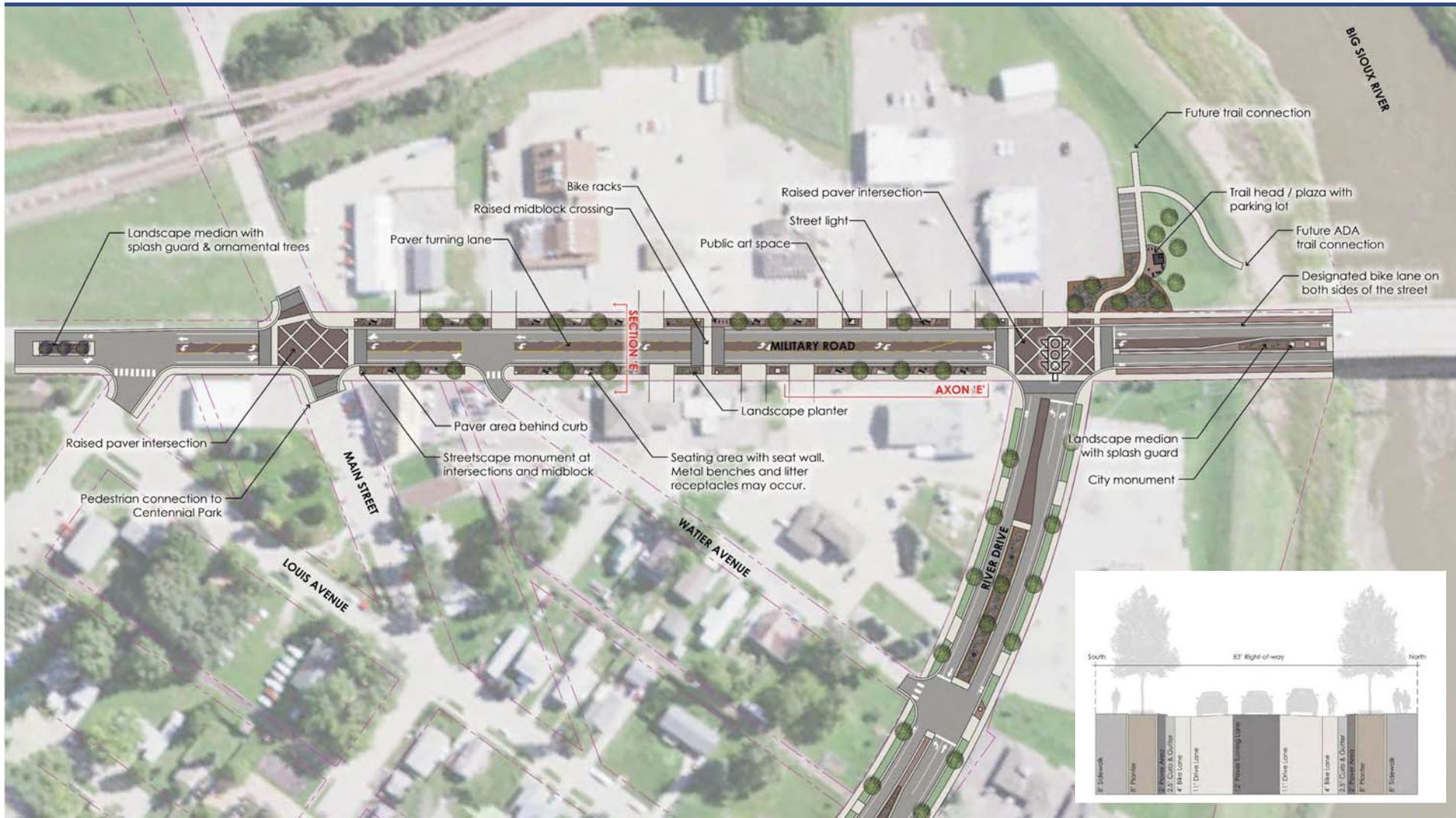
