



North Sioux City, South Dakota
Regular Meeting of the City Council
 April 4, 2016 – 7:00 p.m.
 City Hall

PROPOSED AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Approval of Minutes: March 21, 2016, Equalization Meeting
- F. Approval of Minutes: March 21, 2016, Regular Meeting
- G. Agenda Items
 - 1. Westshore Drive Reconstruction Sidewalks
 - 2. Westshore Drive Easement – Michael Albrecht
 - 3. River Valley Plat 57A & 58A
 - 4. River Valley TID Payment
 - 5. Surplus Property
 - 6. SIMPCO Appointments
- H. Community and Council Input
- I. Executive Session*
 - 1. Contractual
- J. Approval of Bills
- K. Adjournment

*SDCL 1-25-2 (sections 1-5) allows a majority of the body present to vote to close a meeting when discussion revolves around personnel, legal matters or contract negotiations. Meetings may also be closed for certain economic development matters (SDCL 9-34-19).

UNAPPROVED

**Local Equalization Board Meeting Minutes
North Sioux City, South Dakota**

March 21, 2016

The City Council for North Sioux City convened as a Local Board of Equalization. The meeting was called to order at 6:05 p.m. Those in attendance were Beavers, Christiansen, Cropley, Parks, Slater, Reiff and Verdoorn. Also in attendance was Corey Reiff representing the Dakota Valley School District, City Administrator Ted Cherry and Finance Officer Susan Kloostra.

Motion by Cropley second by Parks to approve the agenda as presented. Unanimous.

The board met to hear appeals from the following property owners regarding their 2016 property assessment. It was communicated to each appellant that this meeting is the first step in the appeal process. The information from this meeting will be sent on to Union County where the final determination of the assessment values will be made.

Property/Parcel: 53 Cott's Dr / 05.80.54.MH053
Current Valuation: Land: N/A Structures: \$54,075 Total: \$54,075
Owner present: Don Martin
Request: Martin purchased the mobile home in 2013 for \$43,000. He states the structure and garage have not changed. Owner doesn't believe the home should appreciate \$11,000. He stated 39 Cott's sold for \$25,000 and it was a newer home. He requests value be \$43,000.

Motion by Christiansen, second by Parks, to recommend structure be changed to \$45,000. Unanimous.

Property/Parcel: 609 Lakeview Dr / 05.33.01.1007
Current Valuation: Land: \$21,650 Structures: \$195,374 Total: \$217,024
Owner not present: Aaron & Maria Tyler
Request: Letter was submitted by owner requesting no change to land assessment but lowering structure value. As compared to neighbors, owner's structure has been valued higher. Neighboring home is identical and built by same builder assessed at \$189,934. Tyler requests assessment be changed to \$189,934.

Motion by Cropley, Reiff seconded, to recommend assessment be same as last year's valuation of \$192,955, bringing total assessment to \$214,605. Unanimous.

Property/Parcel: 729 N Derby Ln / 05.33.01.1007
Current Valuation: Land: \$45,000 Structures: \$412,690 Total: \$457,690
Owner present: Freezing Machines, Inc.
Represented by: Gary Nichols
Request: The company communicated property is valued higher than its fair market value and requests the structure value be reduced to \$345,000. Property was purchased in January of 2007 used as a warehouse with no updates or changes. Nichols stated other similar and newer structures are priced less per square footage based one 2016 assessments acquired from the Assessors' office. No documentation to show square footage of other structures.

Motion by Parks, second by Cropley, to deny request to reduce structure value. Unanimous.

Property/Parcel: 12 Penrose Dr / 05.14.01.1030
Current Valuation: Land: \$16,530 Structures: \$97,488 Total: \$114,018
Owner not present: Hugh Clark, The Vantage FBO
Represented by: Tyler Clark
Request: Owner states he purchased a repossessed property in 2008 for \$70,000. Repairs were done, but 2014 flooding damaged basement and deterioration in and around wooden portions of the house. If it were sold today, owner was advised he'd receive \$79,000, at the most. Tyler Clark, who lives in the home, discussed its condition.

Motion by Cropley to recommend assessment be same as last year's valuation of \$80,805 bringing total to \$97,335. Parks seconded the motion. Unanimous.

Property/Parcel: 1 Leisure Ln / 05.15.04.1045
Current Valuation: Land: \$73,528 Structures: \$656,890 Total: \$730,418
Owner present: Keith Linden
Request: Owner states he cannot sell home now, at the current price of \$699,000, and believes the 2014 total valuation of \$645,828 was a fair assessment.

Motion by Cropley, second by Christiansen, to recommend structure value be lowered to \$615,222, bringing total to \$688,750. Unanimous.

Property/Parcel: 8 Leisure Ln / 05.15.04.3002
Current Valuation: Land: \$18,000 Structures: \$234,028 Total: \$252,028
Owners present: Jeff & Barbara Peterson
Request: Owners state the assessed value has increased 40% over last two years and there has been no changes to the structure or basement. Peterson states a 2013 appraisal was only \$285,000 and other similar structures are assessed at a lower value. Requests structure be returned to \$192,338.

Motion by Cropley, second by Christiansen, to recommend structure value be returned to 2015 assessment of \$192,338 for a total of \$210,338. Unanimous.

Motion by Reiff second by Cropley to adjourn at 7:25 p.m. Unanimous.

Approved

Randy Fredericksen, Mayor

Attested

Susan Kloostra, Finance Officer

UNAPPROVED
North Sioux City, South Dakota
City Council Regular Meeting Minutes
March 21, 2016

Meeting called to order at 7:30 p.m. by Mayor Fredericksen, following the Equalization Board meeting. Beavers, Christiansen, Cropley, Parks, Slater, Reiff and Verdoorn were present. Also in attendance were Ted Cherry, City Administrator, and Susan Kloostra, Finance Officer.

Mayor Fredericksen led the Pledge of Allegiance.

Motion by Cropley second by Parks to approve the agenda as presented. Unanimous.

Motion by Reiff second by Verdoorn to approve the March 7, 2016 Regular Council Meeting Minutes. Unanimous.

On March 9, 2016, the Planning Commission approved the final plat for the River Valley Addition, lots 49B and 50B of South Churchill Circle. Cherry verified its compliance with the City requirements (following the model as presented in the February 15, 2016 council meeting) and he states he's received assurances the owners will sign covenants and easements, and will file with the county. Cropley asked regarding the filing timeline. Cherry stated none were given but the City would not connect water service until documents are in order with the county.

Motion by Beavers, second by Christiansen, to approve the final plat as presented. Unanimous.

Plat of Lots 49B & 50B of Tract 4 of River Valley Addition, North Sioux City, Union County, South Dakota, Vacating Lots 49A and 50A of Tract 4 Recorded in Book 32 of Plats on Page 42 Therein

Kloostra requested an extension for the completion of the annual report. Parks stated, in light of everything that has happened in this transition, he thought it should be extended. Cropley agreed and suggested 60 days. Motion by Parks, second by Christiansen, to approve a 60 day extension to complete the annual report. Unanimous. Kloostra will present the annual report at the June 6, 2016 council meeting.

Kloostra reported the election officials have been selected for the April 12 Election. Discussion was held. Christiansen asked regarding the compensation the city and county election officials receive. Christiansen made a motion to increase the Superintendent's pay to \$175.00 and each deputy to \$150.00. Motion seconded by Beavers. Unanimous. Motion by Reiff and second by Cropley to approve the election officials as presented: Superintendent Mardelle Cole and Deputies Darcie Kistner and Sylvia Oothoudt. Unanimous.

Community/council input:

- 1) The Westshore Project Residential Meeting was well attended. Residents asked regarding curbs and potential issues when parking boats. Cherry explained mailboxes will be relocated and the postmaster is working directly with residents. Pipe work and digging to remove street sections will start next week along with tree removal, including stump grinding. Property owners are to remove fences, sprinkler lines and landscaping they want to keep that is in our right of way. Cherry will send another letter with contact information to affected residents. Reiff inquired about completion date; Cherry stated end of October if it is a dry summer. Cropley asked about parking and concerns regarding boat traffic.
- 2) The DENR will be using the council chambers on March 22 to hold an information meeting about the Big Sioux River Flood Modeling.
- 3) On March 31 from 1-3p, Senator Mike Rounds will be using the council chambers to hold an Environment and Public Works (EPW) subcommittee hearing. The Field Hearing is entitled "Five Years from the Flood: Oversight of the Army Corps' Management of the Missouri River and Suggestions for Improvement".
- 4) Beavers reported he called the Sioux City Mayor about the condition of Military Road bridge leading to Riverside. Mayor Scott said he was working with DNR. Cherry stated he's been researching this and understands there is a project in the works for next summer, our 2017 budget, to do construction on Military Road and it should include work on the bridge.

Motion by Cropley second by Parks to enter Executive Session at 7:48 p.m. in accordance with SDCL 1-25-2 (sections 1 and 4) to discuss legal and contractual matters. Unanimous.

Regular session resumed at 8:19 p.m.

Motion by Slater, second by Beavers, to approve a lease agreement with Unison Site Management contingent with city attorney approval and final language for a 30 year term and 5 year abandonment clause. Unanimous.

Parks asked for clarification on the Boy Scouts donation. Motion by Parks second by Christiansen to approve the bills as presented. Unanimous.

