

RESOLUTION NO. 2785
RESOLUTION OF NECESSITY FOR EUCLID AVENUE WATER
SERVICES IMPROVEMENTS

WHEREAS, the City Commission of the City of Pierre, South Dakota (the “City”) has declared that the necessity has arisen to replace drinking water service lines and necessary appurtenances related to the US Highway 14 (Euclid Avenue) Reconstruction Project within the City of Pierre, Hughes County, South Dakota.

WHEREAS, water service lines are the responsibility of the property owner as per City of Pierre Ordinance Section 4-3-303. The replacement of water service lines are the responsibility of the property owner and therefore is a direct benefit to that property owner and not advantageous to the city water customers as a whole. The water main replacement is not part of the special assessment. Replacement of the water service lines is necessary to protect future disturbance of the newly constructed SDDOT property (US Highway 14) in case of line failure and to bring the service lines into conformance with City of Pierre ordinance Section 4-3-309, which requires upgrades at the time of paving. Replacement of the water service lines will be from the water main to a point located behind the curb and include a curb stop or valve as required by City of Pierre ordinance Section 4-3-301 to 318. The service line from the curb stop to the primary structure will not be replaced as part of the construction project.

WHEREAS, the City Commission of the City of Pierre, South Dakota finds that the project is a local improvement that creates a special benefit to the properties assessed as follows:

Improved Service Functionality: The installation of new water service lines will improve the service for domestic use, irrigation, and other utilities. This directly enhances the convenience for residents or businesses using water services on a daily basis.

Increased Property Value: Access to modern, reliable water infrastructure is a key determinant of property value. With the upgraded water services, which includes bringing currently aged and non-conforming services into compliance, the properties will enjoy more consistent water service, enhancing their desirability and market value compared to properties without this improvement.

Reduced Maintenance and Future Costs: The improved water service line infrastructure reduces the risk of future water line main breaks, leaks, or other issues that may disrupt water supply or require emergency repairs. By reducing the

likelihood of such problems, the properties benefit from lower maintenance and emergency service costs, contributing to long-term cost savings.

Reliability and Service Continuity: The new or improved water service lines provide a more reliable water supply, reducing the chance of outages due to aging infrastructure. Properties within the special assessment district will have more dependable access to water compared to properties outside the district, where older service lines may remain in use.

WHEREAS, the City has published and mailed notices to property owners at least 10 days prior to the public hearing as required by South Dakota Codified Law 9-43-83 and 9-43-84; and

WHEREAS, the City is ready to proceed with the project and declare the necessity to make the improvements.

NOW THEREFORE, BE IT RESOLVED, by the City Commission of the City of Pierre, South Dakota, at a regular meeting thereof held at the Pierre City Commission Room, 2301 Patron Parkway, Pierre, at 5:45 p.m. on the 5th of November 2024, that the necessity has arisen to replace drinking water service lines and necessary appurtenances related to the US Highway 14 (Euclid Avenue) Reconstruction Project within the City of Pierre, Hughes County, South Dakota. Such properties affected hereinafter named:

Property Owner	Parcel No.	Legal Description	Property Address	Water Line Size (inches)	Estimated Cost
TDSRE, LLC	6012	GREELEY & SHARP ADDITION BLOCK 6 LOTS 13 THRU 22 W. OF HWY LESS LOT H3 OF LOT 22 (APPROX 69 SQ FT MORE OR LESS)	1120 N EUCLID AVE	2	\$3,600.00
DENALI RIDGE LIMITED PARTNERSHIP	7905	GREELEY & SHARP ADDITION ALL BLOCK 3	208 E SEVENTH ST	4	\$9,300.00
WESLEYAN CHURCH OF GRAND AVENUE	9234	GREELEY & SHARP ADDITION BLOCK 5 LOTS 1 THRU 3	121 E SEVENTH ST	1	\$2,100.00
SCHWELLENBACH, STAN & STEVEN	8283	GREELEY & SHARP ADDITION BLOCK 5 LOTS 4 THRU 19	124 E FIFTH ST	4	\$9,800.00