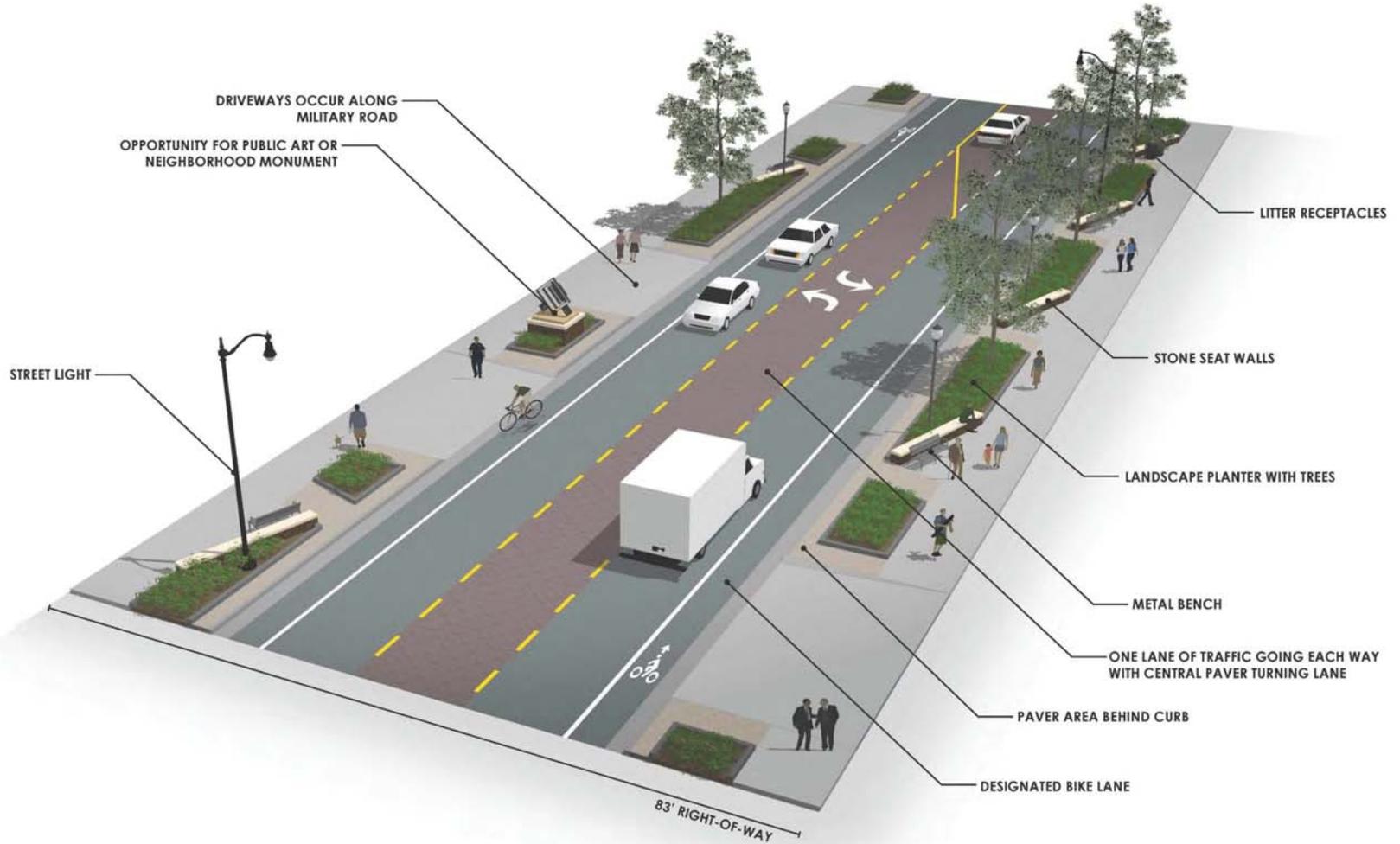


