

Memorandum #10-142

To: Mayor and City Commission
From: Doug Russell, City Manager DR
Subject: CDBG Grant – Dakota Trailer
Date: August 5, 2010

At the City Commission meeting on June 28th, a public hearing was held in regard to the application for a Community Development Block Grant to assist with the expansion of Gehl Drive and its associated utilities on behalf of the Dakota Trailer project. District III has been preparing the documentation throughout this process. Attached is a copy of the said documentation.

Recommendation: It is recommended that the Commission authorize the submission of the application and for the City Manager to be the certifying and environmental officer.

APPLICATION FOR STATE ASSISTANCE

APPLICATION INFORMATION Legal Name: City of Yankton	FUNDING SOURCE: A. <u>CDBG</u> \$ <u>142,200</u> B. <u>City of Yankton</u> \$ <u>120,105</u> C. <u>YAPG</u> \$ <u>14,555</u> D. _____ \$ _____ E. _____ \$ _____ F. _____ \$ _____ G. TOTAL \$ <u>276,900</u>	ESTIMATED FUNDING:
Address (city, state and zip code): PO Box 176 Yankton, SD 57078		
SUB-APPLICANT AND ADDRESS:		
NAME AND TELEPHONE NUMBER of a local official to be contacted on matters involving this application: Name: Dave Mingo Phone: (605) 668-5252		
DESCRIPTION OF PROJECT: <p>The City of Yankton in conjunction with Yankton Area Progressive Growth (YAPG) are working with Dakota Trailer Manufacturing, Inc. to expand its operations in Yankton. Currently, Dakota Trailer operates within three locations scattered throughout the community. In an effort to increase efficiencies while consolidating operations to a central location, the company will be constructing a 36,450 square foot facility within the City's East Side Industrial Park.</p> <p>Dakota Trailer's facility will be the first constructed within the recently acquired industrial park. The area lacks adequate vehicle access and public infrastructure. In order to serve this area, the City of Yankton is proposing to extend Gehl Drive 750 feet. In addition to street work, water and sewer mains will also be extended to serve the soon to be constructed facility as well as future development within the park.</p>		
PROPOSED PROJECT START DATE: FALL 2010	NAME, ADDRESS & PHONE NUMBER OF CONSULTANT: Eisenbraun & Associates 215 Walnut Yankton, SD 57078 (605) 665-8092	
APPLICATION PREPARED BY: Name: Planning & Development District III Phone: (605) 665-4408		
I declare and affirm under the penalties of perjury that this application has been examined by me, and to the best of my knowledge and belief, is in all things true and correct. The document has been duly authorized by the governing body of the applicant and the applicant will comply with attached assurances if the assistance is awarded.		
Typed Name of Chief Elected Official Dave Knoff	Title Mayor	Telephone Number (605) 665-5221
Signature of Chief Elected Official	Date Signed	

BUDGET SHEET							
Cost Classification	A	B	C	D	E	F	G
	CDBG	YANKTON	YAPG				Total Funds A thru F
1. Administration Expense	7,500						7,500
2. Land, Structure, Right-of-Way							
3. Architectural/Engineering Basic Fees			11,000				11,000
4. Other Architectural/Engineering Fees							
5. Project Inspection Fees		15,405	3,595				19,000
6. Site Preparation							
7. Relocation Expense							
8. Demolition and Removal							
9. Construction/Project Improvement	134,700	83,603					218,303
10. Other (Identify) _____							
11. Contingencies		21,097					21,097
12. Total	142,200	120,105	14,595				276,900

Total %

METHOD OF FINANCING NON-CDBG SHARE

SOURCE	\$ Secured	\$ Unsecured	Date Secured
A. CDBG		\$142,200	
B. YANKTON	\$120,105		
C. YAPG	\$14,595		
D.			
E.			
F.			
G. TOTAL	\$134,700	\$142,200	

REMARKS

1. Briefly explain how the “secured” amount has been secured:

The City of Yankton and Yankton Area Progressive Growth have placed the above identified amounts of cash in reserve for the proposed project.

2. Briefly explain the proposed method of financing the unsecured share:

The balance of funds are being requested from the CDBG program.

Applicant/Recipient Disclosure/Update Report

Instructions.

Applicant/Recipient Information

Indicate whether this is an Initial Report or an Update Report

1. Applicant/Recipient Name, Address, and Phone (include area code): City of Yankton PO Box 176, Yankton, SD 57078 (605) 665-5221		2. Social Security Number or Employer ID Number: 46-6000567
3. HUD Program Name Community Development Block Grant Program		4. Amount of HUD Assistance Requested/Received \$142,200
5. State the name and location (street address, City and State) of the project or activity: Gehl Drive, Yankton South Dakota		

Part I Threshold Determinations

1. Are you applying for assistance for a specific project or activity? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1 - Sep. 30)? For further information, see 24 CFR Sec. 4.9 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No.
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If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. **However,** you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name and Address	Type of Assistance	Amount Requested/Provided	Expected Uses of the Funds

(Note: Use Additional pages if necessary.)

Part III Interested Parties.

You must disclose:

- All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
- any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000.

Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	Social Security No. or Employee ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)

(Note: Use Additional pages if necessary.)

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

Signature: X	Date: (mm/dd/yyyy)
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Program Narrative Statement

City of Yankton and Dakota Trailer Manufacturing Gehl Drive Extension Project

Project Description

The City of Yankton proposes a seven hundred fifty (750) foot extension of Gehl Drive and its underground infrastructure to include water and sewer services. Gehl Drive is a northerly extension of 8th street which abuts Gehl Power Products to the west and the future Dakota Trailer Manufacturing facility to the east. Currently, 8th Street/Gehl Drive terminates prior to the southern edge of the Dakota Trailer property while the water and sewer mains terminate slightly sooner. An extension of the road way and utilities will enable the City to provide sewer, potable water, and fire protection to the new 36,450 square foot Dakota Trailer facility as well as providing a foundation for future expansions within the abutting industrial park properties. In addition, the enhanced infrastructure will allow Dakota Trailer to fully serve its newly constructed facility, improve traffic flow, material handling, and deliveries.