Property Owner	Parcel No.	Legal Description	Property Address	Water Line Size (inches)	Estimated Cost
SCHWELLENBACH, STAN & STEVEN	8283	GREELEY & SHARP ADDITION BLOCK 5 LOTS 4 THRU 19	124 E FIFTH ST	1	\$2,100.00
SCHWELLENBACH, STAN & STEVEN	8283	GREELEY & SHARP ADDITION BLOCK 5 LOTS 4 THRU 19	124 E FIFTH ST	1.5	\$2,500.00
SPIES BROTHERS PARTNERSHIP	6395	CENTRAL ADDITION BLOCK 2 LOTS 1 THRU 3 & EAST-WEST ALLEY BETWEEN LOTS 1 & 2	620 N EUCLID AVE	2	\$4,300.00
DOKKEN, JACK & BETH	9436	CENTRAL ADDITION BLOCK 2 LOTS 4 & 5	606 N EUCLID AVE	2	\$4,300.00
TMT PROPERTIES, LLC	8207	CENTRAL ADDITION BLOCK 2 LOTS 6 & 7	602 N EUCLID AVE	2	\$4,300.00
MAHER, TIM & JAMIE	6080	CENTRAL ADDITION BLOCK 3 LOT 6	125 E FIRST ST	1	\$2,100.00
MAHER, TIM & JAMIE	6080	CENTRAL ADDITION BLOCK 3 LOT 6	127 E FIRST ST	1.5	\$2,500.00
FAITH EVANGELICAL LUTHERAN CHURCH	5507	CENTRAL ADDITION BLOCK 4 LOTS 12 THRU 14 & R70' LOTS 1 - 4	639 N EUCLID AVE	1	\$2,100.00
LUTZ, RONALD G.	5726	CENTRAL ADDITION BLOCK 4 LOTS 15 THRU 19	635 N EUCLID AVE	2	\$3,600.00
BULLARD, HARLAN	4822	CENTRAL ADDITION BLOCK 4 LOTS 20 THRU 22	621 N EUCLID AVE	1	\$2,100.00
STATE MOTEL INC	6523	CENTRAL ADDITION BLOCK 5 LOTS 1 THRU 3	640 N EUCLID AVE	6	\$15,100.00
STATE MOTEL INC	6524	CENTRAL ADDITION BLOCK 5 LOTS 4 THRU 11	640 N EUCLID AVE & 630	1	\$2,800.00
PONDEROSA PINES ENTERPRISES, LLC	4752	EVANS ADDITION BLOCK 3 LOT 13	603 N EUCLID AVE	2	\$3,600.00
FAITH EVANGELICAL LUTHERAN CHURCH	5508	CENTRAL ADDITION BLOCK 9 LOTS 1 THRU 27 & VACATED ALLEY ADJ & LESS LOT H1	714 N GRAND AVE	1	\$2,100.00
FAITH EVANGELICAL LUTHERAN CHURCH	5508	CENTRAL ADDITION BLOCK 9 LOTS 1 THRU 27 & VACATED ALLEY ADJ & LESS LOT H1	714 N GRAND AVE	6	\$11,600.00

Property Owner	Parcel No.	Legal Description	Property Address	Water Line Size (inches)	Estimated Cost
RLKZ ENTERPRISE	5154	CENTRAL ADDITION BLOCK 10 LOTS 17 THRU 20	819 N EUCLID AVE	1	\$2,100.00
CAPITAL AREA HOUSING CORPORATION	4872	CENTRAL ADDITION BLOCK 10 LOTS 21 THRU 28	803 N EUCLID AVE	1	\$2,100.00
STOKES, CASEY & WARREN, TESSA	5199	EVANS ADDITION BLOCK 3 N 1/2 LOT 12 & S1/2 VAC ALLEY ADJ	611 N EUCLID AVE	1	\$2,100.00
FOREST, ANDREW	7985	EVANS ADDITION BLOCK 3 S 1/2 LOT 12 & N 1/2 VAC. ALLEY ADJ	609 N EUCLID AVE	1	\$2,100.00
FEDERAL BUILDING, U.S.A.	5525	FEDERAL ADDITION INMAN'S ADDITION AND HARDINGS ADDITION BLOCK 1 & E 81.5' BLOCK 2	200 S PIERRE ST	4	\$12,600.00
PARK AVENUE LLC	7045	GREELEY & SHARPS ADDITION BLOCK 13 LOTS 1 THRU 4 LESS LOT H1	119 E FIFTH ST	1	\$6,000.00
PARK AVENUE LLC	7045	GREELEY & SHARPS ADDITION BLOCK 13 LOTS 1 THRU 4 LESS LOT H1	123 E FIFTH	1	\$2,100.00
MANGAN, ANTHONY J. & SHIELA D.	5260	GREELEY & SHARPS ADDITION BLOCK 13 LOTS 5 THRU 11	909 N EUCLID AVE	1	\$2,100.00
BENALLY, HARRIES	8648	GREELEY & SHARPS ADDITION BLOCK 14 LOTS 18 THRU 22 E OF ROW OF EUCLID AVE. & W 1/2 VAC. ALLEY ADJ. LESS H2	914 N EUCLID AVE	2	\$4,300.00
CF NET LEASE PORTFOLIO III, LLC	11331	GRIFFINS ADDITION LOT 1& LOTS 1&2 KINGS INN REPLAT OF LOTS 3-4 OF GRIFFINS ADDITION & ALBRIGHT ADD LOTS 1-9 & BORDNERS KL ADD LOT 1 LESS H1	100 E SIOUX AVE	2	\$4,300.00
CARLSON, SCOTT B	5785	HILGERS ADDITION BLOCK 1 LOTS 1 & 2	114 E WYNOKA ST	1	\$2,100.00

