

PLANNING AND ZONING AGENDA
TUESDAY, SEPTEMBER 26, 2023
CITY HALL - 7:00 P.M.

- 1) ROLL CALL
Mark Anderson, Tim Graham, Stacey Kutil, Michelle Kilbourn, Troy Jackson, Brad Miles, and Tony Randall

- 2) APPROVAL OF THE AGENDA

- 3) APPROVAL OF MINUTES
 - September 12, 2023 Meeting

- 4) PUBLIC COMMENTS
Action cannot be taken on items discussed unless specifically listed elsewhere on the agenda

- 5) HEARINGS/PETITIONS/APPLICATIONS
 - 7:05 Conditional Use Hearing: Request to allow a Bar/Casino at 109 N Main Avenue

- 6) NEW BUSINESS

- 7) UPDATES
 - Building Inspector Update – Paul Clarke
 - Building Inspector/Code Enforcer Update – Kyle Christensen
 - City Administrator Updates – Teresa Sidel

- 8) ADJOURNMENT

Next Planning & Zoning Meeting: October 10, 2023

Planning and Zoning Meeting – Regular Meeting September 12, 2023

Chairman Tony Randall called the meeting to order at 7:00pm at Hartford City Hall with the following planning and zoning members present: Mark Anderson, Stacey Kutil, Michelle Kilbourn, Troy Jackson and Brad Miles. Tim Graham was absent with notice. Also present was City Administrator Teresa Sidel, Building Inspector/Code Enforcer Kyle Christensen, and Building Inspector Paul Clarke. There were 5 people from the public in attendance.

Approve Agenda: A motion was made by Anderson, second by Kutil to approve the agenda as set – all voted yes, motion carried.

Approval of the Minutes: The August 29, 2023, regular meeting minutes were reviewed. A motion was made by Miles, second by Kilbourn to approve the August 29, 2023, regular meeting minutes – all voted yes, motion carried.

Public Comments: None

Hearings/Petitions/Applications:

- **7:05 Annexation Hearing – Review Petition submitted by Turtle Creek Highlands, Inc:** The city has received an annexation petition from the Turtle Creek Highlands, Inc. They are asking to annex approximately .25 acres of their land that sits along the south side of Highway 38, just south of the intersection of Railroad Street and Highway 38. This annexation petition was requested by the city in order to correct an error in the original annexation of Turtle Creek Highlands. This development was originally annexed in 2013 and the legal provided by his engineer was lengthy and inadvertently missed a small section of property. This was unknown at the time of annexation. Staff noticed this last year and after working with the county, it was decided that the best course of action to correct this error is to have the city just annex the unannexed portion. A motion was made by Miles, second by Jackson to approve the annexation petition submitted by Turtle Creek Highlands and recommend approved to the city council – all voted yes, motion carried.
- **7:10 Conditional Use Hearing – Request to allow a 12’x20’ metal accessory building at 608 N Main Ave:** On July 31st, Richard Ankeny of 608 N Main Avenue came into city hall for a building permit to place a 12’x20 (240 sf) shed upon their property. It was at that time that the city found out that the shed was going to have metal siding and roof. Per city zoning regulations, Section 12.03 (B) 8 – the roofing and siding materials of accessory buildings larger than 150 square feet , except greenhouses, must be of like kind to the principal structure. Kyle then talked with the owner and their house does have metal siding but an asphalt roof. So, the accessory building walls would be of like material as the principal structure, but the roof would not comply. The owner does not plan to install a metal roof on their residence to come into compliance. Mr. Ankeny was present to address the Board. The owner stated that their previous shed was damaged in the past Derecho and so when they ordered a new shed, they wanted it to be metal to be more durable. The owner indicated that they ordered their pre-made shed from Dakota Storage last fall and they were unaware that there would be any objections to the materials for a shed. They did not know of this ordinance until they came in last month for the permit. The Board reviewed the materials with the applicant and discussed our ordinance. A motion was made by Kutil, second by Miles to deny conditional use application 2023-8-18 to allow a 12’x20’ metal shed – Randall voted no, with all othered voting yes, motion carried. The CUP was denied.

A motion was made by Kilbourn, second by Kutil, to adjourn as the Planning and Zoning Board andreconvene as the Board of Adjustments – all voted yes, motion carried.