Utilization of public funds within a construction project must foster a public benefit. The public benefits of the proposed project include the addition of a minimum of 25 new full time jobs to the Yankton area workforce as well as a significant increase to the local property and sales tax bases. The total private investment in the expansion portion of the project equals approximately \$2.43 million of which \$2,325,000 includes building and grounds and \$105,000 in new equipment. As of today, the company operates out of three sites around the community. The proposed facility will assist in consolidating operations thereby increasing manufacturing efficiencies. Increased efficiencies are expected to foster future job growth thus increasing the total new employees from 25 to 49 or more.

Eligibility

The City of Yankton is an eligible Community Development Block Grant (CDBG) program applicant. The proposed project is an eligible program activity under Section 105 (a) (2) of Title 1 of the Housing and Community Development Act of 1974, as amended. Yankton has a single CDBG grant open at this time (#0507-502). A Grantee Status Report and Waiver for Past Grant Close-Out Requirements are included in the attachments.

Need/Problem Identification

Over the past two years (2009-2008), Yankton and the area immediately surrounding it, has dropped from 2,978 to 2,478 manufacturing jobs. This equates to a net loss of 16.5% of its manufacturing workforce. Typically, 65 other jobs are indirectly affected per 100 manufacturing jobs. In Yankton, this would extrapolate to slightly less than 325 service and retail positions being adversely affected due to the decline in manufacturing positions. Dakota Trailer's plant expansion will immediately replace a minimum of 25 and up to 49 manufacturing jobs in the community. Completion of the expansion will also make the company's operations more productive and possibly profitable. In addition to serving the Dakota Trailer property, the proposed project will facilitate future expansions to the East Side Industrial Park by providing a solid infrastructure network through easily accessible water and sewer service and access.

Benefit/Ability to Solve Identified Problem

As stated above, Yankton and the immediate area have lost approximately 491 manufacturing jobs between the years 2008 and 2009 due to lay-offs, closures, and down-sizing. Many of these people have been forced to take jobs in the lower paying sectors of retail or service thereby rendering them underemployed with others remaining dislocated or unemployed. The availability of a minimum of 25 new manufacturing jobs will be greatly welcomed in the Yankton community and is something that has not been experienced for a long time. Dakota Trailer's starting pay scale of approximately \$27,000 not including profit sharing and fringe benefits will provide a much needed boost to the City's manufacturing and overall economies. These and similar positions are considered excellent industrial sector jobs for this region. The new positions will offer the opportunity for the unemployed and underemployed to regain stable employment with a promising future for long-term growth and viability.

Project Design/Proposed Method of Accomplishment

The attached Gehl Drive 2010 Preliminary Estimate provides project cost estimates and associated quantities. There are simply two alternatives to the project; do nothing and complete as proposed. The "Do Nothing" option is not realistic as it would not provide necessary infrastructure to a much needed manufacturing facility whereas the complete as proposed will extend the water, sewer, and road to the edge of the Dakota Trailer property thereby providing the necessary infrastructure.

The City's consulting engineer, Eisenbraun and Associates, will complete all bid specifications and assist in the bidding procedure. The estimated project cost of approximately \$269,400 represents the most cost effective solution to the infrastructure issues facing the proposed facility and will assist in addressing future economic development concerns for the City of Yankton.

All parties would prefer to have, at a minimum, the underground work and road base installed this year. In order to accomplish this goal the City plans to put the project out for bids in August 2010 with bids opened in early September and awards made on or about June 15, 2010. The project completion date will include substantial completion no later than June 1, 2011 and final completion would be 30 days thereafter, weather permitting.

Previous Actions

In May of 2005 Dakota Trailer Manufacturing was incorporated and purchased the assets of Hawkeye Manufacturing, a local trailer manufacturer. This acquisition marks Dakota Trailer's birth and entrance into the trailer manufacturing business. Since acquiring Hawkeye Manufacturing's operations in Yankton, Dakota Trailer has expanded its operations via a partnership with L&M Radiator and an expansion into manufacturing of steel truck bodies for support vehicles such as mechanic's trucks. In addition to its original manufacturing facility on East Side Drive the company currently leases 12,500 square feet of manufacturing space within the L&M Radiator facility and recently acquired an existing 6,000 s.f. structure at 201 Pine Street which provides 2,000 square feet of office space and 4,000 s.f. of additional manufacturing space. As of today, Dakota Trailer Manufacturing produces aluminum grain trailers of various designs and sizes, steel belly dump gravel trailers, and the previously identified truck bodies. The proposed current expansion was driven through a desire to consolidate facilities and operations while also increasing production levels and product lines. The ongoing building construction will not fully consolidate Dakota Trailer's operations but will enable the company to easily expand and further consolidate operations as necessary. The new structure was designed to easily facilitate additions therefore any future expansion will be upon the same property thus further increasing operation efficiencies. The proposed project will provide service to the northern edge of the developed property thereby providing a jumping off point for future expansions of public infrastructure within the area.

Persons to Benefit

Dakota Trailer's expansion will initially create a minimum of 25 new quality jobs with an average salary of \$27,000. These jobs will be available to the low and moderate income population – the same people that were previously mentioned who are currently unemployed or underemployed within the community. The new positions will pay an average wage of \$12.98 per hour plus profit sharing and benefits. These jobs will generate a direct annual economic benefit in excess of \$675,000 in payroll to the local economy. CDBG funding in the amount of \$142,200 equals \$5,700 per job as per the minimum state requirements.

As Dakota Trailer's operations are expanded, it has the potential to become a most profitable business unit. Once this happens, other expansions with even more job creation will be assured. In addition, a case can be made for the retention of the existing 97 jobs at the Yankton plant, because if a phase-out or RIF occurs, a likely scenario minus ongoing expansions and upgrades, then these positions would be lost over time.