DISCOUNT LIQUOR	\$25.00	CUSTOMER UTILITY DEPOSIT REFUND
HOLLER, DOUG	\$50.00	CUSTOMER UTILITY DEPOSIT REFUND
KRUGER, VIOLET	\$40.76	CUSTOMER UTILITY DEPOSIT REFUND
NOVEYA, INC	\$50.00	CUSTOMER UTILITY DEPOSIT REFUND
PHILLIPS, STEVE	\$50.00	CUSTOMER UTILITY DEPOSIT REFUND
YATSKO, STEVEN CHASE	\$73.66	CUSTOMER UTILITY DEPOSIT REFUND
AMERICAN UNDERGROUND SUPPLY	\$720.44	UNDER GROUND WATER PLANT-REPAIR PARTS
AVENTURE STAFFING & PROF SERV	\$262.24	TEMP HELP-LONGSTRETH 02/29-03/03
BOOKPAGE	\$300.00	APR 16 - MAR 17 SUBSCRIPTION
BOULWARE AUTO BODY	\$400.00	2006 DODGE DURANGO - MAINTENANCE
CENTER POINT LGE PRINT	\$130.62	BOOKS (6)
CITY OF SIOUX CITY	\$25,677.77	FEB 2016 SEWER CHARGES USAGE 12,245
CRARY, HUFF, INKSTER, SHEEHAN,	\$440.00	HRC - HARVEST BEND LOTS
DAILEY PLUMBING & HEATING	\$164.34	SR CENTER / CH- REPAIRS
DATA TECHNOLOGIES, INC.	\$16,872.50	DEPOSIT - SOFTWARE REPLACEMENT
DAKOTA DUNES/NSC TIMES	\$30.00	COMMUNITY CALENDAR
ELECTRIC INNOVATIONS	\$1,916.50	MAR 2016 TECH SUPPORT (4)
FIRST FINANCIAL BANK USA	\$3,850.97	FEB 2016 CC CHARGES
GATEWAY ENGINEERING INC	\$83.00	DRILL & TAPE PIPE FLANGE
H2O 4 U	\$56.25	LIBRARY, PD - BOTTLED WATER
HAWKINS, INC	\$2,043.55	CHLORINE (8)
HILLYARD / SIOUX FALLS	\$30.36	TOP CLEAN
INGRAM LIBRARY SERVICES	\$202.35	BOOKS (14)
JACK'S UNIFORMS & EQUIPMENT	\$6,176.04	DODGE RAM VEHICLE EQUIP, CLOTHING
JANITOR DEPOT, INC.	\$100.92	CH VACUUM REPAIR, TOWEL (1 CS)
KEVIN O'DELL ELECTRIC, INC.	\$1,469.37	INSTALLED A NEW MANHOLE COVER
LAFLEUR AUTO SALES & SVC	\$30.00	TRUCK WASH (3)
LEADER-COURIER	\$34.90	SUBSCRIPTION - LIBRARY
TEAMSTERS LOCAL NO. 120	\$200.00	APR 2016 DUES
MIDAMERICAN ENERGY	\$14,304.05	FEB 2016 UTILITY CHARGES
MID-AMERICA COUNCIL	\$3,000.00	2016 PLEDGE FRIENDS OF SCOUTING
MJ MINOR UTILITY CONTRACTOR	\$560.00	CASEY'S LIFT STATION VAC
MOBILE AUTOGLASS SOLUTIONS LLC	\$828.25	WINDSHIELDS (5)
MOTOROLA INC.	\$4,612.00	APX7500 DIGITAL PORTABLE RADIO
NOVELTY MACHINE & SUPPLY CO	\$841.90	SEWAGE PUMP, LAY FLAT HOSE (2)
O'REILLY AUTOMOTIVE, INC.	\$167.77	STARTER, GLOVES, WHEEL COVER
IOWA OFFICE SUPPLY, INC	\$520.10	COPY PAPER (13 BX), CHAIRMAT
ONE OFFICE SOLUTION	\$91.89	SCISSORS (2), BINDERS (5), BATTERY
OVERDRIVE, INC.	\$318.09	E-BOOKS (17)
PER MAR SECURITY SVCS	\$165.95	2Q2016 SECURITY MONITORING / SERV
PRESTO-X	\$520.12	MAR 2016 PEST CONTROL (4)
QUALIFIED PRESORT SVC, LLC	\$748.96	FEB 2016 PRT/POSTAGE UTILITY BILLS
ROUPE, JENNIFER	\$10.38	REIMBURSEMENT - BOTTLED WATER
SCHIMBERG COMPANY	\$36.96	PARTS (8)
SD ONE CALL	\$14.56	FEB 2016 LOCATE FEES (13)
SD DEPT OF REVENUE	\$35.00	TESTING
SEWER-MATIC	\$760.00	WESTSHORE DR - TELEVISED 3.25 HRS
USABLUEBOOK	\$455.81	BUFFER PACK (2), HYDRANT LIFTER
VAST BROADBAND	\$857.10	MAR 2016 PHONE & INTERNET CHARGES
WATCHGUARD VIDEO	\$1,223.25	CLOTHING ALLOWANCE - NEW OFFICER
WRIGHT EXPRESS FLEET SVCS	\$1,705.07	MAR 2016 FUEL CHARGES
SD DEPT OF REV & REGULATION	\$596.13	MAR 2015 SALES TAX PAYMENT

As required by SDCL 6-1-10, the following is a list of the March 2016 payroll by department:

Finance/Admin	\$15,155.16
Library	\$4,722.42
Police	\$30,147.43
Public Works	\$21,615.23

Motion by Cropley second by Reiff to adjourn at 8:21 p.m. Unanimous.

Approved

Randy Fredericksen, Mayor

Attested

Susan Kloostra, Finance Officer



City Council MEMO

504 River Drive
 North Sioux City, SD 57049
 Phone (605) 232-4276
 Fax (605) 232-0506

To: City Council
 From: Ted Cherry – City Administrator
 Date: April 4th, 2016
 Re: Westshore Dr. Reconstruction Sidewalk Concerns

Background: The administration was contacted by Denise Hauser with a concern about the sidewalk portion of the Westshore Dr. reconstruction project. Denise had spoken to other neighbors about the 4-foot-wide sidewalk which is to be constructed in front of houses along Westshore. The primary concern of the residents were regarding the close proximity of the sidewalk to their garage structures.

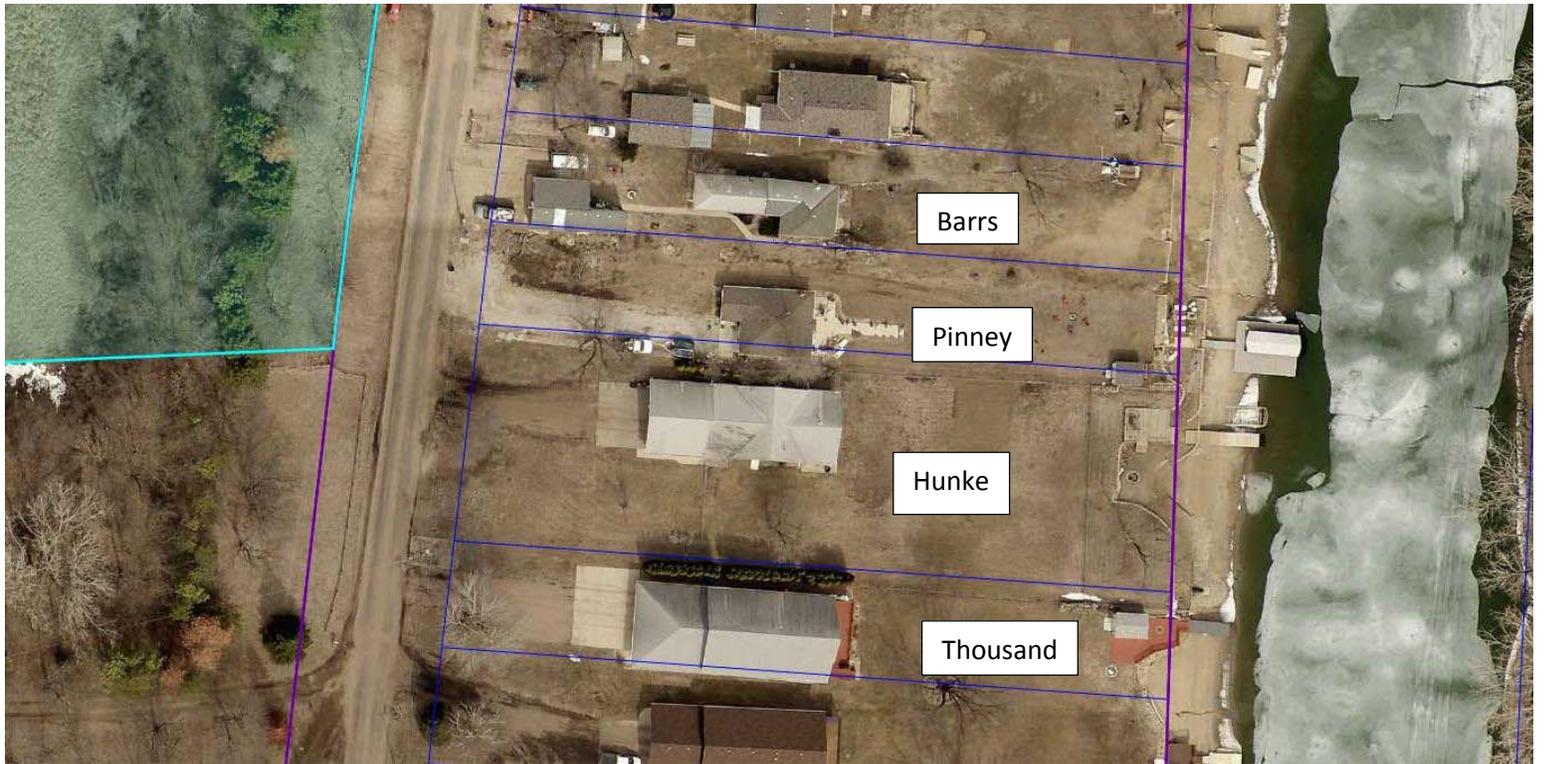
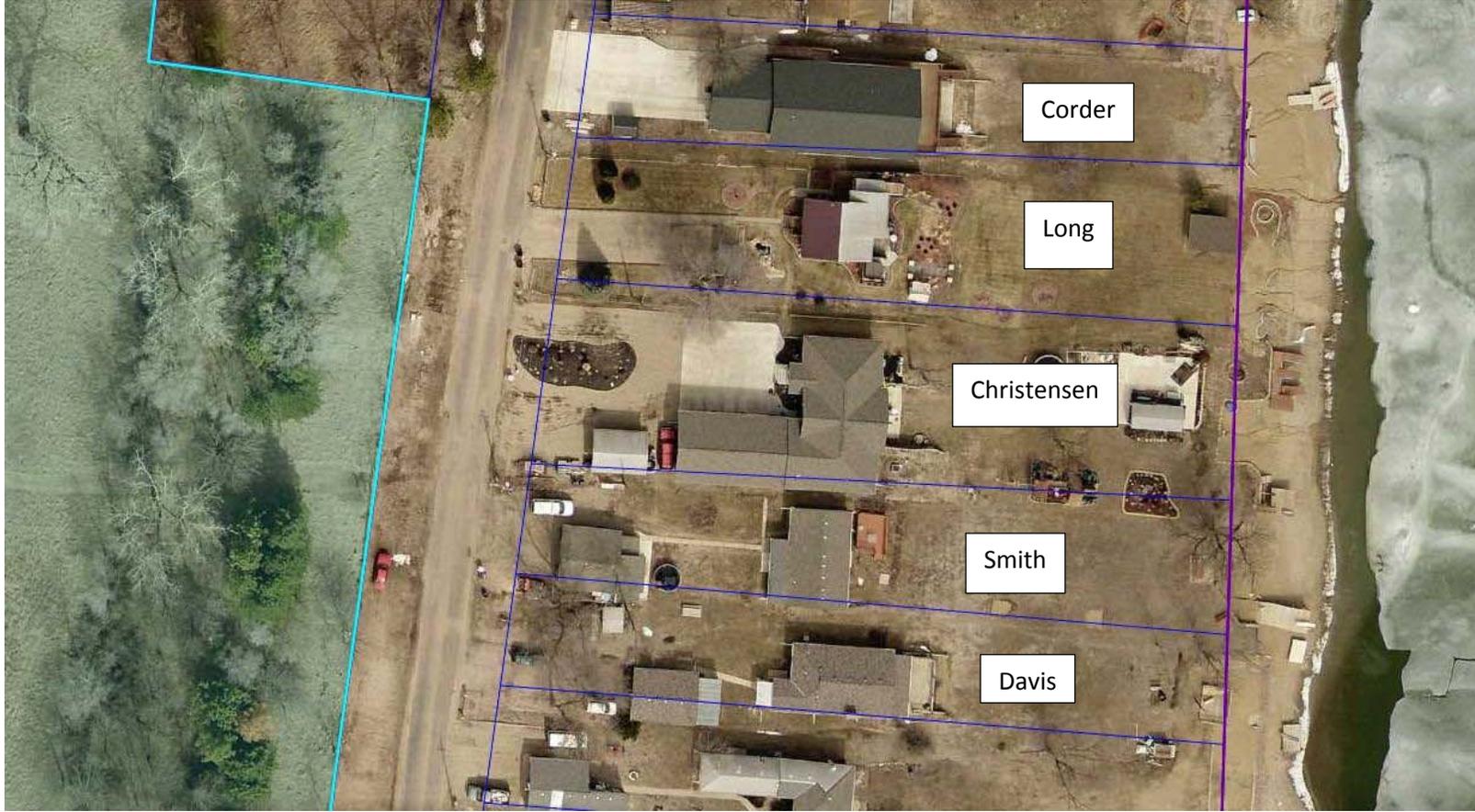
The 4-foot-wide sidewalk is designed to be constructed in the city right-of-way. The sidewalk will come out and begin 1 foot from the property line while the far edge will be 5 feet from the property line. The sidewalk is designed to provide a safe area to walk/bike outside of the street. There are a number of structures which residents have built in very close proximity to their property lines. There is a concern that while back cars out of garages they are not able to see persons coming down the sidewalk.