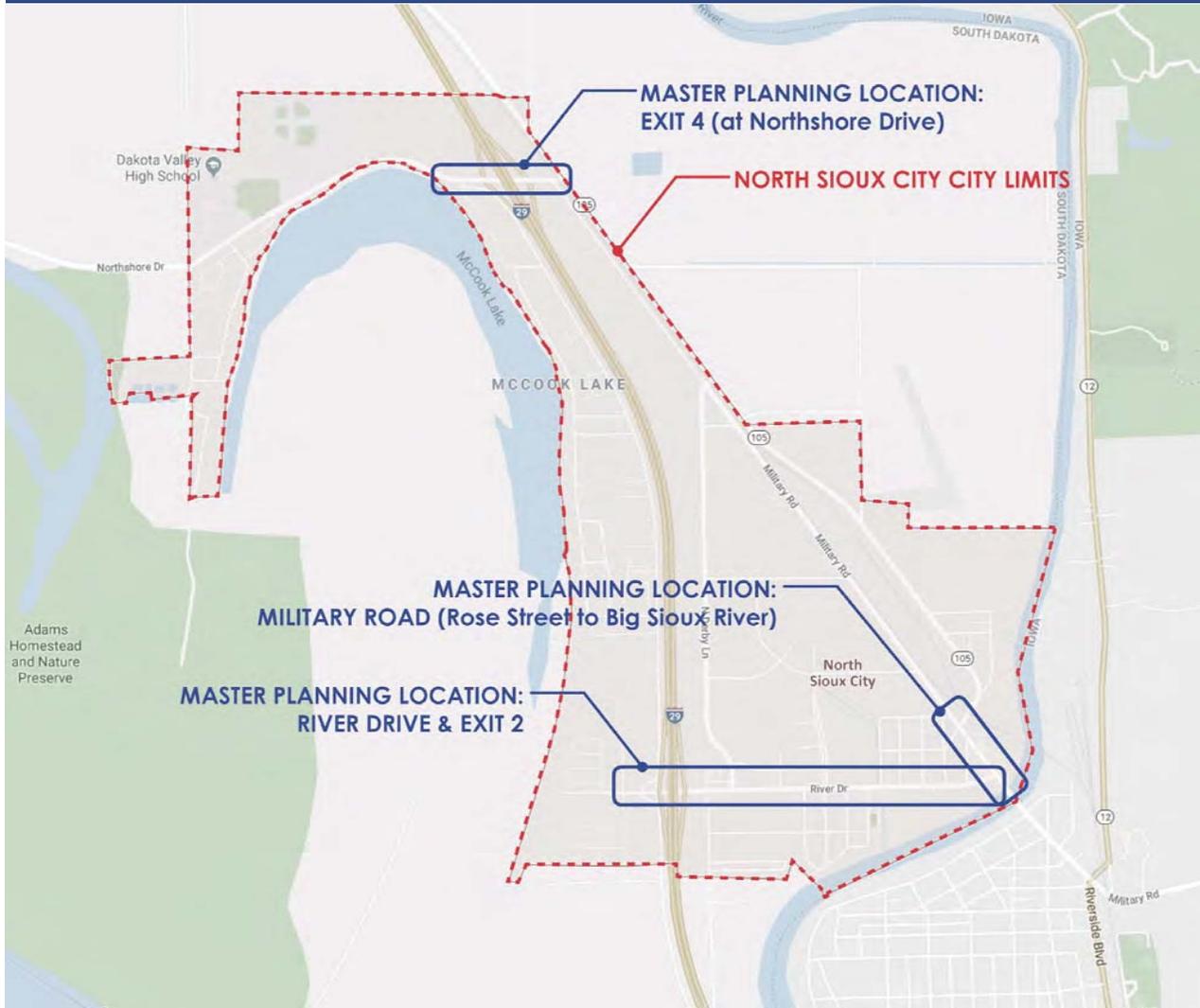
Military Road – Project Site



- I-29 Exit 4 (Northshore Drive)
- I-29 Exit 2 (River Drive)
- River Drive (Exit 2 to Military Road)
- **Military Road (Big Sioux River to Rose Street)**







- I-29 Exit 4 (Northshore Drive)
- I-29 Exit 2 (River Drive)
- River Drive (Exit 2 to Military Road)
- Military Road (Big Sioux River to Rose Street)

- ~~Kick-off Meeting~~
- ~~Schematic Plan Review~~
- ~~First Public Meeting~~
- ~~Second Public Meeting~~
- Present to City Council – **TODAY**
- Comprehensive Planning & Project Phasing



Thank you for your time!!!

Project Contacts:

- **David Locke**, Landscape Architect
 - 605-338-6668
 - dlocke@stockwellengineers.com
- **Ted Cherry**, City Administrator
 - 605-232-4276
 - Ted.Cherry@NorthSiouxCity-SD.gov





City Council MEMO

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

To: North Sioux City, City Council
From: Ted Cherry, City Administrator
Date: 1/22/2019
Re: Plat Building 300 1st and 2nd Floors – Argentina Building Gateway Campus

Background: These are two separate plats but should be presented together as they are for the same building at the Gateway Campus.

Argentina, LLC has asked for a replat of their building. The plats would separate the two floors of the building in platting as well as platting out separate spaces within the building. This will allow for the owner to sell portions of the building if he chooses to in the future.