Local Involvement

The plant expansion and resulting road and utility extension project is a partnership between Dakota Trailer, the City of Yankton, and Yankton Area Progressive Growth, the local development corporation. Approximately 43% (\$120,105) of the estimated water and sewer project costs is being contributed by the City of Yankton.

Dakota Trailer itself is making a significant capital investment in the plant expansion. A total project cost to the company of \$2.4 million includes the land, building, equipment, and other ancillary items. Dakota Trailer is dedicated to the growth of the Yankton plant and its employees. This investment will leverage future growth at the Yankton plant and it solidifies Dakota Trailer's commitment to the community.

Excessive Site Development Costs

Total infrastructure costs in excess of \$269,000 for the total project including extension of the road are beyond the means of the private and public participants in the project. After taking into consideration all other financing sources, the local contribution for the CDBG portion of the project will be around \$134,700. Due to other budget restrictions and commitments, the City is unable to target any more funding toward this project.

Other Financing Alternatives

In an attempt to alleviate confusion and grant eligibility concerns those costs identified within the application forms address the extension of the water and sewer lines and roadway. There are no funds directed to the private side of the project.

REQUIRED DOCUMENTS

- 1) Notice of Application Submission Hearing (affidavit and minutes of hearing)
- 2) Community Development and Housing Needs Assessment (affidavit and minutes of hearing)
- 3) Local Government Resolutions
- 4) Program Assurances
- 5) Administrative Service Agreement
- 6) Proposed Project Design

AFFIDAVIT OF PUBLICATION

YANKTON DAILY PRESS AND DAKOTAN

Planning and Development District III
Attn: Brian McGinnis
PO Box 687
Yankton, SD 57078

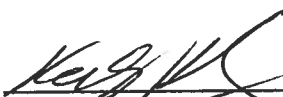

STATE OF SOUTH DAKOTA
COUNTY OF YANKTON

KELLY HERTZ BEING FIRST DULY SWORN ON OATH DEPOSES AND SAYS THAT HE IS THE MANAGING EDITOR OF THE YANKTON PRINTING COMPANY, A CORPORATION, THE PRINTER AND THE PUBLISHER OF THE YANKTON DAILY PRESS AND DAKOTAN, A LEGAL DAILY NEWSPAPER PRINTED AND PUBLISHED IN THE CITY OF YANKTON, SAID COUNTY AND STATE, AND ONE OF THE OFFICIAL NEWSPAPERS OF THE SAID COUNTY OF FACTS STATED IN THIS AFFIDAVIT; THAT THE ANNEXED Notice of Public Hearing

TAKEN FROM THE PAPER IN WHICH IT WAS PUBLISHED IN THE NEWSPAPER ON THE 21st DAY OF June 2010 THAT THE FULL AMOUNT OF THE FEE CHARGED FOR THE PUBLICATION OF SAID NOTICE TO WIT \$24.83 ENSURES TO THE BENEFITS OF THE PUBLISHER OF SAID NEWSPAPER AND THAT NO AGREEMENT AND UNDERSTANDING FOR THE DIVISION THEREOF HAS BEEN MADE WITH ANY OTHER PERSON, AND THAT NO PART THEREOF HAS BEEN AGREED TO BE PAID TO ANY PERSON WHOMSOEVER.

PUBLISHED ON: 6/21/2010

FILED ON: 6/21/2010


SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF June 2010

NOTARY PUBLIC, SOUTH DAKOTA
MY COMMISSION EXPIRES 8/19/2015

6+21

NOTICE OF PUBLIC HEARING

The Yankton City Commission on behalf of Dakota Trailer anticipates submitting an application to the State of South Dakota for a Community Development Block Grant (CDBG) to assist with the expansion of Gehl Drive and its associated utilities..

The City on behalf of Dakota Trailer expects to apply for approximately \$134,700 of CDBG funds to be used in the proposed project, which is expected to cost approximately \$270,000. The purpose of the Hearing is to receive comments from the public regarding the application.

The City will also obtain the views of its citizens with respect to community development and housing needs. The City will then rank the identified needs and specify activities that may be undertaken to meet these needs.

The public hearing will be held at 7:00 PM on Monday, June 28, 2010 at the Yankton City Commission Chambers, Yankton, South Dakota. The meeting is open to the public and interested persons are encouraged to attend. Additional information about the hearing or accessibility can be obtained by calling the City Manager's office at (605) 668-5221 during normal business hours. Telecommunications Relay or TDD 1-800-877-1113.

Dave Mingo, AICP
Community Development Director

**CHAMBER OF THE BOARD OF CITY COMMISSIONERS
YANKTON, SOUTH DAKOTA
JUNE 28, 2010**

Regular meeting of the Board of City Commissioners of the City of Yankton was called to order by Mayor Knoff.

Roll Call: Present: Commissioners Akland, Carda, Ellingson, Gross, Lowrie, VanDerhule, Wenande, and Woerner. City Attorney Hosmer and City Manager Russell were also present. Absent: None. Quorum present.

Action 10-143

Moved by Commissioner Gross, seconded by Commissioner Akland, to approve the Minutes of the regular meeting of June 14, 2010.

Roll Call: All members present voting "Aye;" voting "Nay:" None. Motion adopted.

Action 10-144

Moved by Commissioner Gross, seconded by Commissioner Lowrie, to approve the Minutes of the CIP Workshop meeting on June 21, 2010.

Roll Call: All members present voting "Aye;" voting "Nay:" None. Motion adopted.

City Manager Russell submitted a written report giving an update on community projects and items of interest.

Action 10-145

Moved by Commissioner Gross, seconded by Commissioner Carda, to suspend rules and add an Executive Session to discuss personnel matters with no action anticipated after the Executive Session.