The suggestion was made to move the sidewalk further out, but that will cross utility lines, and depending on how far out it would be on top of the new water line. This would not be an ideal situation. Also the suggestion was made to put the sidewalk across the street. This would add a significant cost the project, people park their boats and vehicles there, and most likely the sidewalk would not be used as much.

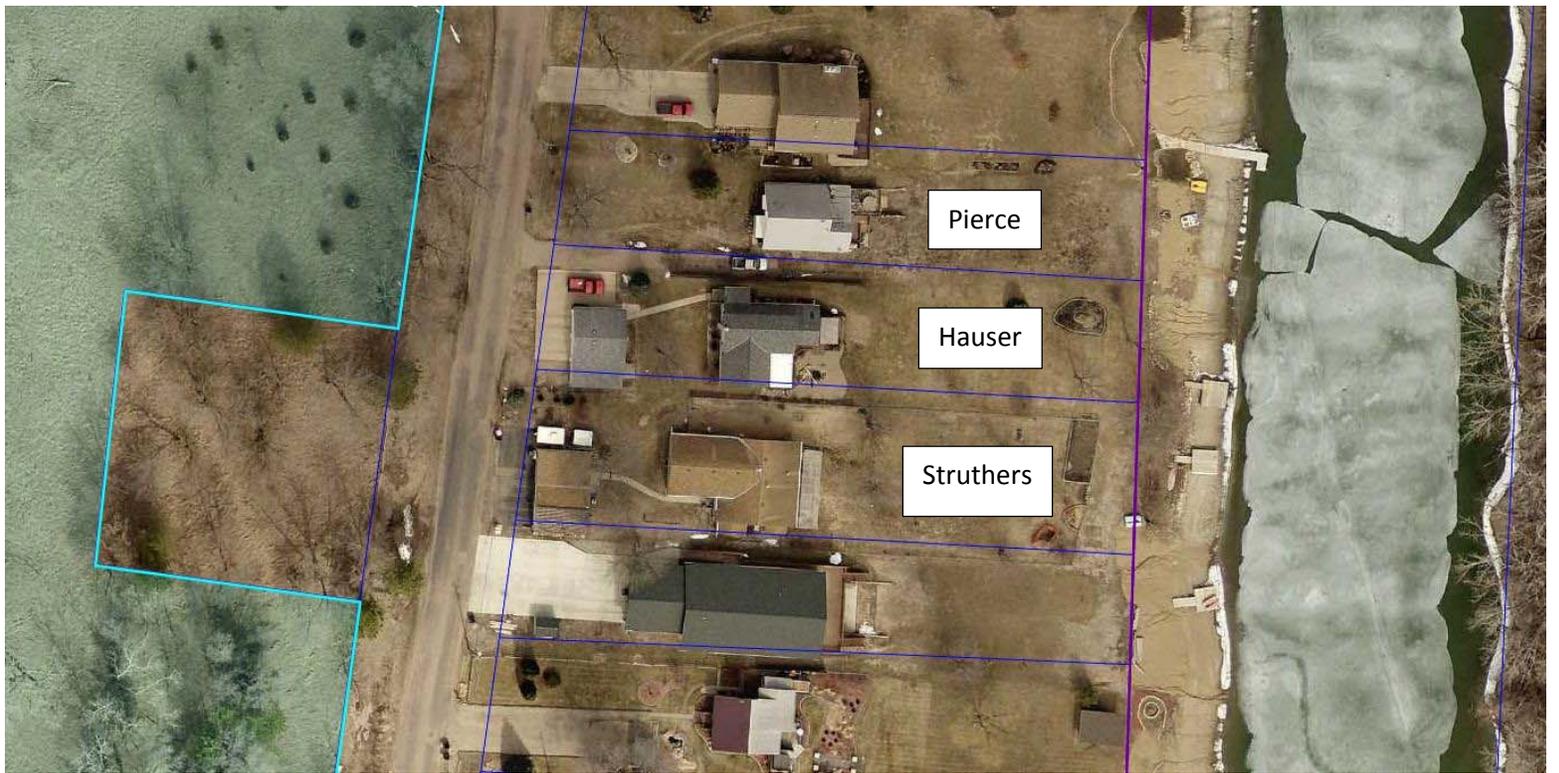
The question before the council would be if they wanted to move forward with constructing the 4-foot-wide sidewalk, or do they want to scrap this portion of the project.

Financial Consideration: By removing the sidewalk from the project there would be an estimated cost savings of \$15,116.80. The portion along Adam's costs \$6,193.29. The portion along Izaak Walton is \$5,848.46. To move the sidewalk to the west side of South Westshore would be \$19,179.72 in lieu of \$15,116.80.

Recommendation: Due to safety concerns I would recommend moving forward with the project as designed. Unfortunately, there is not feasible way to move the sidewalk out more.







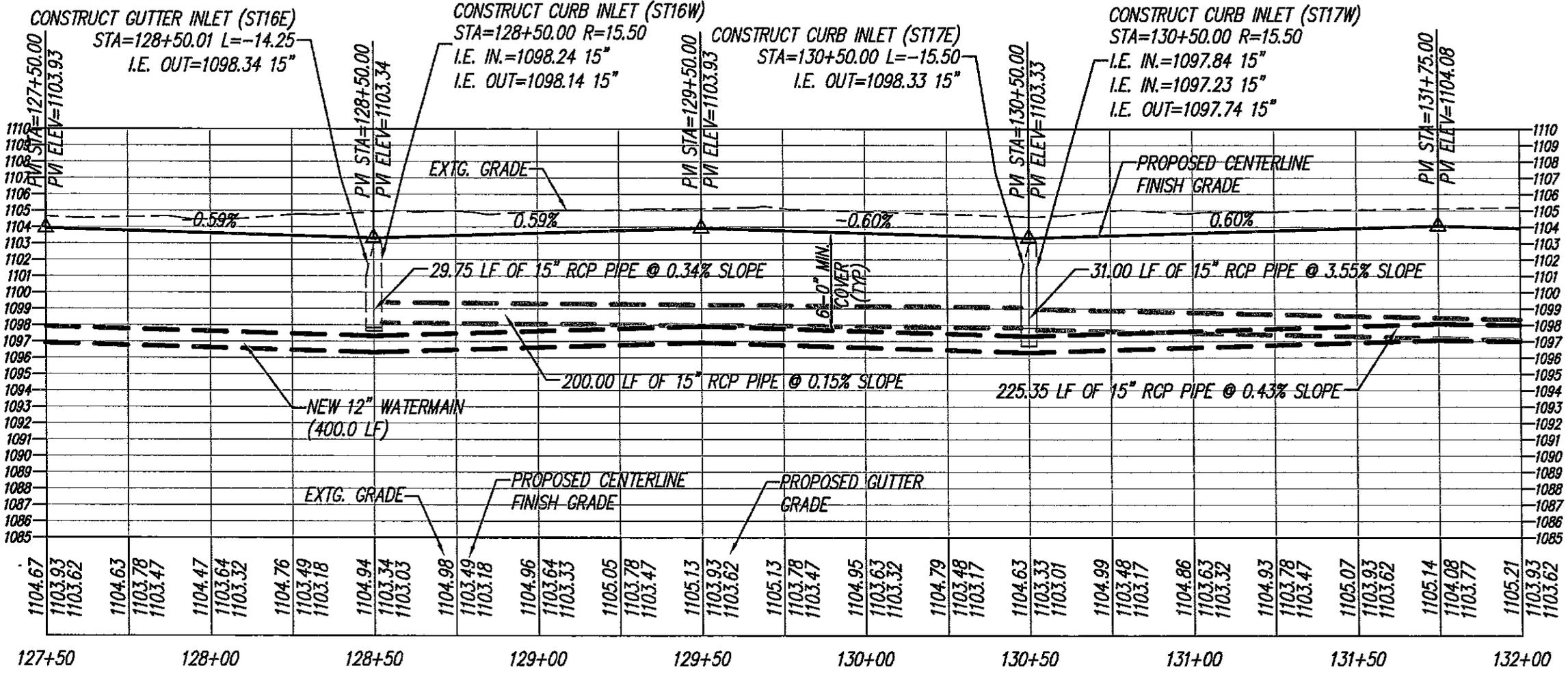
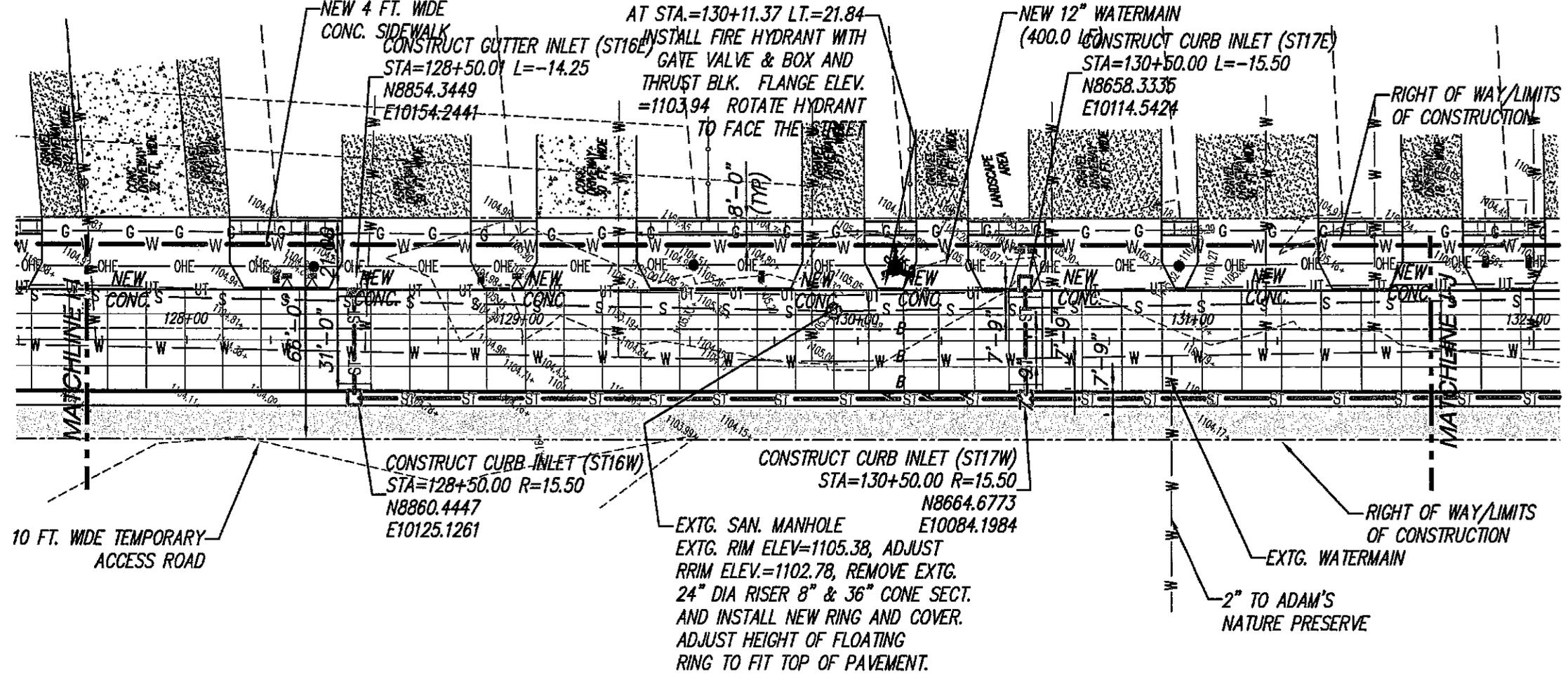
UT'S PL 239