- **7:05 Variance Hearing:** The city has received a variance application from Tasha Howland (owner) for 103 W 6th St. This lot sits at the corner of W 6th & Oaks Avenue. The owner had a contractor erect a 6’ wooden fence upon her property. The fence was erected before securing a permit with the city. After being contacted by the city, the contractor came into city hall to get a placement permit for the fence. The fence that was already erected was 6ft tall in a portion of the front yard. Per city fence regulations, Ord 713-Section 12.08 (E), residential properties cannot be over 4ft high in the front yard. To comply with city ordinance, the fence within the front yard needs to be either moved back to align with the front of the house or that portion needs to be cut down to 4ft. Ms. Howland was present, along with her husband Kaleb, to address questions from the Board. Ms. Howland noted that when she hired her contractor, he was to secure the proper permits and she was unaware of the issue until she was contacted by the city. She contacted her contractor and he indicated that there would be a charge to her to either move it or cut it down. Neighbors Dave Guenther and Shaun Boen talked in support of the applicant and believes the fence does not deter from safety issues and adds value to the property. The Board did not want to see the property owner incur additional costs for the mistake of the contractor. It was noted that there is a similar property to the east with a fence erected in their 2nd front yard. A motion was made by Jackson, second by Kilbourn to approve Variance 2023-8-25 for 103 W 6th St to allow a 6ft fence within a portion of their front yard per regulation 17.04(B) – Kutil voted no, with all others voting yes – motion carried. The fence can stay as placed.

A motion was made by Kilbourn, second by Jackson, to adjourn as the Board of Adjustments and reconvene as the Planning and Zoning Board – all voted yes, motion carried.

Updates:

- **Building Inspector Update:** Building Inspector Paul Clarke was present to provide an update on building projects to the Board. There are currently 14 open single-family homes in various stages of construction, along with 1 twin home. An update on the Maple Pass apartments/townhomes was also provided to the Board – they are hoping for an opening date of October 15th. Clarke also gave a recap of current commercial permits that are still open. He noted that he attended a zoom meeting for the new multi-use building along Western to review city regulations and building codes.
- **Building Inspector/Code Enforcer Update:** Kyle Christensen provided his August code enforcement report to the Board and presented a recap of current code violations being addressed by the city – low branches, tall grass/weeds, parking on the grass, parking on the sidewalk, junk/rubbish issues and an operable vehicle. The Board expressed concern regarding low hanging branches along Par Tee Drive and asked the code enforcer to look at this area.
- **City Administrator Update:**
 - Hwy 38 Water Extension – Plans are near completion for this project. The city plans to bid the project this fall with work commencing next year.
 - WWTF – 19 Bid packages were opened last week, and the total bid came in approximately \$45K under our GMP. A pre-construction meeting is planned for Monday, 9/18, along with a Groundbreaking Ceremony at 10am.
 - The city’s 2024 budget meeting was held on September 5th and the 2024 budget was set.
 - The city is in the process of applying for an EDA and LIIP grant to help fund the 12th Street/Oaks Ave project. We anticipate hearing word of an award this month.

Adjournment: A motion was made by Kilbourn, second by Miles to adjourn at 8:10pm – all voted yes, motion carried.

Minutes recorded by City Administrator, Teresa Sidel.

I, the undersigned, Teresa Sidel, City Administrator, in and for the City of Hartford, South Dakota, do hereby certify that the above and foregoing is a true and correct copy of the minutes which is on file at Hartford City Hall.

Teresa Sidel, City Administrator



Agenda Item Staff Report

DATE: September 26, 2023

AGENDA ITEM: Conditional Use Request to allow a Bar/Casino at 109 N Main Ave

PREPARED BY: Teresa Sidel, City Administrator

Staff Recommendation: Approve Conditional Use Permit

Background/Summary:

The city has received a conditional use permit from Beka Properties/Main Avenue Casino. The applicant is asking to allow a Bar/Casino at 109 N Main Ave. This property will have lottery machines and the applicant has applied for a malt beverage license. This property is zoned Central Business, which allows bars with alcohol sales but requires a conditional use permit. The applicant did not provide any details on the days of operation or hours – this is something the Board will want to ask. There are presently 2 other downtown businesses that have lottery machines and alcohol sales – South Bar and the Dugout. Staff is recommending approval as long as all state laws are followed in regard to alcohol sales.

Prior Council/Board Action:

None

Possible Action:

- Approve the conditional use permit to allow a Bar/Casino at 109 N Main Ave.
- Deny the conditional use permit.
- Approve the conditional use permit with conditions.

Fiscal Impact:

Any new business allows the city to receive sales tax from qualifying sales such as malt beverages.

Attachments:

- Conditional Use Application
- Public Notice

APPLICATION FOR CONDITIONAL USE PERMIT
HARTFORD, SOUTH DAKOTA

APPLICATION NUMBER: 2023-831 FEE \$100.00: ^{# 2011} Check Cash PayGov
APPLICANT (Owner of Property): Beka Properties / Main Ave Casino Phone: 605-310-7864 - Karen 605-251-5690 - Benjamin
APPLICANT ADDRESS: 511 N Main Ave Hartford, SD 57033
Email: LLCbeka@yahoo.com
LEGAL DESCRIPTION: Lot 116 of Block 10 of Hartford, Minnehaha County, South Dakota
CONDITIONAL USE ADDRESS: 109 N Main Ave Hartford
ZONING DISTRICT: CB
DESCRIPTION OF CONDITIONAL USE REQUEST: Bar - Casino

I (we) hereby certify that the information given is correct and true and furthermore, I (we) agree to comply with any and all conditions concerning approval of this application and other zoning requirements of the City of Hartford. I (we) understand that if granted, the conditional use permit is subject to all regulations imposed by the City of Hartford.