Property Owner	Parcel No.	Legal Description	Property Address	Water Line Size (inches)	Estimated Cost
FOSTER RENTALS INC	4608	FIRST RAILWAY ADDITION BLOCK 1 LOT 4 & N 1/2 LOT 5 AND LOTS 4 AND 5 BALLARDS SUBD OF S1/2 LOT 5 AND LOT 6 WITH W1/2 VAC ALLEY ADJ.	207 E CAPITOL AVE	1	\$2,800.00
FOSTER RENTALS INC	4607	FIRST RAILWAY ADDITION BLOCK 1 LOTS 1 THRU 3 OF BALLARDS SUBD OF S 1/2 LOT 5 & LOT 6	110 S EUCLID AVE	1	\$2,800.00
SCHROYER, CHARLES P & SCHMIDT, RONALD G ET AL	8243	FIRST RAILWAY ADDITION BLOCK 1 LOTS 7 THRU 9	124 S EUCLID AVE	1	\$2,800.00
JHO, LLC	8114	FIRST RAILWAY ADDITION BLOCK 2 LOT 1 & HYDE'S OUTLOT 1 SUBD OF LOT 2	117 E CAPITOL AVE	1	\$2,100.00
CAPITOL RENTALS LLP	6303	FIRST RAILWAY ADDITION BLOCK 2 LOT 24	104 E PLEASANT DR	1	\$2,100.00
CAPITOL RENTALS LLP	6303	FIRST RAILWAY ADDITION BLOCK 2 LOT 24	104 E PLEASANT DR	1	\$2,100.00
NORTHWESTERN BELL TELEPHONE CO.	7512	FIRST RAILWAY ADDITION BLOCK 2 LOTS 25 & 26	117 S EUCLID AVE	1	\$2,100.00
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NORTHWESTERN BELL TELEPHONE CO.	7512	FIRST RAILWAY ADDITION BLOCK 2 LOTS 25 & 26	117 S EUCLID AVE	2	\$3,600.00
RYCKMAN, DENNIS J. & CAROL J.	8484	FIRST RAILWAY ADDITION BLOCK 3 F 90' LOTS 6 & 7	120 N EUCLID AVE	1	\$2,800.00
SOUTH DAKOTA WHEAT, INC.	8493	FIRST RAILWAY ADDITION BLOCK 3 R OR S 55' LOTS 6 & 7	116 N EUCLID AVE	1	\$2,800.00
DODSON, GERALD G. & JOANN M.	6296	FIRST RAILWAY ADDITION BLOCK 3 S 76' LOTS 8 & 9 LESS LOT H1	202 E CAPITOL AVE	1	\$2,800.00