Roll Call: All members present voting "Aye;" voting "Nay:" None. Motion adopted.

Action 10-146

Moved by Commissioner Gross, seconded by Commissioner VanDerhule, that the following items on the consent agenda be approved.

1. Permission for Alcoholic Beverages
Consideration of a request from Craig Campbell and Cheryl Erickson to carry in and serve alcoholic beverages at the Dakota Territorial Capitol Building for a wedding rehearsal dinner on July 15, 2010
2. Appointment to Planning Commission
Consideration of Memorandum 10-94 recommending approval of the Mayor's Appointment of Mr. Mark Mooney to the Planning Commission due to the resignation of Mr. Bob Pulscher from the Board.
3. Approval of Peddler's License
Consideration of Memorandum 10-98 recommending approval of an application for a Peddler's License for APX Alarm Securities Solution, Inc. for 15 individuals to go door to door to sell home security systems
4. Establish public hearing for sale of alcoholic beverages
Establish July 12, 2010, as the date for the public hearing on the request for a Special Events RETAIL (on-sale) Malt Beverage and a Special RETAIL (on-sale) Wine dealers License for July 13, 2010 from Chamber of Commerce (Carmen Schramm, Director) d/b/a Chamber of Commerce, KDAM/KYNT/KKYA, 202 West 2nd Street, Yankton S.D.
5. Establish public hearing for sale of alcoholic beverages
Establish July 12, 2010, as the date for the public hearing on the request for a Special Events RETAIL (on-sale) Malt Beverage and a Special RETAIL (on-sale) Wine dealers License for September 14, 2010 from Chamber of Commerce (Carmen Schramm, Director) d/b/a Chamber of Commerce, WNAX/104.1 The Wolf, 1609 East Hwy 50, Yankton S.D.
6. Establish public hearing for sale of alcoholic beverages
Establish July 12, 2010, as the date for the public hearing on the request for a Special Events RETAIL (on-sale) Malt Beverage and a Special RETAIL (on-sale) Wine dealers License for October 12, 2010 from Chamber of Commerce (Carmen Schramm, Director) d/b/a Chamber of Commerce, The Freeman Company, 719 Walnut Street, Yankton S.D.

- 7. Establish public hearing for sale of alcoholic beverages
Establish July 12, 2010, as the date for the public hearing on the request for a Special Events RETAIL (on-sale) Malt Beverage and a Special RETAIL (on-sale) Wine dealers License for December 14, 2010 with alternative dates of December 12 & 16, 2010 from Chamber of Commerce (Carmen Schramm, Director) d/b/a Chamber of Commerce, Ability Building Services, 909 West 23rd Street, Yankton S.D.

- 8. Permission for Alcoholic Beverages
Consideration of a request from Kevin Buckman to carry in and serve alcoholic beverages at the Dakota Territorial Capitol Building for a 25th wedding anniversary on July 3, 2010

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

Action 10-147

This was the time and place for the public hearing on the application for a Special Events Retail (on-sale) Malt Beverage and a Special Retail (on-sale) Wine Dealers License for one day, October 22, 2010, from Avera Sacred Heart Health (ASHH) Services (Kelly Kathol, Director), such event to be held at Pavilion Surgery Center, Floors 1 and 2 on ASHH Campus, Yankton, South Dakota. (Memorandum 10-93) No one was present to speak for or against approval of the license. Moved by Commissioner Ellingson, seconded by Commissioner Woerner, to approve the license application.

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

Action 10-148

Moved by Commissioner Gross, seconded by Commissioner Wenande, to adopt Resolution 10-20. (Memorandum 10-96)

RESOLUTION 10-20

WHEREAS, it appears from an examination of the plat of a plat of Tract 3, DJ's Addition, in Lot A, Section 16, T93N, R55W, of the 5th P.M., Yankton County, South Dakota prepared by John L. Brandt, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property is hereby approved.

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

Action 10-149

This was the time and place for the Community Development and Housing Needs Assessment Hearing in conformance with the Gehl Drive/Dakota Trailer Community Development Block Grant administrative process. (Memorandum 10-95) Moved by Commissioner Akland, seconded by Commissioner Carda, to conduct the public hearing.

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

**COMMUNITY DEVELOPMENT BLOCK GRANT
COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT
MINUTES OF PUBLIC HEARING
CITY OF YANKTON AND DAKOTA TRAILER
GEHL DRIVE AND ASSOCIATED WATER AND SEWER EXTENSION
Yankton City Commission Chambers, RTEC Building
June 28, 2010 – 7:07 p.m.**

Mayor Knoff opened the Community Development and Housing Needs Assessment public hearing as required by the Community Development Block Grant (CDBG) program. The Mayor proceeded to explain that the City of Yankton is proposing to submit a CDBG application to assist in financing an extension of Gehl Drive to include water and sewer mains to serve the Dakota Trailer expansion

It was explained that the State of South Dakota has administered the federally funded Community Development Block Grant Small Cities program since 1982. Only cities and counties with populations of less than 50,000 can participate in the Small Cities Program.

Funds are distributed from three separate programs that address three distinct areas of need:

1. Imminent Threat Program
2. Special Projects
3. Community Projects

Funding requirements and the competitive nature of the programs were then discussed. It was emphasized that only those projects demonstrating the most serious need will be funded. The application will be submitted under the Special Projects clause in response to the proposed consolidation and expansion of Dakota Trailer's operations.

The proposed project was then explained by Brian McGinnis of Planning and Development District III and discussed with those in attendance. The City intends to request \$134,700 on behalf of Dakota Trailer from the CDBG program for construction and grant administration.

Mayor Knoff called for comments, noting that the purpose of this section of the hearing is to identify community development and housing needs for the City of Yankton and identify activities that could be undertaken to meet these needs. Those in attendance as well as the City Commission discussed the community needs and suggested a prioritized list be developed. Hearing participants were asked to identify the major community development and housing needs of the City and discuss activities that could be undertaken to meet these needs. Discussion also centered on what financing is available to undertake some of the proposed projects. It was pointed out that the City could not immediately meet many of the identified needs due to budget limitations. An ability to assist in financing the proposed improvement by the City or wholly finance these projects is not within the City's current capacity.