The Planning Commission approved the plats on 1/9/2019

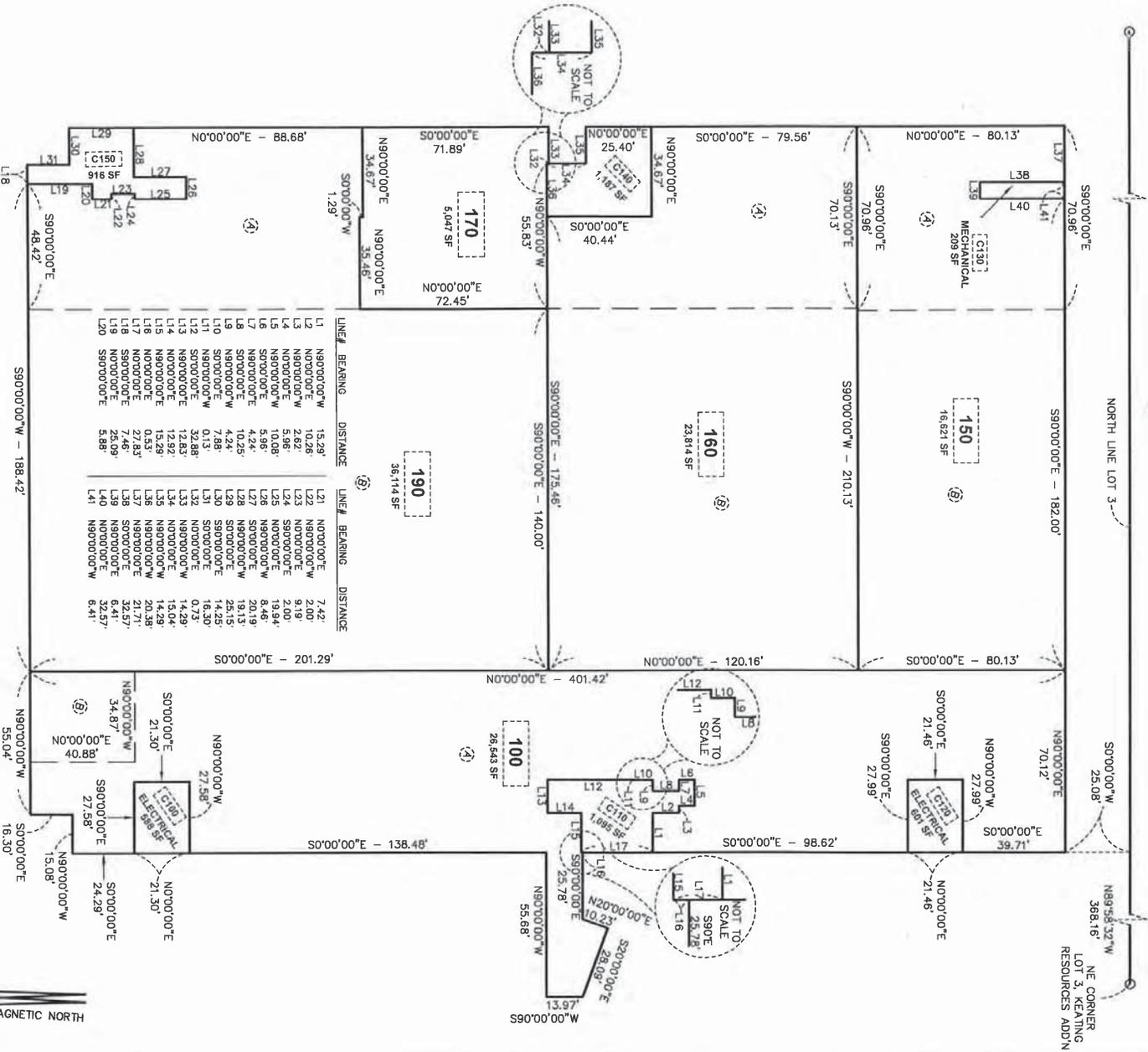
Financial Consideration: None

Recommendation: Administration would recommend the approval of the plats and should be done separately

Plat of Building 300, 1st Floor, an Addition in Lot 3, Keating Resources

Plat of Building 300, 2nd Floor, an Addition in Lot 3, Keating Resources

**PLAT OF
BUILDING 300, 1st FLOOR
AN ADDITION IN LOT 3, KEATING RESOURCES
ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA**