Harwin Burgess
Signature of Applicant (s)

8-31-23
Date

[Signature]
Authorized Official

8-31-23
Date

***Site Plan required unless waived by Authorized Official

For Office Use Only:

The Planning and Zoning Board shall hear and decide all conditional use permits. A conditional use permit shall not be allowed to vary the use regulations.

Date of Public Hearing held by the Planning & Zoning Board: 9-26-23 Time: 7:05

Granted Denied

(signature of Chairman, Planning & Zoning Board or city official)

If not granted, state reasons: _____

Notice sent to Official Newspaper for P&Z Hearing (Not less than 10 days Prior to Hearing): 9-15-23
Notice posted on Property for P&Z Hearing (10 days prior to Hearing): 9-15-23
Public Hearing by Planning and Zoning: 9-26-23

PUBLIC NOTICE

The Hartford Planning and Zoning Board will conduct a public hearing at 7:05 p.m. on September 26, 2023, at Hartford City Hall to review and either approve or disapprove a conditional use application submitted by Beka Properties/Main Ave Casio for 109 N Main Ave. The application is to allow a Bar/Casio. All interested parties may appear and be heard.

Dated this 15th day of September 2023

Teresa Sidel
Hartford City Administrator

City Administrator Update

September 12, 2023

Updates (Changes in Red):

- Hwy 38 Water Main Extension – The city council previously approved plans to have ISG work on a design for a water extension that will run along Railroad Street & S Colton Road. The plans were reviewed by staff and city council approved the project on 1/3. Financing was discussed and approved on 2/21, with part of the project being funded with water fund reserves and part with an SRF loan. The SRF loan for this project was approved last week by DANR. The city will receive a \$490,800 SRF loan. The loan is for 30 years at 3.25% interest and will be paid back with water system revenue (no surcharge). **Plans are near completion and bidding is still planned for this fall, with construction next year. The city is hoping to possibly secure the same contractor that is doing our WWTF in order to facilitate a low bid - this will all be determined by the bids.**
- Western Avenue Expansion - ISG continues to work on plans. Plans need to be submitted to the DOT by the end of this year so it can be vetted by the state next year for construction in 2025. ISG still is working on plans and coordinating with the state engineer (HR Green).
- WRRF – Staff continues to meet with ISG and Rice Lake on the WRRF. ISG has submitted 90% plans to DANR. An error in the publishing of our CMAR was noticed by the state so in order to comply with all state regulations, the city needs to re-publish our CMAR notice, review proposals submitted, and re-issue the CMAR. This process will take approximately 3 weeks and we hope to be back on track by the end of May. The city has approved Rice Lake as our CMAR for this project and approved a GMP (Guarantee Maximum Price). The contract with Rice Lake was approved by the council on 7/5 and Rice Lake is able to move forward with securing bids for the project. **Nineteen bid packages were opened this last week on the city's Wastewater Facility Project. With the total bid coming in approximately \$45K below our GMP. Rice Lake is securing contracts and a pre-construction meeting is planned for Monday afternoon, 9/18. The city is also planning a groundbreaking ceremony on site that day as well – we hope members of the P&Z Board can attend.**

Groundbreaking – Monday, Sept 9, 2023, at 10am – Corner of Hwy 38 and I90 (on site)

- CIP: **ISG and staff presented an updated CIP to the city council during their budget meeting on 9/5. Please find enclosed an update on proposed projects for your reference. ISG will present a complete document update at a later date.**
- Stockwell Projects (Changes in Red):
 - Western Sewer Project: A walk through was conducted on 7/20 with staff, Stockwells, and the state. A second walk through was conducted about 3 weeks ago. A list of punch list items was sent to the contractor to be addressed. Final payment will not be granted until all punch list items are completed to the city's satisfaction. The contractor was given a deadline of May 15, 2023, to complete all punch list items. All punch list items have been completed. Additional seeding was completed but we will wait to close out the project until we ensure the seed will take. The seeding will be re-evaluated mid-August and we will determine if the project can be closed out completely or if re-seeding needs to be done.
- Other:
 - The council has approved the following: 1) Placing the Jastram property into a rural service district; 2) plat for Brower Addition; 3) Amendment to TIF #1. The City Council has also reviewed the 2024 budget, with approval of the new budget ordinance planned for 9/19.
 - As you know, the city has submitted an application for an EDA and LIIP grant to help place 12th Street (north of the Building Center) and Oaks Ave (north by the water tower). If the grants are awarded, the city's

estimated share will be \$206,645. We are still waiting for approval from the state – we do expect to hear word this month yet.

- Staff, along with the city engineers, will be reviewing our sub-division regulations and discuss possible changes. Any suggested changes will come before your Board for review at a future meeting.

