



## Agenda Memorandum

Agenda Item - IX.B

City Council Meeting  
August 17, 2026

**Subject:** Orleans Ave Project - Set Resolution of Necessity Public Hearing Date

**Prepared By:** Christina Smith, Finance Officer

### Background of Issue:

Attached is a Public Notice and the Proposed Resolution of Necessity for the Orleans Ave Project. Also attached is the Project Exhibit and SDML Guide to Special Assessments. The City of Dell Rapids is continuing the pursuit of reconstructing in the summer of 2027. The City has expressed an intent to assess a portion of the project towards the benefitting properties that abut the project. The City has communicated this intent with the property owners by holding individual meetings and having a public meeting with the owners. The City will now take the necessary legal steps to implement the special assessment process.

The first step of establishing the ability for the City to establish a special assessment, is the adoption of a Resolution of Necessity. The City Council will review the Proposed Resolution of Necessity for the Project and then set a public hearing date to consider adoption of the Resolution of Necessity at the September 8th Council Meeting. The Council will not adopt the Resolution of Necessity at this meeting, just review and set the public hearing date. The proposed resolution of necessity creates a description of the area the City plans to assess, outlines legal descriptions for these areas and specifies the method of assessment the City will implement of the Project. Attorney Hammer, staff and DGR have reviewed and edited the Proposed Resolution of Necessity. The City is planning to assess the project based on the Special Assessment Ordinance the city has in place. The Council has determined that the City will assess on a per lineal foot basis on those properties that will benefit from the proposed infrastructure improvements. The City is proposing a \$80 per lineal foot assessment on properties affected by the project. The total cost of the project is estimated at \$4,900,000. The current estimate for assessments on this project is \$250,320 a very small percentage of the total project costs. A total of about 36 property owners will be affected by the project. These public notices along with a cover letter explaining the special assessment process will be sent to all property owners affected by the project as required by SDCL.

### Recommendation

Motion to set the Public Hearing date on September 8, 2026 at 7pm

### ATTACHMENTS:

[2026-21 RES NEC Final Orleans Ave Project.docx](#)

[NOTICE of hearing proposed resolution of necessity Orleans Project.doc](#)

[673083 - 24x36-Orleans Design \\_Poster Board Exhibit.pdf](#)

[Guide to SPA - SDML.pdf](#)