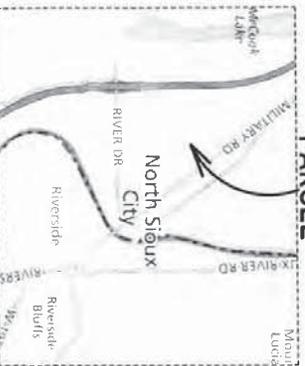


LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N89°00'00"E	15.29'	L21	N0°00'00"E	7.42'
L2	N90°00'00"W	10.28'	L22	N90°00'00"W	2.00'
L3	N90°00'00"W	2.62'	L23	N0°00'00"E	9.19'
L4	N0°00'00"E	5.96'	L24	S90°00'00"E	2.00'
L5	N90°00'00"W	10.08'	L25	N0°00'00"E	19.94'
L6	S0°00'00"E	5.96'	L26	N90°00'00"W	8.46'
L7	N90°00'00"E	4.24'	L27	S0°00'00"E	8.01'
L8	N90°00'00"W	4.22'	L28	S90°00'00"E	19.19'
L9	N90°00'00"W	7.88'	L29	S0°00'00"E	25.15'
L10	S0°00'00"E	0.13'	L30	S90°00'00"E	14.25'
L11	S0°00'00"E	32.88'	L31	S0°00'00"E	16.30'
L12	S0°00'00"E	12.83'	L32	N0°00'00"E	0.73'
L13	N90°00'00"E	12.83'	L33	N90°00'00"W	14.29'
L14	N0°00'00"E	15.29'	L34	N0°00'00"E	13.04'
L15	N90°00'00"E	13.29'	L35	N90°00'00"W	14.38'
L16	N90°00'00"E	13.29'	L36	N90°00'00"W	24.38'
L17	N0°00'00"E	27.83'	L37	N90°00'00"E	21.71'
L18	N0°00'00"E	7.46'	L38	S0°00'00"E	32.57'
L19	N0°00'00"E	25.09'	L39	N90°00'00"E	6.41'
L20	S90°00'00"E	5.88'	L40	N0°00'00"E	32.57'
			L41	N0°00'00"W	8.41'

NOTES

- TOTAL AREA IN ADDITION: 112,735 SQUARE FEET
 - PORTION A OF UNITS 100, 150, 160 AND 190 WILL EXTEND FROM ELEVATION 1107.00 TO ELEVATION 1123.00
 - PORTION B OF UNITS 100, 150, 160 AND 190 WILL EXTEND FROM ELEVATION 1107.00 TO THE ROOF
 - ALL ELEVATIONS ARE PER NGVD 1929
 - C UNITS INDICATE COMMON AREA UNITS.
 - O INDICATES FOUND 1/2" RGN PIN
 - UNLESS OTHERWISE INDICATED
- MAGNETIC NORTH

**VICINITY MAP
SUBJECT PARCEL**



PREPARED BY
MLS & ASSOCIATES, PLC
705 DOUGLAS St., Ste 201
SIOUX CITY, IOWA 51101
(712) 258-6844
MLSSURVEYING@GMAIL.COM

PLOT DATE: DECEMBER 19, 2018
SCALE: 1" = 40'

**PLAT OF
BUILDING 300, 1st FLOOR
AN ADDITION IN LOT 3, KEATING RESOURCES
ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA**

PLAT DATE: DECEMBER 19, 2018
SHEET 2 OF 2

SURVEYOR'S CERTIFICATION

I, DOUGLAS J. MORHORST, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT ON OR BEFORE DECEMBER 14, 2018, I HAVE SURVEYED AND PLATTED UNITS 100, 150, 160, 170, 190, C100, C110, C120, C130, C140 AND C150 OF BUILDING 300, FIRST FLOOR, AN ADDITION IN LOT 3, KEATING RESOURCES ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, WITH ACRES AND DIMENSIONS OF SAID PLATTED LOTS AS SHOWN ON THIS PLAT.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE WITHIN AND FOREGOING PLAT HAS BEEN PREPARED FOLLOWING GENERALLY ACCEPTED PROFESSIONAL STANDARDS FOR TITLE SURVEYS. ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION, EXPRESSED OR IMPLIED HEREIN IS INVALID WITHOUT THE ORIGINAL SIGNATURE OF "DOUGLAS J. MORHORST".

DATED THIS 19th DAY OF December, 2018.

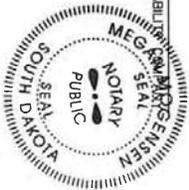

 DOUGLAS J. MORHORST REG. NO. 4544


OWNER'S CERTIFICATE

I/WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER/OWNERS OF THE PROPERTY AS DESCRIBED ON THE ATTACHED CERTIFICATE OF DOUGLAS J. MORHORST. THAT SAID PLAT HAS BEEN MADE AT MY/OUR REQUEST AND UNDER MY/OUR DIRECTION FOR THE PURPOSE OF TRANSFER, AND I/WE FURTHER CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS AS ARE APPLICABLE TO THIS PROPERTY.