Please call if you have any Question: 528-6187 or 605-906-1750

Capital Improvement Plan

Project Shedule

City of Hartford

No.	Project	2023	2024	2025	2026	2027	2028	Future
1	12th Street Roadway		\$104,000	\$1,206,000				
2	Highway 38 Water Extension-Phase 1		\$980,900					
3	Wastewater Treatment Facility Package	\$5,500,000	\$12,400,000	\$5,500,000				
4	Western Avenuenue Interchange Approach	\$217,000		\$5,704,700				
5	Kelley Avenue Roadway Reconstruction		\$30,000	\$143,200	\$1,657,300			
6	Swenson Park Road, Parking, and Watermain Extension		\$40,400	\$465,500				
7	Lagoon Remediation for City Shop			\$121,900	\$1,408,800			
8	City Shop, Tree Dump Site					\$6,000,000		
9	South Colton Roadway & Watermain - Mickelson to S Colton Road					\$179,400	\$2,077,000	
10	Ironwood Reconstruction and Storm Sewer							\$1,350,000
11	Elm Road Sanitary Sewer Replacement							\$412,000
12	Sanitary Sewer Trunk - 12th Street to South Street to Main Lift							\$3,100,000
13	Eastern Aveue Watermain Loop - 1st Street to Railroad Street							\$351,250
14	Pool Upgrades							\$5,500,000
	Yearly Totals	\$5,717,000	\$13,555,300	\$13,141,300	\$3,066,100	\$6,179,400	\$2,077,000	\$10,713,250

West 12th Street Roadway Cost Estimate



Client Name: City of Hartford
 Location: Hartford, SD
 ISG Project Number: 25084
 Date: July 11, 2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Strip, Salvage, and Spread Topsoil, 12"	CY	2200	\$20.00	\$44,000.00
3	Common Excavation	CY	3300	\$12.50	\$41,250.00
4	Subgrade Preparation	SY	6590	\$2.00	\$13,180.00
5	Aggregate Base Course, 12"	TN	4500	\$25.00	\$112,500.00
6	Remove PCC Curb and Gutter	LF	50	\$20.00	\$1,000.00
7	Remove Pavement	SY	260	\$10.00	\$2,600.00
8	Storm Sewer, 24" RCP	LF	180	\$130.00	\$23,400.00
9	Storm Drain Intake - Open Throat	EA	3	\$6,000.00	\$18,000.00
10	Perforated HDPE Subdrain, 6"	LF	2440	\$25.00	\$61,000.00
11	Subdrain Cleanout	EA	6	\$1,000.00	\$6,000.00
12	RCP Pipe Culvert, 24"	LF	100	\$130.00	\$13,000.00
13	Connect to Existing Storm Sewer	EA	2	\$2,000.00	\$4,000.00
14	PCC Pavement, 9", Integral Curb and Gutter	SY	720	\$85.00	\$61,200.00
15	HMA Pavement, 6"	TN	1490	\$135.00	\$201,150.00
16	PCC Curb and Gutter	LF	2440	\$40.00	\$97,600.00
17	PCC Sidewalk, 4"	SY	1240	\$75.00	\$93,000.00
18	ADA Detectable Warnings	SF	80	\$55.00	\$4,400.00
19	Inlet Protection Device	EA	11	\$250.00	\$2,750.00
20	Silt Fence	LF	1300	\$5.00	\$6,500.00
21	SWPPP	LS	1	\$10,000.00	\$10,000.00
22	Seeding, Fertilizing, and Mulching	LS	1	\$15,000.00	\$15,000.00
23	Testing	LS	1	\$7,500.00	\$7,500.00
24	Mobilization	LS	1	\$67,000.00	\$67,000.00
Construction Costs					\$911,030.00
20% Contingency					\$182,206.00
Total Estimated Construction Cost					\$1,093,236.00
Survey					\$11,000.00
Design Engineering					\$82,000.00
Bidding and Contract Documents					\$11,000.00
Construction Engineering					\$76,600.00
Administration and Legal					\$32,800.00
TOTAL PROJECT COST					\$1,306,636.00

Disclaimer: The provided estimated costs are for planning level purposes. Probable Cost illustrates the best estimated costs based on current trends and construction cost. This estimate is non-binding and is intended for informational purposes only. The Consultant does not have control over the cost of labor, materials, or bidding. The Opinion of Probable Cost is based on recent experience and recent bidding data and assumes the work to be completed by private contractors and specialists. The unit prices assume 2023 construction and the quantities are estimates only made during preliminary design phase. Consultant recommends adding an appropriate inflation factor to the total Project Cost to account for inflation each year from date of this estimate.

