

Neither Gary nor Connie Cleland was present to support their appeal request. Upon review it was determined that the structures occupying Parcel numbers 6184 and 6185 include a house in good condition and several accessory buildings in good condition. The value of similar properties including Parcel numbers 6174 and 6191 were used to compare values to Parcel numbers 6184 and 6185. It was determined the total Assessor valuations on Parcel numbers 6184 and 6185 are reasonable.

Motion by Rabern, second by Kirkpatrick, to recommend no change to the total Assessor Valuations of \$176,002 on Parcel numbers 6184 and 6185. Motion carried.

REVIEW

No other appeals were submitted, and no other individuals were present on March 18 to object to assessments. The board reviewed the property assessment list and recommended no additional changes.

ADJOURNMENT

Motion by Hutmacher, second by Kirkpatrick, to adjourn the meeting of the Oacoma Town Board of Equalization at 8:45 P.M. Motion carried.

Gary Dominiack, President

Valerie J. Moore, Finance Officer

Published once on March 27, 2024, at a cost of \$__ and may be viewed free of charge at

<https://www.sdpublicnotices.com/>.