DATED THIS 20th DAY OF December, 2018


 ARGENTINA, L.L.C., A SOUTH DAKOTA LIMITED LIABILITY COMPANY
 BY BART J. CONNELLY, MANAGER



STATE OF South Dakota
 COUNTY OF Union }
 ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THE 20th DAY OF December, 2018, BY
 BART J. CONNELLY


 NOTARY PUBLIC IN AND FOR SAID COUNTY AND SAID STATE

NORTH SIOUX CITY PLANNING COMMISSION

BE IT RESOLVED BY THE NORTH SIOUX CITY PLANNING COMMISSION THAT THE ATTACHED PLAT OF BUILDING 300, 1st FLOOR AN ADDITION IN LOT 3, KEATING RESOURCES ADDITION NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

DATED THIS 16th DAY OF January, 2018.


 CHAIRMAN PLANNING COMMISSION

NORTH SIOUX CITY COUNCIL RESOLUTION

BE IT RESOLVED BY THE NORTH SIOUX CITY COUNCIL THAT THE ATTACHED PLAT OF BUILDING 300, 1st FLOOR AN ADDITION IN LOT 3, KEATING RESOURCES ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

I, CITY FINANCE OFFICER OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION PASSED BY THE CITY COUNCIL AT ITS REGULAR MEETING ON
 THE _____ DAY OF _____, 2018.

CITY FINANCE OFFICER _____ MAYOR _____

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE DUE UPON ANY LAND INCLUDED IN THIS PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE HAVE BEEN PAID IN FULL.

DATED THIS _____ DAY OF _____, 2018.

COUNTY TREASURER _____

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DATED THIS _____ DAY OF _____, 2018.

DIRECTOR OF EQUALIZATION _____

REGISTER OF DEEDS

I, THE UNDERSIGNED, REGISTER OF DEEDS FOR UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED

FOR RECORD THIS _____ DAY OF _____, 2018 AT

_____ O' CLOCK _____ M., AND HAS BEEN FILED IN BOOK _____ OF PLATS ON PAGE _____ THEREIN.

REGISTER OF DEEDS _____

**PLAT OF
BUILDING 300, 2nd FLOOR
AN ADDITION IN LOT 3, KEATING RESOURCES
ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA**

PLAT DATE: DECEMBER 19, 2018
SHEET 2 OF 2

SURVEYOR'S CERTIFICATION

I, DOUGLAS J. MORRHORST, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT ON OR BEFORE DECEMBER 14, 2018, I HAVE SURVEYED AND PLATTED UNITS 200, 250, 260, 270, C200, C210 AND C220 OF BUILDING 300, SECOND FLOOR, AN ADDITION IN LOT 3, KEATING RESOURCES ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, WITH ACRES AND DIMENSIONS OF SAID PLATTED LOTS AS SHOWN ON THIS PLAT.
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE WITHIN AND FOREGOING PLAT HAS BEEN PREPARED FOLLOWING GENERALLY ACCEPTED PROFESSIONAL STANDARDS FOR TITLE SURVEYS. ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION, EXPRESSED OR IMPLIED HEREIN IS INVALID WITHOUT THE ORIGINAL SIGNATURE OF "DOUGLAS J. MORRHORST".

DATED THIS 19th DAY OF December, 2018.
Douglas J. Morrhorst
DOUGLAS J. MORRHORST REG. NO. 4544



NORTH SIOUX CITY PLANNING COMMISSION
BE IT RESOLVED BY THE NORTH SIOUX CITY PLANNING COMMISSION THAT THE ATTACHED PLAT OF BUILDING 300, 2nd FLOOR AN ADDITION IN LOT 3, KEATING RESOURCES ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

DATED THIS 16th DAY OF January, 2018.
Don Stankovic
CHAIRMAN PLANNING COMMISSION

NORTH SIOUX CITY COUNCIL RESOLUTION

BE IT RESOLVED BY THE NORTH SIOUX CITY COUNCIL THAT THE ATTACHED PLAT OF BUILDING 300, 2nd FLOOR AN ADDITION IN LOT 3, KEATING RESOURCES ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.
I, SIOUX CITY, SOUTH DAKOTA, CITY FINANCE OFFICER OF THE CITY OF NORTH SIOUX CITY, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION PASSED BY THE CITY COUNCIL AT ITS REGULAR MEETING ON
THE _____ DAY OF _____, 2018.