Western Avenue Interchange Approach



Client Name: City of Hartford
 Location: Hartford, SD
 ISG Project Number: 25084
 Date: 7/11/2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$50,000.00	\$50,000.00
2	Common Excavation, Borrow	CY	6000	\$15.00	\$90,000.00
3	Strip, Salvage, and Spread Topsoil	CY	1750	\$20.00	\$35,000.00
4	Subgrade Preparation	SY	14000	\$2.00	\$28,000.00
5	Aggregate Subbase, 8"	TN	6050	\$30.00	\$181,500.00
6	PCC Pavement, Nonreinforced, Integral Curb and Gutter, 9"	SY	13000	\$90.00	\$1,170,000.00
7	Geotextile Fabric	SY	14000	\$4.00	\$56,000.00
8	Sidewalk, 6" Thick	SF	2590	\$10.00	\$25,900.00
9	Sidewalk, 4" Thick	SF	20120	\$9.00	\$181,080.00
10	Temporary Pavement, 4" Asphalt	TN	700	\$135.00	\$94,500.00
11	Driveway, PCC	SY	350	\$85.00	\$29,750.00
12	ADA Detectable Warnings	SF	210	\$80.00	\$16,800.00
13	Storm Sewer, 36" RCP	LF	1500	\$250.00	\$375,000.00
14	Storm Sewer, 42" RCP	LF	300	\$350.00	\$105,000.00
15	Storm Sewer, 18", RCP	LF	730	\$120.00	\$87,600.00
16	Storm Sewer, 24" RCP	LF	200	\$150.00	\$30,000.00
17	Storm Sewer, 58x36", RCP Arch	LF	340	\$475.00	\$161,500.00
18	RCP Pipe Apron	EA	9	\$2,500.00	\$22,500.00
19	RipRap Outlet Structure	TN	1600	\$95.00	\$152,000.00
20	Storm Sewer Junction Box	EA	15	\$8,000.00	\$120,000.00
21	Storm Sewer Intake	EA	18	\$6,000.00	\$108,000.00
22	Connect to Existing Storm Sewer	EA	5	\$2,500.00	\$12,500.00
23	Perforated Subdrain	LF	3250	\$30.00	\$97,500.00
24	Subdrain Cleanout	EA	12	\$1,000.00	\$12,000.00
25	Watermain, 8" PVC	LF	240	\$90.00	\$21,600.00
26	Gate Valve and Valve Box	EA	2	\$3,000.00	\$6,000.00
27	Hydrant Assembly	EA	1	\$8,500.00	\$8,500.00
28	Sanitary Sewer, 10"	LF	240	\$80.00	\$19,200.00
29	Sanitary Sewer Manhole, 48"	LF	1	\$6,500.00	\$6,500.00
30	Manhole Adjustment	EA	21	\$1,250.00	\$26,250.00
31	Pavement Removal	SY	8000	\$10.00	\$80,000.00
32	Culvert Removal	EA	4	\$1,000.00	\$4,000.00
33	Pavement Markings	LS	1	\$25,000.00	\$25,000.00
34	Silt Fences	LF	4400	\$5.00	\$22,000.00
35	Inlet Protection Device	EA	26	\$250.00	\$6,500.00
36	Seeding, Fertilizing and Mulching	LS	1	\$45,000.00	\$45,000.00
37	Potential Utility Relocates	LS	1	\$350,000.00	\$350,000.00
38	Storm Water Pollution Prevention Plan	LS	1	\$25,000.00	\$25,000.00
39	Testing	LS	1	\$77,000.00	\$77,000.00
40	Mobilization	LS	1	\$357,000.00	\$357,000.00
Construction Costs					\$4,321,680.00
20% Contingency					\$864,336.00
Total Estimated Construction Cost					\$5,186,016.00
Survey					\$20,000.00
Design Engineering					\$293,500.00
Bidding and Contract Documents					\$6,500.00
Construction Engineering					\$363,100.00
Administration and Legal					\$155,600.00
TOTAL PROJECT COST					\$6,024,716.00

Disclaimer: The provided estimated costs are for planning level purposes. Probable Cost illustrates the best estimated costs based on current trends and construction cost. This estimate is non-binding and is intended for informational purposes only. The Consultant does not have control over the cost of labor, materials, or bidding. The Opinion of Probable Cost is based on recent experience and recent bidding data and assumes the work to be completed by private contractors and specialists. The unit prices assume 2023 construction and the quantities are estimates only made during preliminary design phase. Consultant recommends adding an appropriate inflation factor to the total Project Cost to account for inflation each year from date of this estimate.