Property Owner	Parcel No.	Legal Description	Property Address	Water Line Size (inches)	Estimated Cost
HUGHES COUNTY (COURTHOUSE & JAIL)	6258	FIRST RAILWAY ADDITION BLOCK 4 LOTS 1 THRU 6 & LOTS 21 THRU 26 (COURTHOUSE) LESS LOT H1	104 E CAPITOL AVE & 119 N EUC	3	\$14,000.00
SAHR, CARLA	8120	FIRST RAILWAY ADDITION BLOCK 3 R OR N 89' LOTS 8 & 9 AND LOTS 10 THRU 14	222 E CAPITOL AVE	1	\$2,800.00
DEWOLF, MARY M.	6405	FIRST RAILWAY ADDITION BLOCK 5 W 50' LOT 4 STRANGS RESUB OF PARTS OF LOTS 4 THRU 7	224 N EUCLID AVE	1	\$2,800.00
KRUSE, KELLY K.	6753	FIRST RAILWAY ADDITION BLOCK 5 W. 115' LOT 2 BRINKS SUBD	218 N EUCLID AVE	1	\$2,800.00
KRUSE, KELLY K.	6752	FIRST RAILWAY ADDITION BLOCK 5 W. 115' LOT 1 BRINKS SUBD	216 N EUCLID AVE	1	\$2,800.00
MAHER, THOMAS M. & THOMAS P. MAHER	8492	FIRST RAILWAY ADDITION BLOCK 5 LOTS 8 & 9 (OFFICE)	204 N EUCLID AVE	1	\$2,800.00
EBERHARD, MATT D.	5390	FIRST RAILWAY ADDITION BLOCK 6 LOTS 1 THRU 3 & R 107' LOT 16 AND S 69.5' LOT 4	231 N EUCLID AVE	1	\$2,100.00
EBERHARD, MATT D.	5390	FIRST RAILWAY ADDITION BLOCK 6 LOTS 1 THRU 3 & R 107' LOT 16 AND S 69.5' LOT 4	231 N EUCLID AVE	1.5	\$2,500.00
EBERHARD, MATT D.	5390	FIRST RAILWAY ADDITION BLOCK 6 LOTS 1 THRU 3 & R 107' LOT 16 AND S 69.5' LOT 4	231 N EUCLID AVE	2	\$3,600.00
EBERHARD, MATT D.	5390	FIRST RAILWAY ADDITION BLOCK 6 LOTS 1 THRU 3 & R 107' LOT 16 AND S 69.5' LOT 4	231 N EUCLID AVE	6	\$11,900.00

Property Owner	Parcel No.	Legal Description	Property Address	Water Line Size (inches)	Estimated Cost
WALD, HARVEY D & RENEE L	5513	FIRST RAILWAY ADDITION BLOCK 6 LOT 15 & THE FRONT 57.4' LOT 16	201 N EUCLID AVE	1	\$2,100.00
ST. PETER & PAUL CATHOLIC CHURCH	8661	LOT 1 OF PLAT OF ST PETER AND PAUL CATHOLIC CHURCH LESS LOT H1 (APPROX 765 SQ FT)	304 N EUCLID AVE	1	\$2,800.00
ST. PETER & PAUL CATHOLIC CHURCH	8661	LOT 1 OF PLAT OF ST PETER AND PAUL CATHOLIC CHURCH LESS LOT H1 (APPROX 765 SQ FT)	304 N EUCLID AVE	1	\$2,800.00
BRUBUR, LLC	9383	STANDARD OIL TRACT LOTS 1- 3 & DEVINES ADD LOT 1 & DEVINES SECOND ADD & FOURTH EXCEPT NE150' LESS LOT H1 IN LOT 1 STANDARD OIL TRACT	103 E PLEASANT DR	1	\$2,800.00
BRUBUR, LLC	9383	STANDARD OIL TRACT LOTS 1- 3 & DEVINES ADD LOT 1 & DEVINES SECOND ADD & FOURTH EXCEPT NE150' LESS LOT H1 IN LOT 1 STANDARD OIL TRACT	103 E PLEASANT DR	2	\$4,300.00
BURKE RE, LLC	6647	WEGNER'S ADDITION LOT 5 & ALL OF DEVINES THIRD ADDITION & DEVINES 4TH EXCEPT NW 150'	115 E PLEASANT DR	1	\$2,800.00
HUGHES COUNTY ABSTRACT COMPANY	8478	WEGNER'S ADDITION LOT 4R A REPLAT OF W75' OF LOT 3 & ALL LOT 4 WEGNERS ADDN; W75' OF WEGNERS 2ND ADDN AND ALL OF GMD LOT 1	201 E PLEASANT DR	1	\$2,800.00
FRANSEN, PATRICK EUGENE	7067	STEIGMEYERS ADDITION BLOCK 3 LOT 9 & S 10' LOT 10	202 E SENECA ST	1	\$2,800.00