The identified needs and potential activities to address these needs are as follows:

1. Continue industrial road as well as associated water and waste water development activities. When appropriate, the City will apply for loans and grants to assist in financing projects;
2. Capitalize on development opportunities along Highways 81, 50, and 52;
3. Continue support of economic development. Finance activities of local development corporation to enable businesses to utilize grants (CDBG) and loans (REDI);
4. Housing for low and moderate-income persons/families, the elderly and an assisted living facility. Sources of financing may include Rural Development and South Dakota Housing HOME funding. Other innovative programs such as the Governor's House should be encouraged for low-income families; and

In addition to the minutes a sign-up sheet of those in attendance has been attached for the record. Said sheet contains names of elected officials, city staff, consultants, and members of the public.

There being no further comments, Mayor Knoff declared the hearing closed at 7:17 p.m.

Action 10-150

Moved by Commissioner Gross, seconded by Commissioner Carda, to adopt Resolution 10-22. (Memorandum 10-99)

**RESOLUTION 10-22
RESOLUTION OF GOVERNING BODY**

WHEREAS, the United States of America and the State of South Dakota have authorized the making of grants from the Land and Water Conservation Fund (LWCF) to public bodies to aid in financing the acquisition and/or construction of specific public outdoor recreation projects;

NOW, THEREFORE BE IT RESOLVED;

1. That Doug Russell is hereby authorized to execute and file an application on behalf of the City of Yankton with the National Park Service, U.S. Department of the Interior, through the State of South Dakota, Department of Game, Fish, and Parks, Division of Parks and Recreation, for an LWCF grant to aid in financing the Sertoma Park Playground Improvements Project for the City of Yankton, South Dakota and its Environs.
2. That Al Viereck, Finance Officer of the City of Yankton is hereby authorized and directed to furnish such information as the above mentioned federal and/or state agencies may reasonably request in connection with the application which is hereby authorized to be filed.
3. That the City of Yankton shall provide a minimum of 50% of the total cost of the project; and will assume all responsibility in the operation and maintenance of the project upon completion of construction, for the reasonable life expectancy of the facility.
4. That the City of Yankton shall dedicate for park and recreation purposes in perpetuity, the real property identified in the authorized application.

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

Action 10-151

Moved by Commissioner Gross, seconded by Commissioner VanDerhule, to approve Change Order No. 1 from Feimer Construction, an increase of \$2,861.50 for a new contract total of \$157,098.00, for the Peninah Street Reconstruction–Karen Drive to 21st Street–Project, to accept the project as complete, and to authorize Finance Officer Viereck to issue a manual check in the amount of \$57,913.05 to Feimer Construction, Yankton, South Dakota, as final payment for the project.
(Memorandum 10-102)

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

Action 10-152

This was the time and place to award the bid for the 6th Street Reconstruction Project—Maple Street to Locust Street. (Memorandum 10-97) The following bids were received and opened on June 17, 2010: Masonry Components, Yankton, South Dakota - \$193,241.05; Smith & Smith Construction, Tea, South Dakota - \$210,707.50; Carl V. Carlson Construction, Tea, South Dakota - \$216,087.15; Buskerud Construction, Inc., Dell Rapids, South Dakota - \$229,926.00. Moved by Commissioner Wenande, seconded by Commissioner Lowrie, to award the bid to the low bidder, Masonry Components, Yankton, South Dakota, in the amount of \$193,241.05.

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

Action 10-153

Moved by Commissioner VanDerhule, seconded by Commissioner Carda, to adopt Resolution 10-21.
(Memorandum 10-100)

**RESOLUTION 10-21
ESTABLISHING NO PARKING ON THE WEST SIDE OF BROADWAY AVENUE
NORTH OF 2ND STREET**

WHEREAS, the Board of City Commissioners of the City of Yankton has the authority to establish "No Parking" zones on public streets including Highway 81.

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that:

A "No Parking" zone be designated and marked for the west side of Broadway from the center line of 2nd Street going north 300 feet to a point that coincides with the north property line of the City owned parking lot.

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

Action 10-154

Moved by Commissioner Carda, seconded by Commissioner Akland, to accept the sewer main improvements located on the west side of West City Limits Road south of 8th Street in the Chalkstone Hill Addition. (Memorandum 10-101)

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

Issues relating to parking in the downtown area during special event activities were considered. (Memorandum 10-103) Mark Mooney and Dan Somsen were present and requested that the City pursue introducing an ordinance or amending the current ordinance to allow for parking restrictions at future events. It was the consensus of the Commission to direct City staff to research this issue and present an ordinance at a future meeting.

Action 10-155

Moved by Commissioner Gross, seconded by Commissioner Akland, to adjourn into Executive Session at 7:55 p.m., to discuss personnel matters.

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

Regular meeting of the Board of City Commissioners of the City of Yankton was reconvened by Mayor Knoff.

Roll Call: Present: Commissioners Akland, Carda, Ellingson, Gross, Lowrie, VanDerhule, Wenande, and Woerner. City Attorney Hosmer and City Manager Russell were also present. Absent: None.
Quorum present.

Action 10-156

Moved by Commissioner Carda, seconded by Commissioner Akland, to adjourn at 8:15 p.m.

Roll Call: All members present voting "Aye;" voting "Nay:" None.
Motion adopted.