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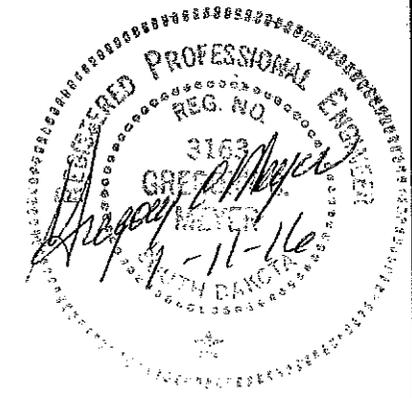








Note:
ALL TRANSVERSE JOINTS WILL BE SPACED AT 12'-0" INTERVALS. CONTRACTOR SHALL ADJUST SPACING AT THE MANHOLE SO THE JOINT WILL ALIGN WITH THE CENTER OF THE MANHOLE, MIN. SPACING ALLOWED IS 8'-0"



BW MA BUELL WINTER MOUSEL AND ASSOCIATES CONSULTING ENGINEERS

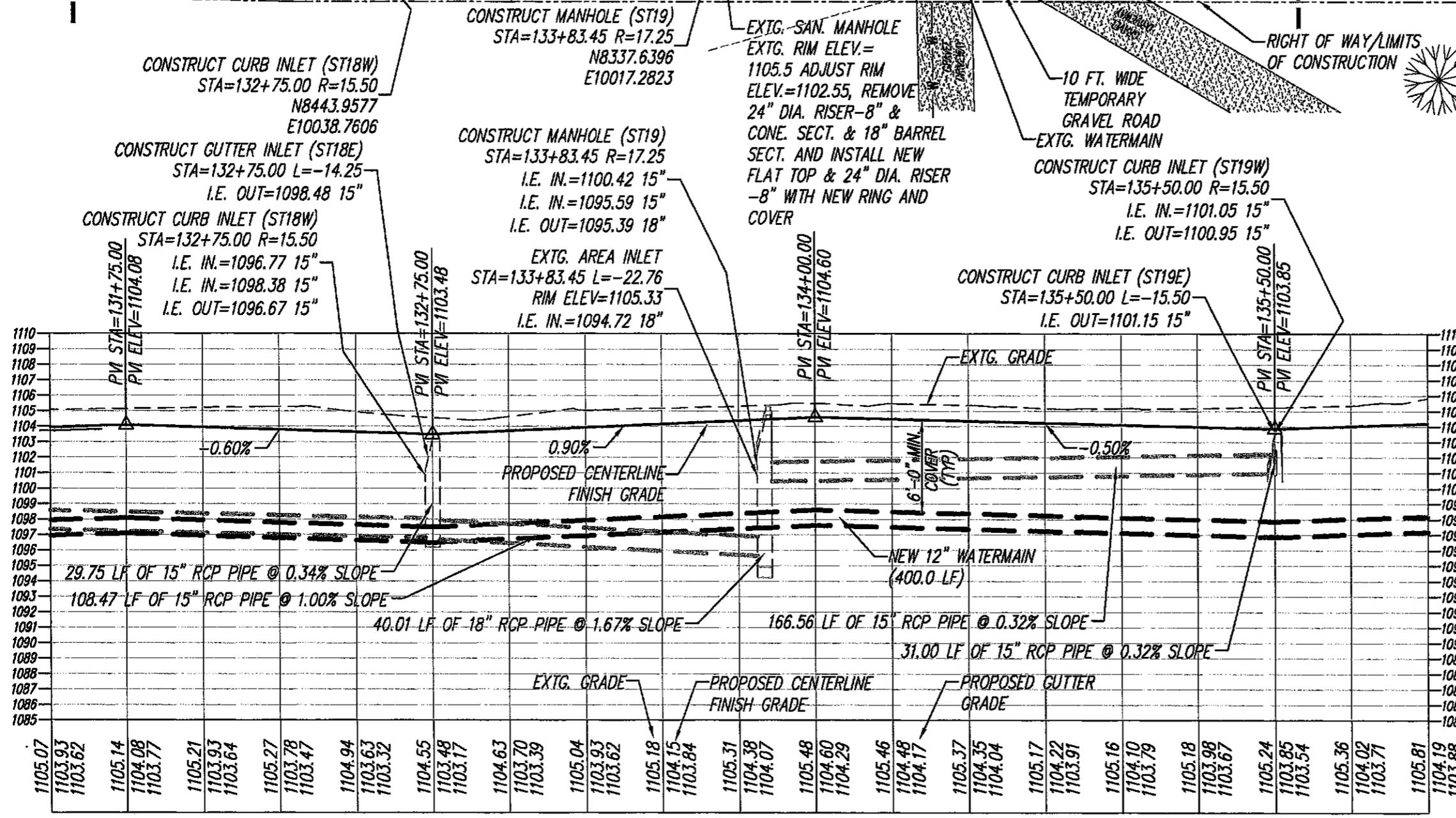
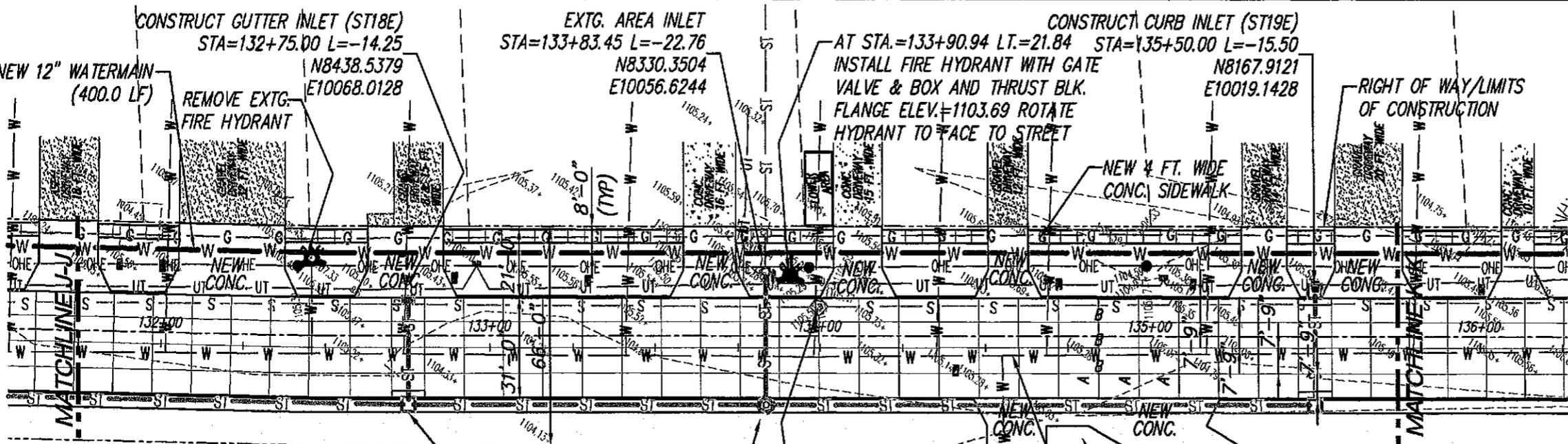
PROJECT TITLE: CITY OF NORTH SIOUX CITY, S.D. RECONSTRUCTION PROJECT

SHEET TITLE: PLAN AND PROFILE FOR WESTSHORE DRIVE - PHASE 'A'