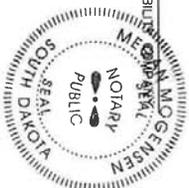
CITY FINANCE OFFICER _____ MAYOR _____

OWNER'S CERTIFICATE

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DATED THIS 20th DAY OF December, 2018

Bart J. Connelly
ARGENTINA, L.L.C., A SOUTH DAKOTA LIMITED LIABILITY COMPANY
BY BART J. CONNELLY, MANAGER



STATE OF South Dakota }
COUNTY OF Miner } ss ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE 20th day of December, 2018, BY
BART J. CONNELLY

Megan Mogensen
NOTARY PUBLIC IN AND FOR SAID COUNTY AND SAID STATE

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING LAND AND INTERESTS HEREIN, AS SHOWN BY THE RECORDS OF MY OFFICE HAVE BEEN PAID IN FULL.

DATED THIS _____ DAY OF _____, 2018.
COUNTY TREASURER _____

DIRECTOR OF EQUALIZATION
I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DATED THIS _____ DAY OF _____, 2018.
DIRECTOR OF EQUALIZATION _____

REGISTER OF DEEDS

I, THE UNDERSIGNED, REGISTER OF DEEDS FOR UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED
FOR RECORD THIS _____ DAY OF _____, 2018 AT
_____ O' CLOCK _____ M., AND HAS BEEN FILED IN BOOK _____
OF PLATS ON PAGE _____ THEREIN.

REGISTER OF DEEDS _____



City Council MEMO

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

To: North Sioux City, City Council
From: Ted Cherry, City Administrator
Date: 1/22/2019
Re: Military Road Bridge Culvert Bid Award

Background: The Council approved to move forward with advertising for bids for the culvert repair by Military Road Bridge on 1/7/2019. The engineers estimate for the entire project was a total of \$268,835 which includes engineering costs from JEO.

The bid tabulation is below. The low bid was received from Vander Pol Excavating, LLC in the amount of \$212,525.00. Engineer’s contract is \$42,658.00. The budgeted amount in FY2019 is \$300,000 for culvert projects.

Bidder	Total Bid	Start Date
Hulstein Excavating	\$283,944.00	March, 2019
Sioux City Engineering Co.	\$260,733.00	Feb. 18, 2019
Vander Pol Excavating, LLC	\$212,525.00	Feb. 18, 2019

The hope is that the majority of the work (pipe installation and backfill) would be completed by March 15th with liquidated damages not meeting that date of \$1,500 per day. Substantial completion would be done by April 15 and sign off on the project by May 15. If the completion date is not met it would have liquidated damages of \$250 per day.

Financial Consideration: \$212,525.00 is the total costs



City Council MEMO

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

To: North Sioux City, City Council
From: Ted Cherry, City Administrator
Date: 1/22/2019
Re: Boat Dock Replacement

Background: The boat dock is in need of replacement. The current dock is a wood dock that is starting to fall apart, nails are protruding from the structure, the bumpers are worn, it is small and can't handle the traffic, and there is concern it is a safety hazard.

Rich was able to do research on a new dock system that would replace the existing dock. The new dock researched would be a long-term solution to the boat ramp. The type presented would be made of a high duty plastic that would be able to be left in year-round without the concern of freezing.

The current dock protrudes from the bank 45 feet and it is 14 feet wide. The design we worked with on the new dock would be approximately stretch out approximately 60 feet from the shore and be 45 feet wide. The new dock would have benches as well as a kayak launch for a different type of recreational user. The conceptual drawing would have a 5th section on the long side and only 2 sections on the kayak launch side.

Rich was able to gather information regarding the dock systems that use this high strength plastic. There are multiple different manufacturers of this type of system. We have chosen to show you the EZ Dock system as that seems to be the best long-term solution. Their costs are higher than others, but is a higher quality. Sioux City at the public launch site, South Sioux City at the Marina Inn, as well as Storm Lake all have this type of system and are happy with it.