David D. Knoff
Mayor

ATTEST:

Al Viereck
Finance Officer

RESOLUTION # _____

****AUTHORIZING RESOLUTION****

AUTHORIZING SUBMISSION OF CDBG APPLICATION

BE IT RESOLVED that the *City of Yankton* hereby authorizes the Yankton City Manager to sign an application to the State of South Dakota for a Community Development Block Grant in the amount of **\$142,200**, and if said application is successful, further authorizes the City Manager to sign the grant agreement and associated documents. This grant will be used to extend Gehl Drive and the associated water and sewer mains in conjunction with the location of Dakota Trailer in the East Yankton Industrial Park.

Yankton Mayor; and

Yankton City Manager

Are hereby authorized to sign requests for payments from the Community Development Block Grant program.

Dated this 9th day of August, 2010

Adopted:

Dave Knoff
Mayor

ATTEST:

Al Viereck
Finance Officer

RESOLUTION # _____

****AUTHORIZING RESOLUTION****

**DESIGNATING CDBG PROJECT CERTIFYING OFFICER
AND
ENVIRONMENTAL CERTIFYING OFFICER**

WHEREAS, the *City of Yankton* is a recipient of a Community Development Block Grant from the U.S. Department of Housing and Urban Development as administered by the State of South Dakota, and;

WHEREAS, the *City of Yankton* is required to designate a certifying officer for the purpose of signing required documents pertaining to this grant, and;

NOW THEREFORE, BE IT RESOLVED, that the City Manager be hereby designated as the City's certifying officer for the purpose of signing correspondence, pay requests, and other required documents.

AND BE IF FURTHER RESOLVED, that the City Manager be hereby designated as the City's environmental certifying officer for all environmental review procedures associated with this CDBG project.

DATED this 9th day of August, 2010

Adopted:

Dave Knoff
Mayor

ATTEST:

Al Viereck
Finance Officer

CDBG PROGRAM ASSURANCES

The applicant hereby assures and certifies that:

- 1) It possesses legal authority to apply for the grant, and to execute the proposed program.
- 2) It has provided opportunities for citizens to comment on the proposed activity, the amount of funds needed to complete the activity, and the plan to obtain such funds.
- 3) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
- 4) Its chief executive officer:
 - a) Consents to cooperate with the South Dakota Governor's Office of Economic Development in the latter's responsibility to comply with provisions of the National Environmental Policy Act of 1969, insofar as the provisions of such Act apply to 24 CFR 570;
 - b) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of these responsibilities regarding environmental clearances of local projects.
- 5) It will comply with the regulations, policies, guidelines and requirements of A-133 and Title 24 Part 85 as they relate to the application, acceptance, and use of Federal funds under this Part.
- 6) It will administer and enforce the labor standards requirement set forth in 570.603 and HUD regulations issued to implement such requirements.
- 7) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements, approved in accordance with Title 24 Part 85.
- 8) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards, Executive Order 11990 relating to evaluation of wetlands and Executive Order 11288 relating to the prevention, control, and abatement of water pollution.
- 9) It will require every building or facility (other than a privately owned residential structure) designed, constructed, or altered with funds provided under this Part to comply with the Rehabilitation Act of 1973 as amended. The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.
- 10) It will comply with:
 - a) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance

extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits.

- b) Title VIII of Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provisions of brokerage services.
 - c) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR Part 570.602), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with funds provided under this Part.
 - d) Executive Order 11063 on equal opportunity in housing and non-discrimination in the sale or rental of housing built with Federal assistance.
 - e) Executive Order 11246 and the regulations issued pursuant thereto (24 CFR Part 130 and 41 CFR Chapter 60), and Section 4(b) of the Grant Agreement, which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demolition, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.
- 11) It will comply with Section 3 (24 CFR Part 135) of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower-income residents of the project area and contracts for work in connection with project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
 - 12) It will, to the greatest extent practicable under State law, comply with Sections 301 and 302 of Title III (Uniform Real Property Acquisition Policy) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and will comply with Sections 303 and 304 of Title II, and HUD implementing instructions to 24 CFR Part 42 and;
 - 13) It will inform affected persons of their rights and of the acquisition policies and procedures set forth in the regulations at 24 CFR Part 42 and 570.606.
 - 14) It will minimize displacement, and to the greatest extent possible, comply with Title II (Uniform Relocation Assistance) of the Uniform Relocation Assistance and Real Acquisition Policies Act of 1970 and HUD implementing regulations at 24 CFR Part 42 and 570.606;
 - 15) It will provide relocation payments and offer relocation assistance as described in Section 205 of the Uniform Relocation Assistance to all persons displaced as a result of acquisition of real property for an activity assisted under the Community Development Block Grant program. Such payments and assistance shall be provided in a fair and consistent and equitable manner that insures that the relocation process does not result in different or separate treatment of such persons on account of race, color, religion, national origin, sex, or source of income;
 - 16) It will assure that, within a reasonable period of time prior to displacement, comparable, decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range

of choices available to such persons will not vary on account of their race, color, religion, national origin, sex, or source of income; and

- 17) It will inform affected persons of the relocation assistance, policies and procedures set forth in regulations at 24 CFR Part 42 and 570.606.
- 18) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
- 19) It will comply with the provisions of the Hatch Act which limits the political activity of employees.
- 20) It will give HUD and the State through any authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant.
- 21) It will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the program area not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.
- 22) It will comply with the flood insurance purchase requirements of Section 102(e) of the Flood Disaster Protection Act of 1973. Pub. L. 93-234, 87 Stat. 975, approved December 21, 1973. Section 103(a) required, on and after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area, that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.
- 23) It will, in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Preservation of Archeological and Historical Data Act of 1966 (16 U.S.C. 469A-1, etc. seq.) by:
 - a) Consulting with the State Historic Preservation Officer to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity, and
 - b) Complying with all requirements established by the State to avoid or mitigate adverse effects upon such properties.
- 24) It will develop a community development and housing plan to identify needs; including the needs of low and moderate-income persons, and activities to be undertaken to meet such needs.
- 25) It will not attempt to recover any capital costs of public improvements assisted in whole or in part with CDBG funds by assessing properties owned and occupied by low and moderate income persons unless: (A) CDBG funds are used to pay the proportion of such assessment that relates to non-CDBG funding; or (B) the local government certifies to the state that, for the purposes of assessing properties owned and occupied by low and moderate income persons who are not very low income, that the local government does not have sufficient CDBG funds to comply with the provision of (A) above.
- 26) It will identify and establish the necessary fees or other income sources to cover the cost of operation, maintenance and repair of the item, facility or project being supported in whole or in part by CDBG funds.