REVISION

DATE

SHEET NO. **5.13**



Note:
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BW MA BUELL WINTER MOUSEL AND ASSOCIATES CONSULTING ENGINEERS

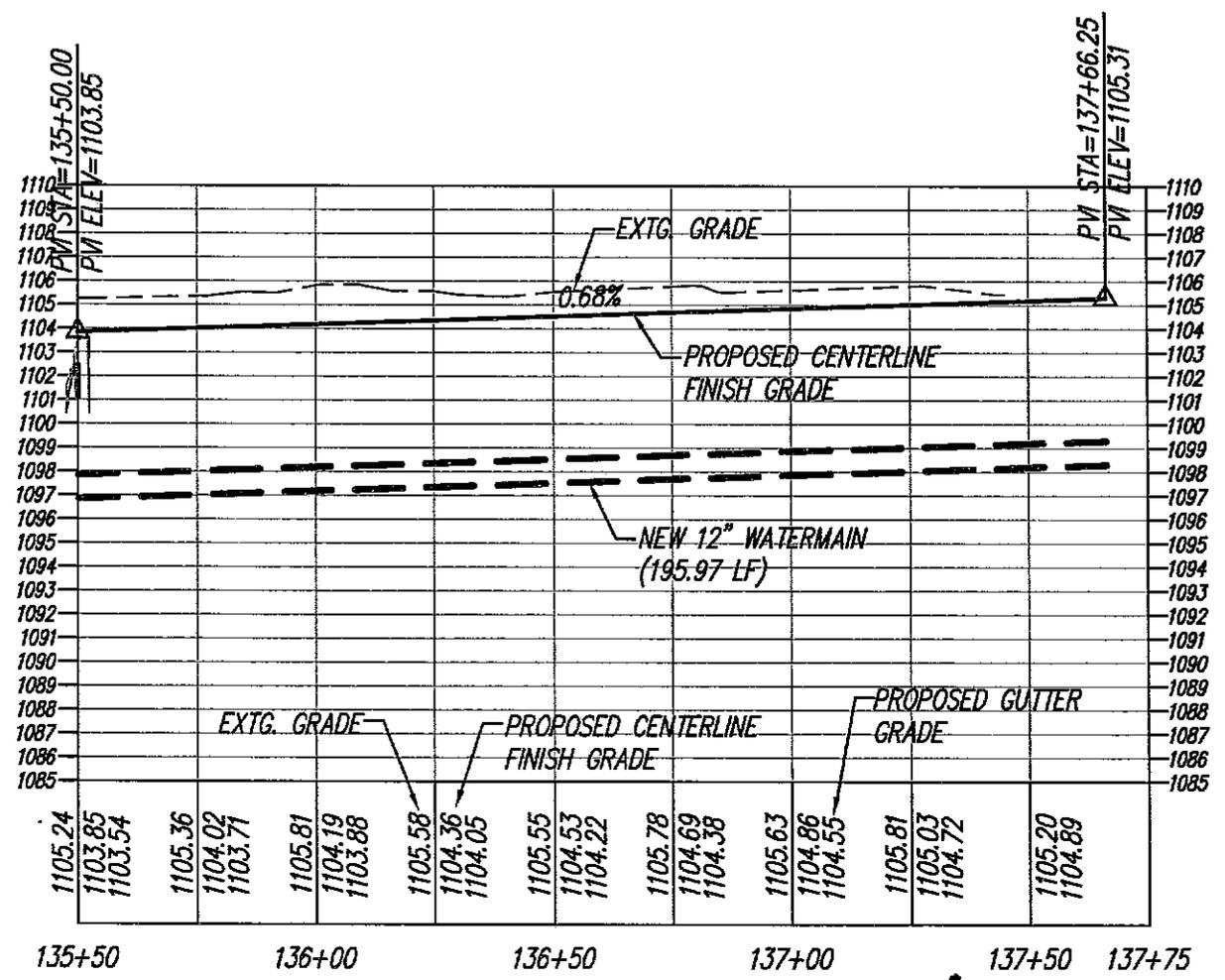
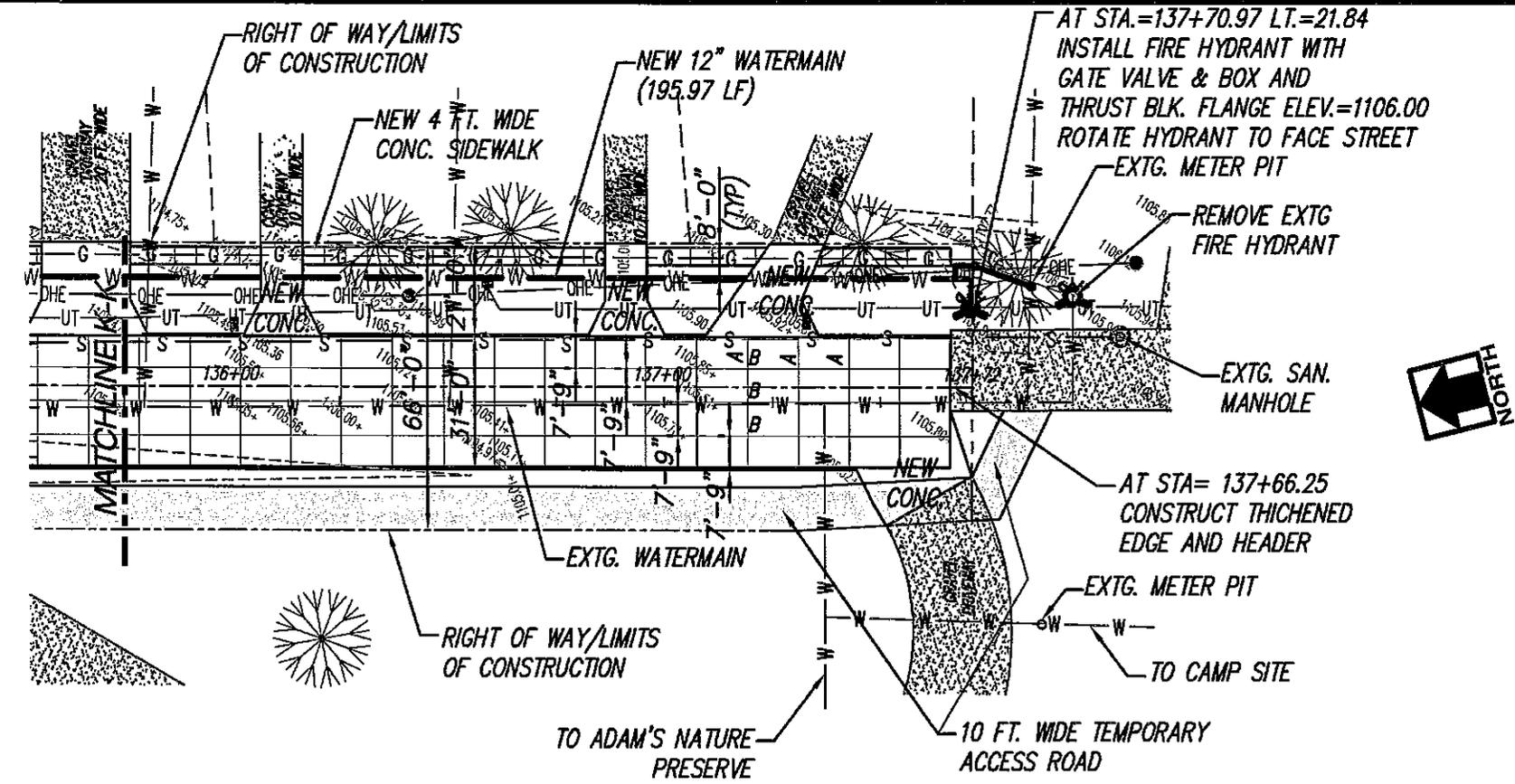
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SHEET TITLE: WESTSHORE DRIVE - PHASE 'A'

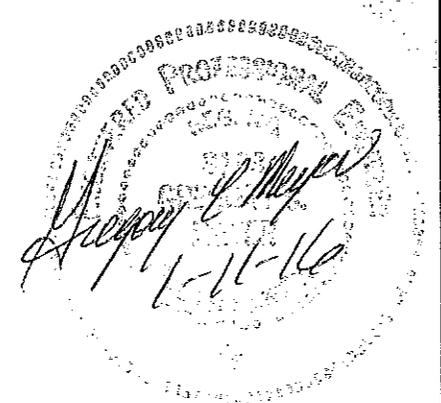
REVISION

DATE

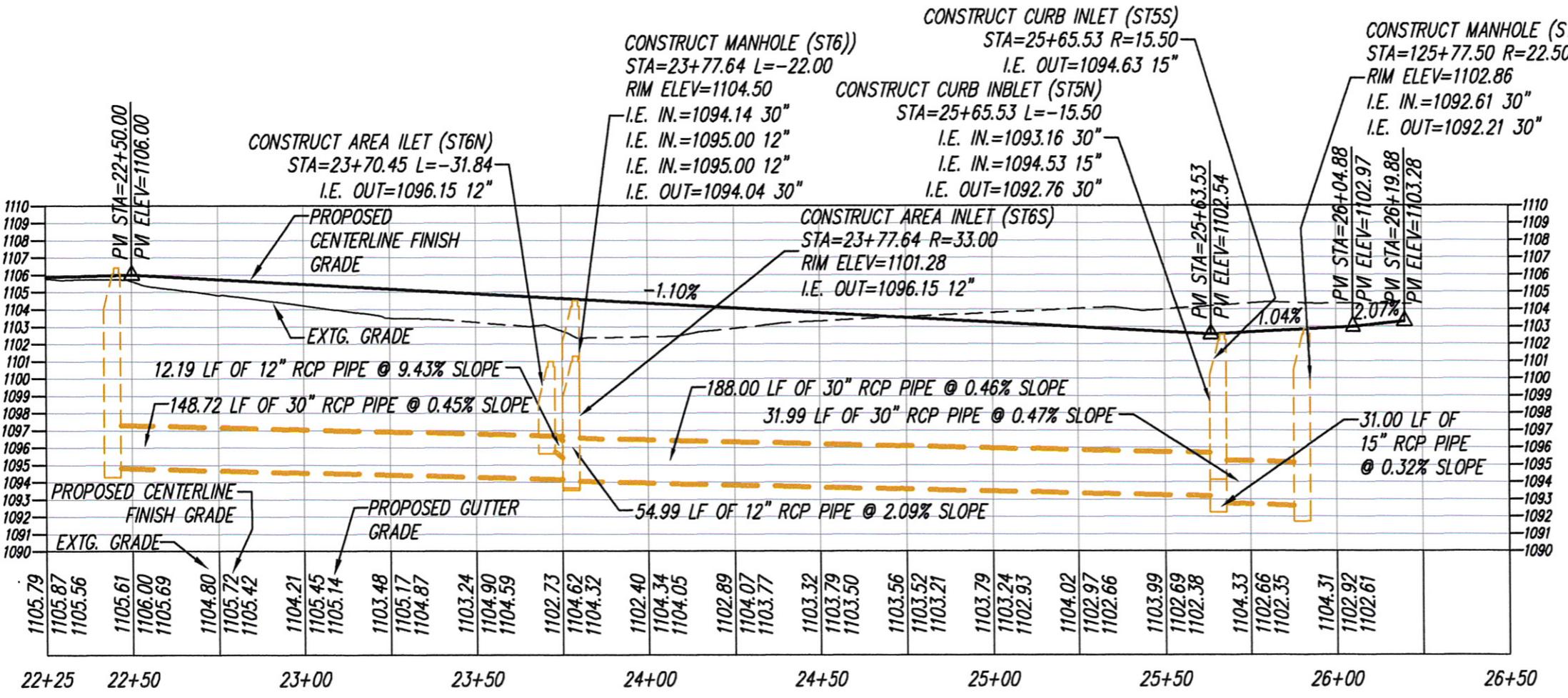
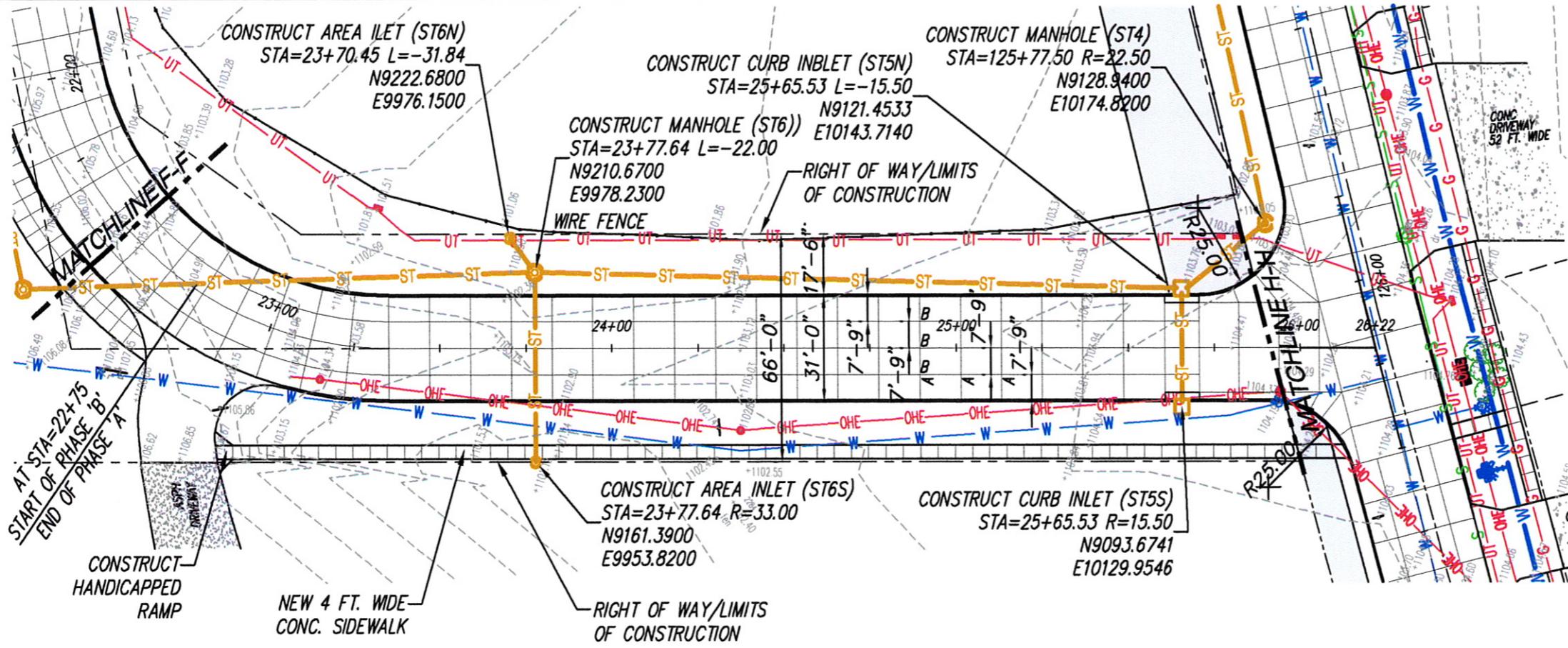
SHEET NO. **5.14**