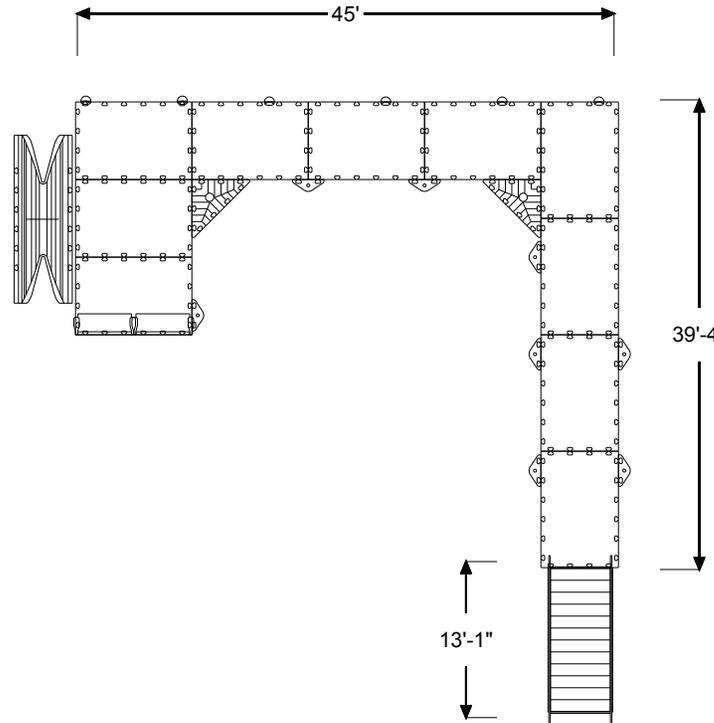
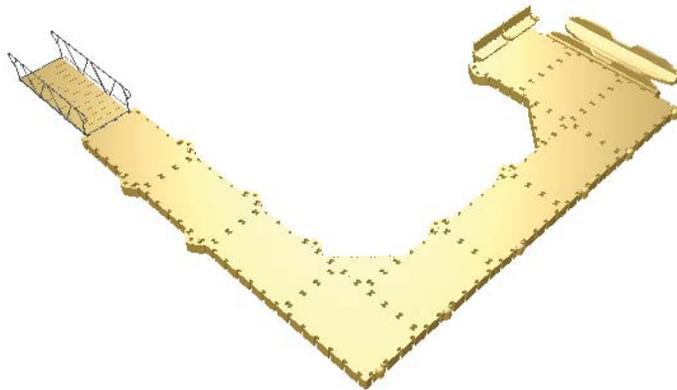
The cost on the current drawing is \$44,998. Budgeted amount for FY2019 is \$40,000. There is an approximately 8-12 week lead time.

Financial Consideration: \$44,998

Recommendation: Would the council like to move forward with this system, or would the Council like to see other designs or options.

Dock Live Load of 62.5 lbs/sqft
Low Profile Dock Live Load 30 lbs/sqft

MADE IN
USA



Project Name:
McCook Lake Courtesy Dock
North Sioux, SD

Distributor Name:
TJ Tooz
ABC Boat Docks
(701) 751-8484

Drawn by: TJ Tooz
Date: 12/10/2018
DWG Name: ABC_43315520490

EZ Dock, Inc
878 East Highway 60
Monett, Missouri 65708
Phone: 1 (800) 654-8168
Fax: (417) 235-2232

General Notes:

1. This drawing does not reflect anchoring. Once sufficient information & completed Proposal Request Form concerning water and bottom conditions is received, anchoring may be detailed.
2. Note: It is the dock owner/operator's responsibility to ascertain and comply with all applicable Federal, State, and local laws, ordinances and regulations, as well as all inspection, permitting and licensing requirements pertaining to the installation, application and use of EZ Dock products on the owner/operator's premises. EZ Dock, Inc. assumes no duty or responsibility with respect to the legality or compliancy of the owner/operator's chosen installation, application or use of EZ Dock products.
3. Reference EZ Dock Owner Manual for additional details.

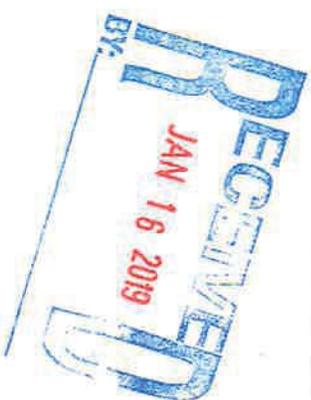
NOTICE! Read EZ Dock Limited Warranty carefully. Among other things, EZ Dock does not warrant damages, failures or defects caused by unauthorized modification of EZ Dock Product, and/or unauthorized attachment to/of EZ Dock Product.



Rural Office of Community Services, Inc.
ROCCS Senior Meals
106 West Ave SW
PO Box 547
Wagner, SD 57380
605-384-3883 Office
605-384-3737 Fax

January 14, 2019

City of North Sioux City
504 River Drive
North Sioux City, SD 57049



To: City of North Sioux City Council Members,

On behalf of the North Sioux City ROCCS Senior Meals program, I would like to thank you for the match money to the ROCCS Senior Meals Program. Your generosity helps many people receive a healthy nutritious meal that otherwise may not.

If you have any questions you can call me at 605-384-3883.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Grassrope". The signature is written in a cursive style.

Jennifer Grassrope
Director
ROCCS Senior Meals