Kelley Avenue Roadway Reconstruction and Drainage Study Cost Estimate



Client Name: City of Hartford
 Location: Hartford, SD
 ISG Project Number: 21-25084
 Date: July 7, 2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$11,000.00	\$11,000.00
2	Asphalt Removal	SY	5000	\$5.00	\$25,000.00
3	Driveway Removal	SY	80	\$12.50	\$1,000.00
4	Unclassified Excavation	CY	3600	\$12.50	\$45,000.00
5	Subgrade Preparation	SY	5500	\$2.00	\$11,000.00
6	Aggregate Base Course, 12"	TN	3400	\$25.00	\$85,000.00
7	Hot Mix Asphalt, 4"	TN	1000	\$135.00	\$135,000.00
8	PCC Curb and Gutter	LF	2400	\$40.00	\$96,000.00
9	PCC Driveway, 6"	SY	800	\$85.00	\$68,000.00
10	Water Main, 8" C900 PVC	LF	1200	\$85.00	\$102,000.00
11	Gate Valve and Valve Box, 8"	EA	3	\$3,000.00	\$9,000.00
12	Hydrant Assembly	EA	2	\$8,500.00	\$17,000.00
13	Connect to Existing Water Main	EA	3	\$2,500.00	\$7,500.00
14	Water Service	EA	23	\$4,000.00	\$92,000.00
15	Sanitary Sewer, 8" PVC	LF	1300	\$90.00	\$117,000.00
16	Circular Sanitary Sewer Manhole, 48"	EA	5	\$8,000.00	\$40,000.00
17	Connect to Existing Sanitary Sewer	EA	2	\$2,500.00	\$5,000.00
18	Sanitary Sewer Service	EA	23	\$3,250.00	\$74,750.00
19	Subdrain, 6" Perforated HDPE	LF	2400	\$25.00	\$60,000.00
20	Subdrain Cleanout	EA	4	\$1,000.00	\$4,000.00
21	Geotextile Fabric	SY	5500	\$4.00	\$22,000.00
22	Storm Drain Intake	EA	4	\$4,500.00	\$18,000.00
23	Storm Sewer, RCP	LF	750	\$120.00	\$90,000.00
24	Circular Storm Manhole	EA	1	\$5,000.00	\$5,000.00
25	RCP Apron	EA	1	\$1,250.00	\$1,250.00
26	Seeding, Fertilizing, and Mulching	LS	1	\$10,000.00	\$10,000.00
27	Testing	LS	1	\$11,000.00	\$11,000.00
28	Mobilization	LS	1	\$93,000.00	\$93,000.00
Construction Costs					\$1,255,500.00
20% Contingency					\$251,100.00
Total Estimated Construction Cost					\$1,506,600.00
Survey					\$15,100.00
Design Engineering					\$113,000.00
Bidding and Contract Documents					\$15,100.00
Construction Engineering					\$105,500.00
Administration and Legal					\$45,200.00
West Central Drainage Study					\$30,000.00
TOTAL PROJECT COST					\$1,830,500.00

Disclaimer: The provided estimated costs are for planning level purposes. Probable Cost Illustrates the best estimated costs based on current trends and construction cost. This estimate is non-binding and is intended for informational purposes only. The Consultant does not have control over the cost of labor, materials, or bidding. The Opinion of Probable Cost is based on recent experience and recent bidding data and assumes the work to be completed by private contractors and specialists. The unit prices assume 2023 construction and the quantities are estimates only made during preliminary design phase. Consultant recommends adding an appropriate inflation factor to the total Project Cost to account for inflation each year from date of this estimate.

Client Name: City of Hartford, SD

Location: Hartford, SD

ISG Project Number: 21-25084

Date: July 24, 2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$1,500.00	\$1,500.00
2	Subgrade Preparation	SY	9750	\$3.00	\$29,250.00
3	Geotextile Fabric for Subgrade Stabilization	SY	9750	\$4.00	\$39,000.00
4	Gravel Surfacing, 6"	TN	3250	\$25.00	\$81,250.00
5	6" PCC Pavement	SY	170	\$90.00	\$15,300.00
6	4" Concrete Sidewalk	SF	2860	\$11.00	\$31,460.00
7	18" CMP	LF	100	\$120.00	\$12,000.00
8	Watermain, 8", C900 PVC	LF	1050	\$85.00	\$89,250.00
9	Gate Valve and Valve Box, 8"	EA	1	\$3,000.00	\$3,000.00
10	Hydrant Assembly	EA	2	\$8,500.00	\$17,000.00
11	Connect to Existing Water Main	EA	1	\$2,500.00	\$2,500.00
12	Testing	LS	1	\$5,000.00	\$5,000.00
13	Mobilization	LS	1	\$26,100.00	\$26,100.00
Construction Costs					\$352,610.00
20% Contingency					\$70,522.00
Total Estimated Construction Cost					\$423,132.00
Survey					\$4,300.00
Design Engineering					\$31,800.00
Bidding and Contract Documents					\$4,300.00
Construction Engineering					\$29,700.00
Administration and Legal					\$12,700.00
TOTAL PROJECT COST					\$505,932.00

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Lagoon Remediation for City Shop



Client Name: City of Hartford
 Location: Hartford, South Dakota
 ISG Project Number: 25084
 Date: July 31, 2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Biosolids Removal and Land Application	CuYd	11110	\$18.00	\$199,980.00
3	Abandon Sewer Pipe	Ft	5800	\$6.00	\$34,800.00
4	Abandon Sanitary Manhole	Each	9	\$2,600.00	\$23,400.00
5	Remove Rip-Rap	CuYd	6800	\$15.00	\$102,000.00
6	Common Excavation	CuYd	80850	\$5.00	\$404,250.00
7	Seed and Disk Anchoring	Acre	16	\$775.00	\$12,400.00
8	Silt Fence	Ft	1200	\$4.00	\$4,800.00
9	Site Restoration	SqYd	57600	\$3.50	\$201,600.00
10	Mobilization	LS	1	\$79,000.00	\$79,000.00
Construction Costs					\$1,067,230.00
20% Contingency					\$213,446.00
Total Estimated Construction Cost					\$1,280,676.00
Survey					\$12,900.00
Design Engineering					\$96,100.00
Bidding and Contract Documents					\$12,900.00
Construction Engineering					\$89,700.00
Administration and Legal					\$38,500.00
TOTAL PROJECT COST					\$1,530,776.00