Property Owner	Parcel No.	Legal Description	Property Address	Water Line Size (inches)	Estimated Cost
BKB PROPERTIES, LLC	4306	STEIGMEYERS ADDITION BLOCK 3 N 30' LOT 10 & ALL LOTS 11 & 12	506 N EUCLID AVE	2	\$4,300.00
BKB PROPERTIES, LLC	7814	STEIGMEYERS ADDITION BLOCK 3 LOTS 13 & 14 AND S 20' LOT 15	510 N EUCLID AVE	1	\$2,800.00
GLODT, BONNIE	7185	STEIGMEYERS ADDITION BLOCK 3 N 20' LOT 15 & ALL LOT 16	514 N EUCLID AVE	1.5	\$3,300.00
SWANSON, JOHN H	9388	STEIGMEYERS ADDITION BLOCK 4 E 1/2 LOTS 1 & 2	123 E ELIZABETH ST	1	\$2,800.00
MEHLHAFF, LAURA	8760	STEIGMEYERS ADDITION BLOCK 4 W 1/2 LOTS 1 & 2	117 E ELIZABETH ST	1	\$6,000.00
GENGLER, JOEL W. & CAROL J.	5766	STEIGMEYERS ADDITION BLOCK 4 LOT 3 & N 15' LOT 4	511 N EUCLID AVE	1	\$2,100.00
AMES, DAVID E & CAROL	7955	STEIGMEYERS ADDITION BLOCK 4 S 25' LOT 4 & LOT 5	507 N EUCLID AVE	1	\$2,100.00
TISHKOFF, GREGORY & LAURA	6987	STEIGMEYERS ADDITION BLOCK 4 LOTS 6 THRU 8	503 N EUCLID AVE	1	\$2,100.00
ADAMS, ROBERT D & CAROL J	4259	STEIGMEYERS ADDITION BLOCK 5 LOTS 1 & 2	115 E SENECA ST	1	\$5,500.00
DEICHERT, LUKE	7945	STEIGMEYERS ADDITION BLOCK 5 LOT 3	409 N EUCLID AVE	1	\$2,100.00
HELLER, LAYNE ARLENE	6327	STEIGMEYERS ADDITION BLOCK 5 LOT 4	407 N EUCLID AVE REAR	1	\$2,100.00
7 HOLDINGS, LLC	4751	STEIGMEYERS ADDITION BLOCK 5 LOT 5	405 N EUCLID AVE	1	\$2,100.00
7 HOLDINGS, LLC	9457	STEIGMEYERS ADDITION BLOCK 5 LOT 6	403 N EUCLID AVE	1	\$2,100.00
DEVANEY, FREDRICK M. & PATRICIA J.	8797	STEIGMEYERS ADDITION BLOCK 5 LOTS 7 & 8	401 N EUCLID AVE	1	\$2,100.00
HICKS, CHAD H. & LESLIE	5516	STEIGMEYERS ADDITION BLOCK 6 LOTS 9 & 10 AND S 1/2 LOT 11	402 N EUCLID AVE	1	\$2,800.00