- 27) It will comply with all applicable laws and regulations of the State of South Dakota in carrying out the stated purposes of the project construction.
- 28) It will comply with the citizen participation plan requirements as defined in 24 CFR Part 570.486.
- 29) It will comply with the requirements of section 109 of Public Law 100-202 concerning the award of certain contracts and subcontracts to foreign countries identified by the United States Trade Representatives.
- 30) It will comply with the relocation & property acquisition requirements as defined in 24 CFR Part 570.488.
- 31) It will adopt and enforce a policy that will prohibit use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in a non-violent civil rights demonstration.
- 32) It will comply with 24 CFR Part 87 regarding government wide restrictions on lobbying.

LOCAL ADMINISTRATIVE CAPACITY

The City of Yankton will utilize the services of Planning & Development District III to administer the Community Development Block Grant (CDBG). The District will assist in the compliance with the attached assurances, labor requirements, reporting and financial management. The City of Yankton fully realizes the need of administrative assistance from District III to efficiently and effectively administer this project. District III has successfully administered previous CDBG projects for the City in the past. The following documents have been included in or attached to the application for your information and review.

1. Example Administrative Agreement
2. CDBG Program Assurances

AGREEMENT FOR ADMINISTRATIVE ASSISTANCE

City of Yankton
Infrastructure Project – Dakota Trailer Manufacturing Inc.
Grant # _____

THIS AGREEMENT is entered into by and between the City of Yankton, hereinafter referred to as the “GRANTEE,” and the Planning and Development District III Committee, hereinafter referred to as the “DISTRICT.”

WHEREAS, the GRANTEE has entered into a grant agreement with the State of South Dakota to receive a Community Development Block Grant award,

WHEREAS, the GRANTEE desires assistance in meeting the administrative requirements of the Community Development Block Grant program.

NOW, THEREFORE, BE IT AGREED that the DISTRICT will provide the administrative assistance and services as follows upon the request of the GRANTEE.

1. The DISTRICT will assist the GRANTEE in the preparation of the documents and reports as follows:
 - a. Completion of the project's Environmental Review Record and all subsequent environmental documents;
 - b. All periodic financial and project status reports required by the state including payment requests and final performance reports;
 - c. Equal Opportunity Compliance documentation; and
 - d. Any other reports or documents required by Office of Management and Budget (OMB) Circulars A-102 and A-87.

2. The DISTRICT will provide the following technical assistance:
 - a. Attend, pre-bid, bid opening and pre-construction meetings as requested to provide information on state requirements;
 - b. Assist the GRANTEE in setting up and maintaining administrative files which will contain, at a minimum, the following items: CDBG application, other project funding applications, state and federal agency correspondence, CDBG grant agreement, environmental review record, financial transactions, state monitoring file, special agreements and contracts, labor standards, equal opportunity records, periodic and final performance reports, and audit (if required);
 - c. Assist the GRANTEE in complying with accounting and financial procedures set forth by the State and OMB Circular A-102, A-110, and A-128 as requested;
 - d. Assist the GRANTEE in complying with equal opportunity, labor and purchasing requirements including monitoring visits;
 - e. Aid in preparing correspondence to the State and other project agencies;
 - f. Assist in advertising for an independent auditing firm if necessary;
 - g. Assist the GRANTEE in preparing and distributing public information about the project; and

- h. Provide other administrative duties as agreed by both parties.
3. The DISTRICT will furthermore provide the following liaison functions:
- a. Facilitate communication between the GRANTEE and the Governor's Office of Economic Development;
 - b. Provide information to the GRANTEE and other parties associated with the project about each entity's responsibilities; and
 - c. Maintain the flow of information between the GRANTEE and all other funding agencies in the project.
4. During the performance of this Agreement, the DISTRICT will comply with all civil rights and equal employment opportunity mandates applicable to the CDBG program, including, but not limited to, the following:
- a. Titles VI and VII of the Civil Right Act of 1964 (P.L. 88-352), as amended, and the regulations issued pursuant thereto;
 - b. Section 109 of the Housing and Community Development Act of 1974, as amended, and the regulations issued pursuant thereto (24 CFR Part 570.601);
 - c. Title VIII of the Civil Rights Act of 1968 (P.L. 90-284), as amended;
 - d. Executive Order 11246, and the regulations issued pursuant thereto (24 CFR Part 130 and 41 CFR Chapter 60), and Section 4 (b) of the CDBG Grant agreement;
 - e. Section 3 of the Housing and Urban Development Act of 1968, as amended, and the regulations issued pursuant thereto (24 CFR Part 570), and all applicable rules and orders of the Department of Housing and Urban Development (HUD) issued there under;
 - f. Sections 503 and 504 of the Rehabilitation Act of 1973, as amended; and
 - g. Labor standards requirements set forth in Subsection 570.605 and HUD regulations issued to implement such requirements.

IT IS FURTHER AGREED that the above services shall begin upon notification of grant award from the State to the GRANTEE. Such notification will normally be in the form of a letter from the Governor to the GRANTEE.

IT FURTHER IS AGREED that compensation to the DISTRICT for the above services shall be made in lump sum payments.

IT FURTHER IS AGREED that compensation to the DISTRICT shall be in the amount not to exceed **\$7,500** and shall be based upon the following schedule.