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Road Connection

Mickelson to Railroad



Client Name: City of Hartford
 Location: Hartford, SD
 ISG Project Number: 21-25084
 Date: July 10, 2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	550	\$15.00	\$8,250.00
3	Common Excavation	CY	5000	\$12.50	\$62,500.00
4	Subgrade Preparation	SY	3650	\$2.00	\$7,300.00
5	Geotextile Fabric	SY	3650	\$4.00	\$14,600.00
6	Aggregate Subbase, 12"	TN	2300	\$25.00	\$57,500.00
7	Hot Mix Asphalt, 4"	TN	700	\$135.00	\$94,500.00
8	PCC Curb and Gutter	LF	1600	\$40.00	\$64,000.00
9	PCC Sidewalk	SY	900	\$90.00	\$81,000.00
10	Watermain, 8" C900 PVC	LF	800	\$95.00	\$76,000.00
11	Hydrant Assembly	EA	1	\$8,500.00	\$8,500.00
12	Gate Valve and Valve Box, 8"	EA	1	\$3,000.00	\$3,000.00
13	Connect to Existing Watermain	EA	2	\$2,500.00	\$5,000.00
14	Seeding, Fertilizing, and Mulching	LS	1	\$10,000.00	\$10,000.00
15	Storm Sewer, RCP	LF	750	\$120.00	\$90,000.00
16	Storm Sewer Intake	EA	4	\$4,500.00	\$18,000.00
17	RCP Pipe Apron	EA	1	\$2,000.00	\$2,000.00
18	Concrete Box Culvert	EA	2	\$400,000.00	\$800,000.00
19	Seeding, Fertilizing, and Mulching	LS	1	\$20,000.00	\$20,000.00
20	Testing	LS	1	\$29,000.00	\$29,000.00
21	Mobilization	LS	1	\$117,000.00	\$117,000.00
Construction Costs					\$1,573,150.00
20% Contingency					\$314,630.00
Total Estimated Construction Cost					\$1,887,780.00
Survey					\$18,900.00
Design Engineering					\$141,600.00
Bidding and Contract Documents					\$18,900.00
Construction Engineering					\$132,200.00
Administration and Legal					\$56,700.00
TOTAL PROJECT COST					\$2,256,080.00

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Ironwood Drive Improvements Cost Estimate

Client Name: City of Hartford, SD

Location: Hartford, SD

ISG Project Number: 21-25084

Date: July 10, 2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Pavement Removal	SY	4160	\$10.00	\$41,600.00
3	Driveway Removal	SY	340	\$12.50	\$4,250.00
4	Remove Curb and Gutter	LF	2340	\$15.00	\$35,100.00
5	Unclassified Excavation	CY	2800	\$12.50	\$35,000.00
6	Subgrade Preparation	SY	6000	\$2.00	\$12,000.00
7	Aggregate Subbase, 12"	TN	4000	\$25.00	\$100,000.00
8	Hot Mix Asphalt, 4"	TN	1170	\$135.00	\$157,950.00
9	Curb and Gutter	LF	2500	\$40.00	\$100,000.00
10	Driveway, PCC	SY	840	\$85.00	\$71,400.00
11	Subdrain, Perforated 6"	LF	2500	\$25.00	\$62,500.00
12	Subdrain Cleanout	EA	2	\$1,000.00	\$2,000.00
13	Geotextile Fabric	SY	6000	\$4.00	\$24,000.00
14	Storm Sewer, RCP	LF	1040	\$140.00	\$145,600.00
15	Storm Sewer Intake	EA	9	\$5,000.00	\$45,000.00
16	RCP Culvert Apron and Footing	EA	1	\$2,000.00	\$2,000.00
17	Seeding, Fertilizing, and Mulching	LS	1	\$10,000.00	\$10,000.00
18	Testing	LS	1	\$18,000.00	\$18,000.00
19	Mobilization	LS	1	\$70,000.00	\$70,000.00
Construction Costs					\$941,400.00
20% Contingency					\$188,280.00
Total Estimated Construction Cost					\$1,129,680.00
Survey					\$11,300.00
Design Engineering					\$84,800.00
Bidding and Contract Documents					\$11,300.00
Construction Engineering					\$79,100.00
Administration and Legal					\$33,900.00
TOTAL PROJECT COST					\$1,350,080.00

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Elm Road Sanitary Sewer Improvements