Note:
 ALL TRANSVERSE JOINTS WILL BE SPACED AT 12'-0" INTERVALS. CONTRACTOR SHALL ADJUST SPACING AT THE MANHOLE SO THE JOINT WILL ALIGN WITH THE CENTER OF THE MANHOLE, MIN. SPACING ALLOWED IS 8'-0"



BW MA BUELL WINTER MOUSEL AND ASSOCIATES
 CONSULTING ENGINEERS
 PROJECT TITLE: CITY OF NORTH SIOUX CITY, S.D. RECONSTRUCTION PROJECT
 SHEET TITLE: WESTSHORE DRIVE - PHASE 'A'
 REVISION: _____
 DATE: _____
 SHEET NO. **5.15**



Note:
 ALL TRANSVERSE JOINTS WILL BE SPACED AT 12'-0" INTERVALS. CONTRACTOR SHALL ADJUST SPACING AT THE MANHOLE SO THE JOINT WILL ALIGN WITH THE CENTER OF THE MANHOLE, MIN. SPACING ALLOWED IS 8'-0"



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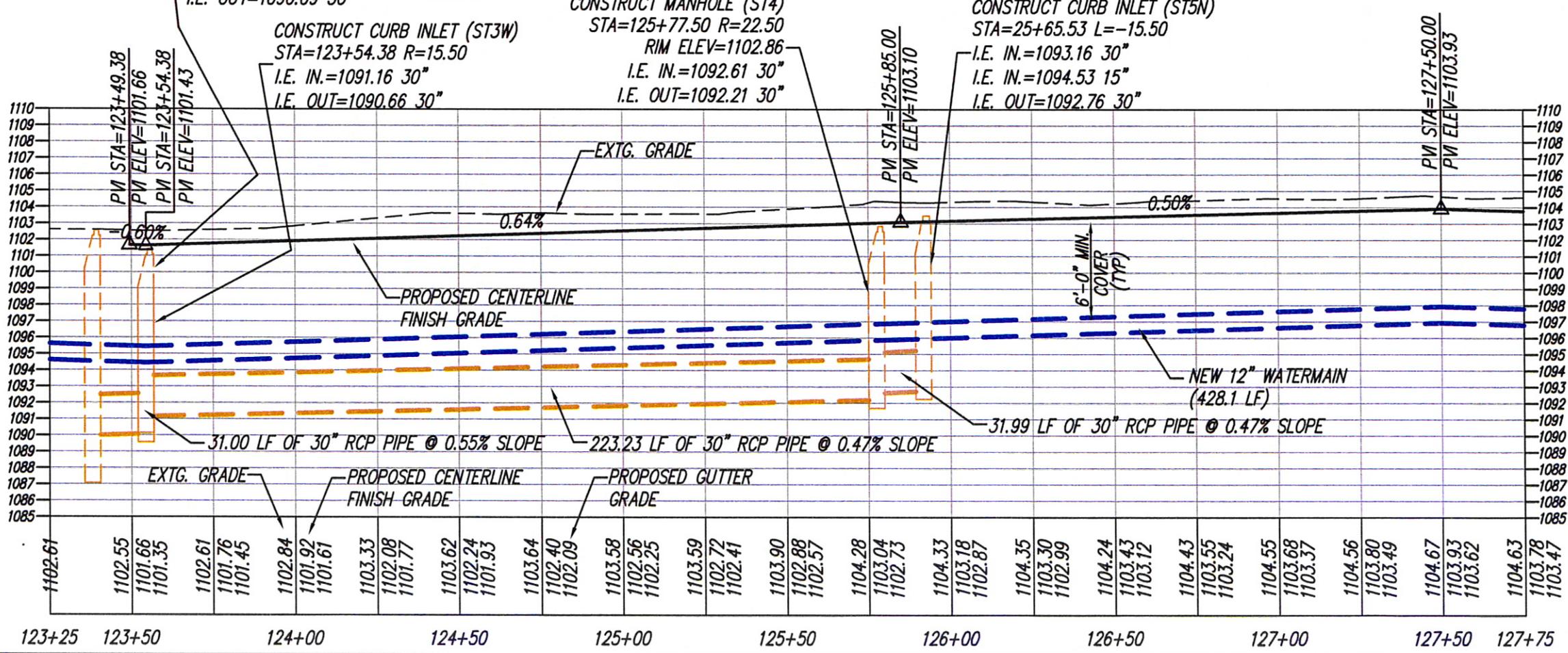
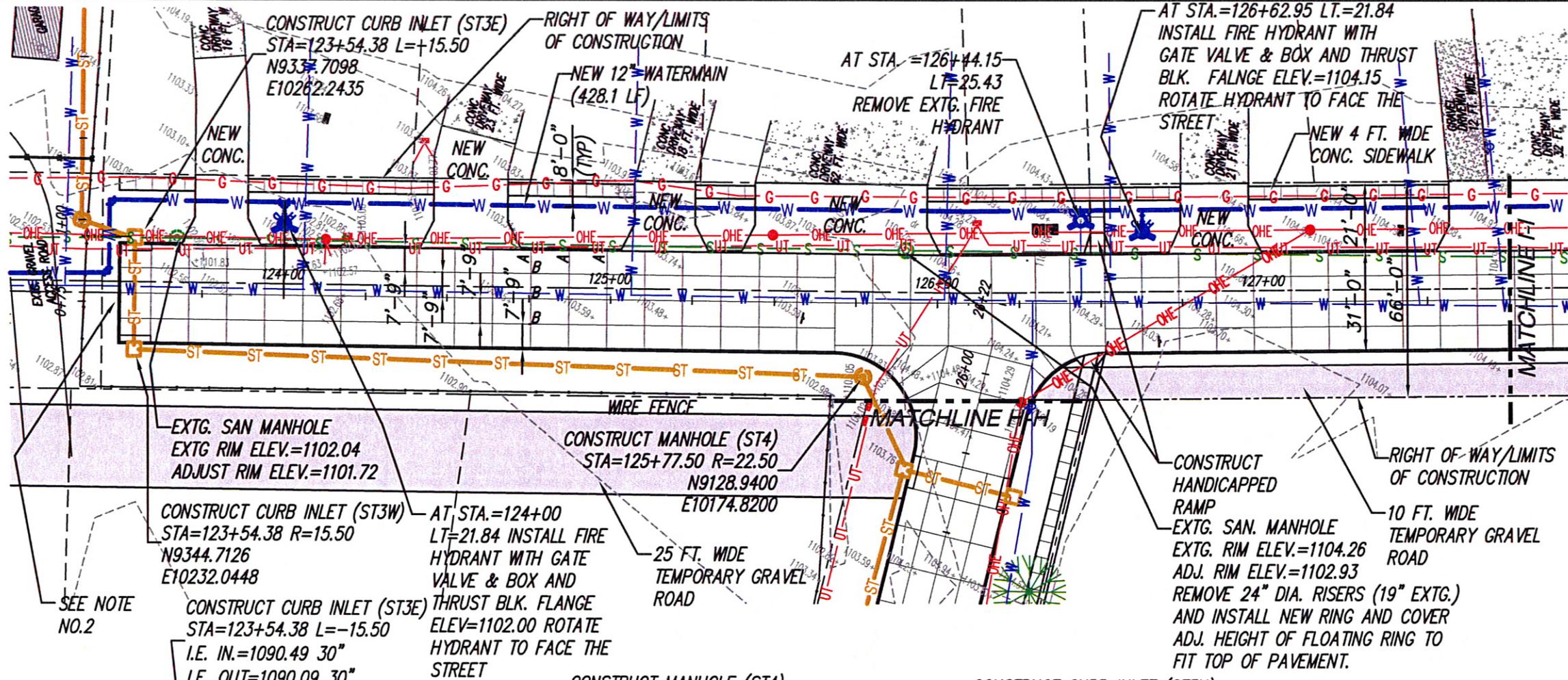
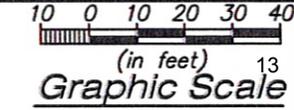
PROJECT TITLE: CITY OF NORTH SIOUX CITY, S.D. RECONSTRUCTION PROJECT