- 1. Fifty percent (50%) of the total compensation amount will be paid to the DISTRICT upon the completion, submittal, and approval by the State of the GRANTEE's environmental review documents.
- 2. Twenty-five percent (25%) of the total compensation amount will be paid to the DISTRICT upon DISTRICT staff attendance and participation in the GRANTEE's pre-bid conferences, bid letting, and acceptance by the GRANTEE of the low bid.

3. Twenty-five percent (25%) of the total compensation amount will be paid to the DISTRICT upon the completion, submittal, and approval by the State of South Dakota of the GRANTEE's first payment request.

IT FURTHER IS AGREED that the compensation schedule shall include those activities completed by the DISTRICT on behalf of the Grantee from the date of the official grant award or offer letter.

IT FURTHER IS AGREED that no additional administrative charges will be assessed the GRANTEE by the DISTRICT. All DISTRICT travel, salary, and office expenses are included in the lump sum compensation figure.

IT FURTHER IS AGREED that the DISTRICT will continue to provide all agreed administrative services to the GRANTEE beyond the final compensation payment date.

IT FURTHER IS AGREED that the GRANTEE will maintain the ultimate responsibility for administering the project; the DISTRICT can only assist in the administration of the grant.

IT FURTHER IS AGREED that this agreement may, from time to time, be amended when mutually agreed to, in writing, by the parties of the Agreement.

IT FURTHER IS AGREED that this agreement shall terminate upon completion of the grant received by the GRANTEE or as referenced below.

IT FURTHER IS AGREED that this Agreement may be extended or terminated prior to the expiration date when mutually agreed to, in writing, by the parties to the Agreement.

IT FURTHER IS AGREED that the GRANTEE accepts no obligations incurred under this Agreement in the event that the GRANTEE declines or is unable to accept the grant award from the State.

This Agreement is entered on this ____ day of _____, 2010

FOR:

City of Yankton

BY:

City Manager

ATTEST:

FOR:

Planning & Development District III Committee

BY:

Chairperson

ATTEST:

S E A L

PROPOSED PROJECT DESIGN

The City of Yankton is working with Eisenbraun and Associates, a licensed engineering firm located in Yankton, SD, to complete the final design and specifications book for the proposed project. A project specific engineering cost estimate and design layouts are attached. The engineers will prepare the bid documents and assist the City of Yankton with bidding, construction inspection, preparation of periodic pay estimates, and any other activities as warranted or requested by the City.

Gehl Drive 2010 Preliminary Estimate

Item Description	Estimated Quantity	Engineer's Estimate	
		Unit Price	Total Price
Grading, Surfacing & Storm Water			
Mobilization	Lump Sum	-----	\$1,500.00
Unclassified excavation	800 CY	\$ 2.50	\$2,000.00
Placing topsoil	270 CY	\$ 2.10	\$567.00
8" Non-reinforced PCC pavement	3,160 SY	\$ 29.00	\$91,640.00
30" PCC curb and gutter	1,210 LF	\$ 11.20	\$13,552.00
6" PCC concrete driveway	85 SY	\$ 30.00	\$2,550.00
4" concrete sidewalk	400 SY	\$ 29.30	\$11,720.00
6" aggregate base course	1,255 TN	\$ 10.00	\$12,550.00
2" aggregate base course	45 TN	\$ 10.00	\$450.00
Sawcut concrete pavement	41 LF	\$ 9.00	\$369.00
Furnish & install steel bar	20 EA	\$ 10.25	\$205.00
Traffic Control			
Traffic control, miscellaneous	Lump Sum	-----	\$750.00
Erosion Control			
Erosion control, miscellaneous	Lump Sum	-----	\$4,000.00
Sanitary Sewer			
12" PVC sanitary sewer main with bedding	740 LF	\$ 35.00	\$25,900.00
48" pre-cast concrete manhole	2 EA	\$ 2,500.00	\$5,000.00
Type A9 manhole frame and lid	2 EA	\$ 425.00	\$850.00
Connect into existing sewer	1 EA	\$ 370.00	\$370.00
Cap and plug 12" sanitary sewer main	1 EA	\$ 190.00	\$190.00
6" PVC sanitary sewer service line with bedding	300 LF	\$ 20.00	\$6,000.00
12" x 6" wye	1 EA	\$ 150.00	\$150.00
Water Main			
12" C900 PVC water main	740 LF	\$ 29.50	\$21,830.00
6" C900 PVC water main	330 LF	\$ 17.00	\$5,610.00
12" gate valve with box	1 EA	\$ 1,450.00	\$1,450.00
6" gate valve with box	3 EA	\$ 700.00	\$2,100.00
12" x 6" pipe tee	3 EA	\$ 410.00	\$1,230.00
6" standard fire hydrant	2 EA	\$ 1,700.00	\$3,400.00
12" retainer glands	7 EA	\$ 110.00	\$770.00
6" retainer glands	11 EA	\$ 50.00	\$550.00
Connect to existing water main	1 EA	\$ 550.00	\$550.00
Remove & salvage fire hydrant assembly	1 EA	\$ 500.00	\$500.00
Construction Subtotal			\$218,303.00
Contingency			\$21,097.00
Design Services			\$11,000.00
Construction Administration			\$19,000.00
Total Estimated Cost			\$269,400.00

ATTACHMENTS

- 1) Water-Wastewater Fee Schedule
- 2) Close-out Waiver

ATTACHMENT I

CLOSE-OUT REQUIREMENTS WAIVER

All applicants must follow the established guidelines regarding CDBG project closeout requirements. All CDBG projects awarded prior to 2001 must be completely closed and all projects awarded from 2002 must be administratively closed.

A waiver is required from all applicants who do not meet the requirements. The waiver should be attached with the application.

The City/County of Yankton requests a waiver from the closeout requirements as established in the CDBG Program Statement for the following project(s). (List the grantee and the project number for each project to be waived.)

City of Yankton	0507-502

Give a brief explanation of the request for each project listed:

This project only needs employee interviews to be completed and then it can be closed-out.