Cost Estimate

Client Name: City of Hartford
 Location: Hartford, SD
 ISG Project Number: 21-25084
 Date: July 7, 2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$3,000.00	\$3,000.00
2	Manhole Removal	EA	3	\$1,000.00	\$3,000.00
3	Sanitary Sewer Removal	LF	750	\$10.00	\$7,500.00
4	Hot Mix Asphalt, Base Course, 3"	TN	320	\$130.00	\$41,600.00
5	Aggregate Base Course, 12"	TN	1100	\$25.00	\$27,500.00
6	Subgrade Preparation	SY	1800	\$2.50	\$4,500.00
7	Roadway Milling, 2"	SY	3200	\$3.00	\$9,600.00
8	Hot Mix Asphalt, Surface Course, 2"	TN	375	\$135.00	\$50,625.00
9	Sanitary Sewer, 8" PVC	LF	750	\$90.00	\$67,500.00
10	Circular Sanitary Sewer Manhole, 48"	EA	3	\$8,000.00	\$24,000.00
11	Connect to Existing Sanitary Sewer	EA	2	\$2,500.00	\$5,000.00
12	Sewer Service Reconnect	EA	12	\$1,500.00	\$18,000.00
13	Testing	LS	1	\$5,000.00	\$5,000.00
14	Mobilization	LS	1	\$20,000.00	\$20,000.00
Construction Cost					\$286,825.00
20% Contingency					\$57,365.00
Total Estimated Construction Cost					\$344,190.00
Survey					\$3,500.00
Design Engineering					\$25,900.00
Bidding and Contract Documents					\$3,500.00
Construction Engineering					\$24,100.00
Administration and Legal					\$10,400.00
TOTAL PROJECT COST					\$411,590.00

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Sanitary Sewer Connection - Oaks to Trunk Sewer along Western

Client Name: City of Hartford, SD

Location: Hartford, SD

ISG Project Number: 21-25084

Date: July 10, 2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$25,000.00	\$25,000.00
2	Jack and Bore with Steel Casing	LF	200	\$750.00	\$150,000.00
3	Pavement Removal	SY	200	\$12.50	\$2,500.00
4	Hot Mix Asphalt	TN	260	\$135.00	\$35,100.00
5	Aggregate Base Course	TN	500	\$25.00	\$12,500.00
6	Subgrade Preparation	SY	800	\$2.00	\$1,600.00
7	Curb and Gutter	LF	160	\$40.00	\$6,400.00
8	Sanitary Sewer, 12" PVC	LF	5100	\$135.00	\$688,500.00
9	Sanitary Sewer, 15" PVC	LF	4000	\$150.00	\$600,000.00
10	Stream Crossing Encasement	LF	150	\$450.00	\$67,500.00
11	Circular Sanitary Sewer Manhole, 48"	EA	26	\$9,000.00	\$234,000.00
12	Seeding, Fertilizing, Mulching, and Hydraulic Seeding	LS	1	\$85,000.00	\$85,000.00
13	Erosion Control	LF	1	\$52,000.00	\$52,000.00
14	Testing	LS	1	\$39,000.00	\$39,000.00
15	Mobilization	LS	1	\$157,000.00	\$157,000.00
Construction Costs					\$2,156,100.00
20% Contingency					\$431,220.00
Total Estimated Construction Cost					\$2,587,320.00
Survey					\$25,900.00
Design Engineering					\$194,100.00
Bidding and Contract Documents					\$25,900.00
Construction Engineering					\$181,200.00
Administration and Legal					\$77,700.00
TOTAL PROJECT COST					\$3,092,120.00

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Eastern Avenue Watermain Loop

Client Name: City of Hartford, SD

Location: Hartford, SD

ISG Project Number: 21-25084

Date: July 17, 2023

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Remove Gravel Surface	SY	2200	\$5.00	\$11,000.00
3	Subgrade Preparation	SY	2200	\$3.00	\$6,600.00
4	Geotextile Fabric for Subgrade Stabilization	SY	2200	\$4.00	\$8,800.00
5	Gravel Surfacing, 6"	TN	670	\$30.00	\$20,100.00
6	Remove Water Main	LF	350	\$10.00	\$3,500.00
7	Watermain, 8", C900 PVC	LF	1320	\$85.00	\$112,200.00
8	Gate Valve and Valve Box, 8"	EA	4	\$3,000.00	\$12,000.00
9	Hydrant Assembly	EA	1	\$8,500.00	\$8,500.00
10	Connect to Existing Water Main	EA	3	\$2,500.00	\$7,500.00
11	Testing	LS	1	\$7,500.00	\$7,500.00
12	Mobilization	LS	1	\$42,000.00	\$42,000.00
Construction Costs					\$244,700.00
20% Contingency					\$48,940.00
Total Estimated Construction Cost					\$293,640.00
Survey					\$3,000.00
Design Engineering					\$22,100.00
Bidding and Contract Documents					\$3,000.00
Construction Engineering					\$20,600.00
Administration and Legal					\$8,900.00
TOTAL PROJECT COST					\$351,240.00

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