SHEET TITLE: PLAN AND PROFILE FOR WESTSHORE DRIVE - PHASE 'A'

REVISION

DATE

SHEET NO. **5.11**



- Note:**
- ALL TRANSVERSE JOINTS WILL BE SPACED AT 12'-0" INTERVALS. CONTRACTOR SHALL ADJUST SPACING AT THE MANHOLE SO THE JOINT WILL ALIGN WITH THE CENTER OF THE MANHOLE, MIN. SPACING ALLOWED IS 8'-0"
 - AT STA.=123+49.38 END OF PAVEMENT WITH CURB & THICKENED EDGE AND HEADER



BW MA
BUSELL WINTER MOUSEL AND ASSOCIATES
CONSULTING ENGINEERS

PROJECT TITLE: **CITY OF NORTH SIOUX CITY, S.D. RECONSTRUCTION PROJECT**

SHEET TITLE: **PLAN AND PROFILE FOR WESTSHORE DRIVE - PHASE 'A'**

REVISION: _____ DATE: _____

SHEET NO. **5.12**

Prepared By:
 Darrell A. Jesse
 711 Sioux Point Road, Suite 200
 Dakota Dunes, SD 57049
 605-232-3340
djesse@craryhuff.com

PERMANENT EASEMENT AGREEMENT

This Permanent Easement Agreement (hereinafter “**Agreement**”) is made and effective this _____ day of _____, 2015, by and between *Stone Bird, LLC*, a South Dakota company (hereinafter the “**Grantor**”) and the *City of North Sioux City*, a South Dakota municipal corporation, (hereinafter the “**Grantee**”).

RECITALS:

WHEREAS, the **Grantor** is the owner of certain real property being described as follows:

Block 3, Briarwood Estates of William Halliday Tract 1 in Government Lot 2, NW ¼ SE ¼, Section 4, Township 89 North, Range 48 West, of the 5th P.M., City of North Sioux City, Union County, South Dakota as platted Book 8 of Plats, page 134; and

WHEREAS, **Grantee** has agreed to terminate and vacate a current Right of Way Easement granted to the City of North Sioux City (**Grantee**) on September 16, 1998 and filed of record with the Union County Register of Deeds on September 24, 1998, Book 35 of Misc, Page 322; and

WHEREAS, in exchange and consideration for **Grantee** terminating its existing easement as set forth above, the **Grantor** has agreed to a perpetual easement contained within the above listed property, and more fully identified on Exhibit A attached hereto and incorporated by reference herein (hereinafter “**Easement Area**”).

IN CONSIDERATION of the above Recitals and the terms and covenants of this Agreement, the parties hereby agree as follows:

1. **Grantor** does hereby grant, bargain, sell, transfer and convey unto **Grantee** a temporary construction easement to install a force main sanitary sewer line. Said temporary

construction easement shall commence at the southerly edge of the property and continue north for a distance of fifty feet (50') and shall expire on _____.

2. **Grantor** does hereby grant, bargain, sell, transfer and convey unto **Grantee**, its successor and assigns, a perpetual easement with the right to: (i) erect, construct, install and lay, and thereafter use, operate, inspect, repair, maintain, replace and remove a force main sanitary sewer pipe; and (ii) the right to use, operate, inspect, repair maintain, replace and remove the existing 10' wide public sidewalk and bike path, across and through the land of the **Grantor**, situated in Union County, State of South Dakota, together with the right of ingress and egress over the adjacent lands of the **Grantor**, their successors and assigns for the purposes of this easement.
3. The **Easement Area** shall be 30' in width from the south end, at both the west and east property lines as set forth on Exhibit A, which is attached hereto and incorporated by reference herein.
4. **Grantor** agrees that they will not grant any other easements for other utilities, communication lines or facilities within the **Easement Area** without the prior written consent of **Grantee**. Further, **Grantor** agrees not to use the **Easement Area** in a manner which will interfere with the **Grantees** fully enjoyment of the rights hereby granted and **Grantor** also agrees to not erect or construct any buildings or other structure or other obstruction on the easement premises, or diminish or substantially add to the ground over the **Easement Area**..

The consideration set forth above shall constitute payment in full for any damages to the land of the **Grantor**, their successors and assigns, by reason of the installation, operation and maintenance of the structures or improvements referred to herein.

5. **Grantee** agrees that they will, following any initial construction of the force main sanitary sewer line, and subsequent repair or reconstruction of said force main line or sidewalk and bike path, return the premises to their former condition as is reasonably possible at no expense to **Grantor** and provide snow removal and maintenance for the sidewalk and bike path.

The grant and other provisions of this agreement shall constitute a covenant running with the land for the benefit of the **Grantee**, its successors and assigns.

[SIGNATURE PAGE TO FOLLOW]



City Council MEMO

504 River Drive
North Sioux City, SD 57049
Phone (605) 232-4276
Fax (605) 232-0506

To: City Council
From: Ted Cherry, City Administrator
Date: April 4, 2016
Re: Plat 57A and 58A of Tract 4 River Valley Addition

Background: Brown Wegher has asked for a final plat of these two lots so they can complete a twinhome project on these lots.

Discussion: Staff reviewed the final plat of these two lots and they comply with our ordinances. We will ask they land owner to sign an easement for the 10' Storm Sewer Easement on the east side of the property and we will also ask them to sign on to the supplemental covenants of the River Valley Addition. These will need to be filed with the county before water service is hooked up.

The Planning Commission approved the Plat on March 23, 2016

Compliance with Comprehensive Plan: The area requesting to be final platted falls in line with the current comprehensive plan for residential housing options.

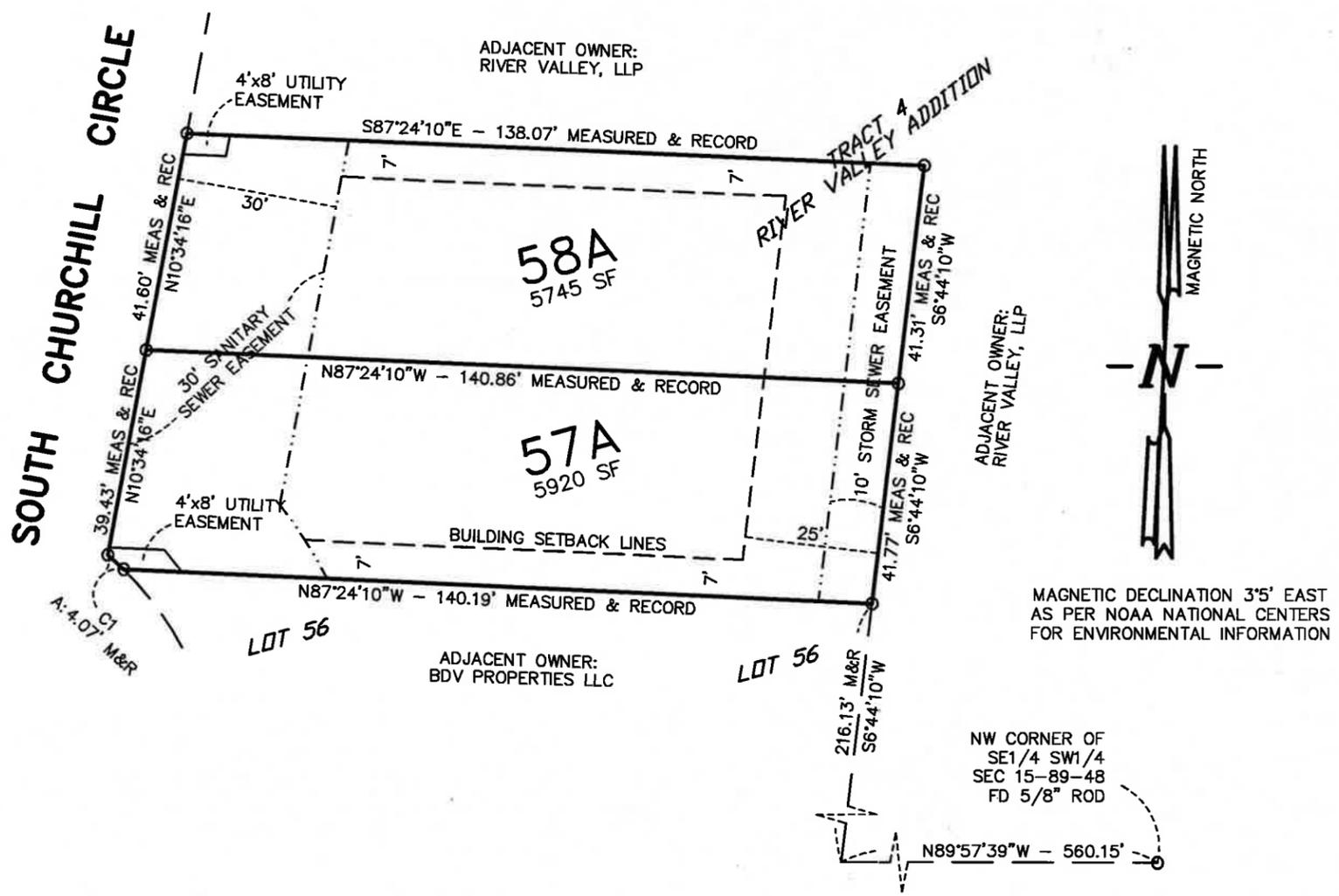
Recommendation: Staff recommends approval of the final plat. This final plat will be presented to the City Council on Apr. 4, 2016 for final approval.