Property Owner	Parcel No.	Legal Description	Property Address	Water Line Size (inches)	Estimated Cost
GONSOR, JON A. & NANCY J.	8796	STEIGMEYERS ADDITION BLOCK 6 N 1/2 LOT 11 & ALL LOT 12	404 N EUCLID AVE	1	\$2,800.00
EDWARDS PROPERTIES LLC	6831	STEIGMEYERS ADDITION BLOCK 6 LOT 13 & 14	408 N EUCLID AVE	1	\$2,800.00
MINNICK, JOHN & PEGGY BEITELSPACHER	7327	STEIGMEYERS ADDITION BLOCK 6 LOTS 15 & 16	412 N EUCLID AVE	1	\$2,800.00
SEVERSON, CHAD	7844	STEIGMEYERS ADDITION BLOCK 11 LOT 9	328 N EUCLID AVE	1	\$2,800.00
FSW PARTNERSHIP	5680	STEIGMEYERS ADDITION BLOCK 11 LOTS 10 & 11	330 N EUCLID AVE	4	\$17,700.00
TRUAX, BETTY S.	8955	STEIGMEYERS ADDITION BLOCK 11 LOTS 12 & 13	334 N EUCLID AVE	1	\$2,800.00
CENCAP	4924	STEIGMEYERS ADDITION BLOCK 11 LOTS 14 THRU 16	338 N EUCLID AVE	4	\$16,200.00
BECKWITH INVESTMENTS I, LLC	4544	STEIGMEYERS ADDITION BLOCK 11 38' NORTH OF FRONT 42.1' LOTS 21 THRU 23	324 N EUCLID AVE	1	\$2,800.00
PARK AVENUE LLC	9253	STEIGMEYERS ADDITION BLOCK 11 N61.9' LOTS 21 THRU 23	326 N EUCLID AVE	1	\$2,800.00
ZEIGLER, CARMEN	9420	STEIGMEYERS ADDITION BLOCK 11 S42.1' LOTS 22 & 23 LESS LOT H1 (APPROX 102 SQ FT)	322 N EUCLID AVE	1	\$2,800.00
SWENSON, SCOTT P & BRANDY BROCKEL	8381	STEIGMEYERS ADDITION BLOCK 12 LOTS 1 & 2 AND N 30' LOT 3	339 N EUCLID AVE	1	\$2,100.00
BACHMANN, AMANDA C	8759	STEIGMEYERS ADDITION BLOCK 12 S 10' LOT 3 & ALL LOT 4 & N 35' LOT 5	335 N EUCLID AVE	1	\$2,100.00
CAMPBELL, DERK & TERESA	9289	STEIGMEYERS ADDITION BLOCK 12 S 5' LOT 5 & ALL LOT 6	331 N EUCLID AVE	1	\$2,100.00
STILES, HAROLD R. & DORIS D.	8745	STEIGMEYERS ADDITION BLOCK 12 LOTS 7 & 8	329 N EUCLID AVE	1	\$2,100.00
CORWIN-BARTLETT, BONNIE	4413	WHEELON & SHERMAN ADDITION LOTS 1 & 2	319 N EUCLID AVE	1	\$2,100.00

Property Owner	Parcel No.	Legal Description	Property Address	Water Line Size (inches)	Estimated Cost
BERG, NICHOLE R & DARREN J	4263	WHEELON & SHERMAN ADDITION LOTS 3 & 4 AND N 1/2 LOT 5	317 N EUCLID AVE	1	\$2,100.00
GRAVATT, DARIN L.	5848	WHEELON & SHERMAN ADDITION S 1/2 LOT 5, ALL LOTS 6 THRU 9, EXCEPT FRONT OR EASTERLY 95.3' OF LOTS 8 & 9	120 E BROADWAY AVE	1	\$2,100.00
SPAID, RUSSELL D & CANDACE J	6718	WHEELON & SHERMAN ADDITION F 95.3' LOTS 8 & 9 LESS LOT H1 IN F95.3' OF LOT 9 (APPROX 43 SQ FT)	301 N EUCLID AVE	1	\$2,100.00

BE IT FURTHER RESOLVED, that the material to be used in the project shall be according to plans and specifications prepared by engineers for the City of Pierre and on file in the office of the Finance Officer and open to public inspection during regular office hours and incorporated hereby.

BE IT FURTHER RESOLVED, that the total estimated cost of the project is \$353,500. The total cost shall include the contract price and all engineering, inspection, publication, fiscal, legal, and all other expenses incidental thereto. The costs of the improvements and all other expenses incidental thereto shall be assessed against each lot receiving the improvement.

BE IT FURTHER RESOLVED, that the assessment will be divided into five equal annual installments. Any assessment not paid in full within thirty (30) days after filing the approved assessment roll in the Finance Office shall be collected under Plan Two, collection by the Municipal Finance Officer, as set forth in SDCL 9-43-102, and all deferred payments shall bear interest at the rate of Six Percent (6%) per annum.

BE IT FURTHER RESOLVED, that the Finance Officer is directed to take such action as is necessary to carry out the intent of the resolution.

Dated this 5th day of November, 2024.

CITY OF PIERRE, SOUTH DAKOTA

BY: _____
Steve Harding, Mayor

ATTEST:

Lacey Walz, Finance Officer

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