PLAT OF LOTS 57A AND 58A OF TRACT 4 OF RIVER VALLEY ADDITION NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

VACATING LOTS 57 AND 58 OF TRACT 4
RECORDED IN BOOK 32 OF PLATS ON PAGE 37 THEREIN

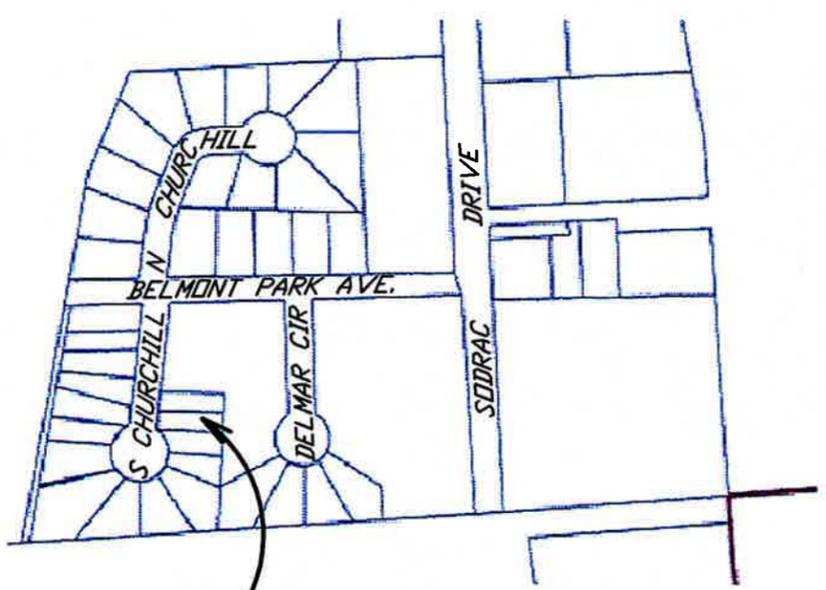
CURVE TABLE

No.	Delta	Radius	Arc Length	Tangent	Chord
1	3°53'28"	60.00	4.07	2.04	4.07 S47°28'60"E



VICINITY MAP

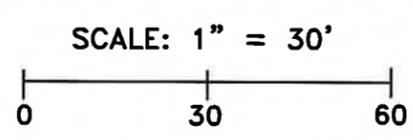
SCALE 1" = 400'



SUBJECT PARCELS

- INDICATES FOUND 1/2" Ø IRON PIN UNLESS OTHERWISE INDICATED
- INDICATES SET 1/2" IRON PIN W/ YELLOW CAP #4544

TOTAL AREA IN ADDITION: 0.268 ACRES



PLOT DATE: MARCH 18, 2016
SHEET 1 OF 2

PREPARED BY
MLS & ASSOCIATES, PLC
201 BENSON BUILDING
SIOUX CITY, IOWA
(712) 258-6844



City Council MEMO

504 River Drive
North Sioux City, SD 57049
Phone (605) 232-4276
Fax (605) 232-0506

To: Mayor Fredericksen
Council Members
From: Susan Kloostra
Date: 4/1/2016
Re: Increment District Payments to River Valley

Background: July 2014 was the last payment the City made to the developers for the property tax we've received in the River Valley Development. Not all the funds were deposited into the correct Fund or Account. In order to make the increment payment, I need to move the money into the correct Fund and Account.

Financial Consideration: None. The monies were not the City's, rather they were being held in reserve to pass onto River Valley for the TID payments.

Recommendation: A motion needs to be made to transfer funds from Fund 101 into Fund 218, and the remaining monies being held in reserve for the TID be paid to River Valley Development.

/srk



City Council MEMO

504 River Drive
 North Sioux City, SD 57049
 Phone (605) 232-4276
 Fax (605) 232-0506

To: Mayor Fredericksen
 Council Members
 From: Susan Kloostra
 Date: 4/1/2016
 Re: Surplus Property

Background: SDCL 6-13-1 allows a governing board to dispose of any land, structures, equipment, or other property which the governing board has, by appropriate motion, determined is no longer necessary, useful, or suitable for the purpose for which it was acquired. Furthermore, no motion is required to sell, trade, loan, destroy, or otherwise dispose of consumable supplies, printed text, zoo animals, or subscriptions.

The following items are obsolete or non-functioning. Deb has requested we put a minimum bid on the Nooks.

Obsolete:

Nook, 1st generation \$25
 Nook Color \$40
 Nook Color HD \$45

Non-Functioning:

Simple Touch Nook
 HP Printer C4172A SN USGR080631
 Audio Visual Equipment from Council Chambers:
 Phast PLB-AS8 8x8 Stereo Audio Switch
 PhastLink SN 52487
 PhastLink Panja PLB-CF2
 PhastLink Panja FG950-60 SN 95060S2110080
 Inline IN1404 Video/RGB Scaler
 Pelco KBD200 SN 02155-21-0452

There are additional pieces of furniture we have from the senior center that were not purchased with City funds. I would like to sell these items and any revenue generated be placed in senior center account for improvements.

Financial Consideration: I could not locate an invoice in Fund for surplus bids except for vehicles. Vehicle ads ranged from \$7-\$40.

Recommendation: Need a motion to declare the listed equipment as surplus property, to dispose of the broken equipment and to advertise for sealed bids for the obsolete equipment.

/srk



City Council MEMO

504 River Drive
 North Sioux City, SD 57049
 Phone (605) 232-4276
 Fax (605) 232-0506

To: City Council Members
 From: Ted Cherry, City Administrator
 Date: April 4, 2016
 Re: SIMPCO Board Appointments

Background: SIMPCO, the areas transportation organization which North Sioux City is a member of, is requesting two members of the North Sioux City Council to sit on boards which have an impact on our community.

The first board is the MPO (Metropolitan Planning Organization). Their goal is provide a forum in order to determine transportation objectives to meet the needs members of the metro area. This is an organization required by the federal government in every urban area in the country. It assists in building a regional agreement on transportation issues among local governments, state agencies, and transportation authority. The MPO board is required to help produce the transportation plan that presents the vision of the regional transportation system over a span of 20 years and is reviewed and updated every 5 years.

The MPO board meets the first Thursday every other month at 1:30. The meetings are expected to last between 1 and 1 ½ hours.

The SIMPCO board is the overall governing body of SIMPCO. Their goal is to address concerns of the region that have a potential of being resolved effectively by cooperative efforts. Their goal is to take positions on important issues affecting the regions and adopt clear and concise positions which can be addressed with local, state, and federal officials. This board is a catalyst for regional cooperation, uniting governments to provide the best possible planning moving forward into the future.

The SIMPCO board meets every other month on the 2nd Thursday of the month. This is a lunch meeting with lunch provided. They should expect to last between 1 and 2 hours.

Financial Consideration: None, we are currently a due paying member.

Recommendation: Administration recommends the nomination of individuals to sit on these two boards. Lesa Croypley had taken on the responsibility of the SIMPCO Board and we need to appoint her. We would still need a representative to sit on the MPO board.

Month	Committee	Date	Time	Location
January	MPO Policy Board	01/07/16	1:30	SIMPCO
	SIMPCO Board of Directors	01/21/16	12:00 PM	SIMPCO
February	Committee	Date	Time	Location
March	MPO Policy Board	03/03/16	1:30 PM	SIMPCO
	SIMPCO Board of Directors	03/17/16	12:00 PM	SIMPCO
April	Committee	Date	Time	Location
May	MPO Policy Board	05/05/16	1:30 PM	SIMPCO
	SIMPCO Board of Directors & Council of Officials Annual Meeting	05/12/16	TBA	TBA
June	Committee	Date	Time	Location
July	MPO Policy Board	07/07/16	1:30 PM	SIMPCO
	Committee	Date	Time	Location
August	Committee	Date	Time	Location
	SIMPCO Board of Directors	08/11/16	12:00 PM	SIMPCO

Month	Committee	Date	Time	Location
September	MPO Policy Board	09/08/16	1:30 PM	SIMPCO
October	SIMPCO Board of Directors	10/13/16	12:00 PM	SIMPCO
November	MPO Policy Board	11/03/16	1:30 PM	SIMPCO
December	SIMPCO Board of Directors & Council of Officials	12/08/16	12:00 PM	TBA

UNAPPROVED MINUTES
North Sioux City Planning Commission
March 23, 2016

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter at 4:02 p.m.

Commission members present were: Linden, Mitchell, Olson, and Streeter. Also in attendance were City Administrator Ted Cherry and Finance Assistant Jennifer Roupe.

Motion by Linden, second by Olson to approve the agenda as presented. Unanimous.

Motion by Olson, second by Mitchell to approve the March 9, 2016, minutes as presented. Unanimous.

New Business

Final Plat: River Valley – Brown Wegher

The Final Plat for Lots 57A and 58A of Track 4 of River Valley Addition, North Sioux City, Union County, South Dakota, Vacating Lots 57 and 58 of Tract 4 Recorded in Book 32 of Plats on Page 37 Therein was presented. Motion by Linden, second by Mitchell to approve the following survey plat as presented with understanding that the covenants, signed easements and supplemental documents will be filed. Unanimous.

Other Business

Ted Cherry updated commission members on the following.

- DENR Meeting held at City Hall regarding updates to the Big Sioux River.
- Westshore Reconstruction Project to start March 28, 2016.
 - Resident Meeting
 - 3 Phases
 - Gill Construction
 - Water and Sewer Line
- Governors Meeting with EWA on March 31, 2016 regarding the Missouri River.

Roupe updated commission members of building permits that have been approved by Roan prior to meeting.

- 3 Fence Permits
 - Wallace Ave, Belmont Park Ave, and Union Ct
- 1 Town Home
 - S Churchill Cir
- 2 Homes
 - N Churchill Cir and Harvest Bend
- Linden inquired about the construction on Louis Ave, build complies.

Motion by Linden, second by Mitchell to adjourn at 4:24 p.m. Unanimous.

Dated this March 23, 2016

Jennifer Roupe
 Finance Assistant

Events @ the Senior Center 301 Military Road ~ 605-780-0400

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				March 31	1	2
 <p>The Center is open week days at 9a so you can enjoy coffee, read the paper or watch the news ... for free.</p>				1:30p Seniors on the Move @ Northport Apts	12p Sr Meals	
3	4	5	6	7	8	9
	12p Sr Meals	12p Sr Meals 12:30p Senior Cinema <i>Daddy's Home</i>	12p Sr Meals	12p Sr Meals 7:00p American Legion Post 319 Meeting 	12p Sr Meals	<div style="border: 1px dashed black; padding: 5px;"> Spring Clean-up Wknd @ City Shop 9th & 10th </div>
10	11	12	13	14	15	16
 8a-12p American Legion Pancake Breakfast	12p Sr Meals	<div style="border: 1px dashed black; padding: 2px;"> City Election 7a-7p </div> 12p Sr Meals 12:30p Senior Cinema <i>The Help</i>	12p Sr Meals	<div style="border: 2px solid green; padding: 5px;"> 12:00p Free Lunch & Speaker Tim Gallagher Sioux City Journal </div>	12p Sr Meals	
17	18	19	20	21	22	23
	12p Sr Meals	12p Sr Meals 12:30p Senior Cinema <i>The Family That Preys</i>	12p Sr Meals	12p Sr Meals	12p Sr Meals	
24	25	26	27	28	29	30
	12p Sr Meals	12p Sr Meals 12:30p Senior Cinema <i>Driving Miss Daisy</i>	12p Sr Meals Wellness Wednesday 11:30a Blood Pressure Checks	12p Sr Meals 7:00p VFW Post 7690 Meeting 	12p Sr Meals	

Dakota Senior Meals are available Monday through Friday for home delivery or served at the Center. Reserve your spot by calling Tracy at 605-232-0808.

North Sioux City Spring Clean Up Weekend

North Sioux City residents only

Saturday, April 9

8am to 4pm

Sunday, April 10

8am to 2pm

Rain Date: April 16

**Dumpsters located at
City Maintenance Shop
300 Parkside Avenue**

**All dumping fees waived but regular
tire disposal fees will be charged.**

