



Regular Meeting of the City Council

March 16, 2020 – 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 2, 2020 Regular Meeting
- F. Agenda Items
 - 1. Business Retention & Expansion Program. Discussion only.
 - 2. North Sioux City's Drinking Water Report. Discussion only.
 - 3. Handbook. Discussion/Motion.
 - 4. River Valley Plat Lots 90 thru 96. Motion.
 - 5. Flynn Business Park Re-Plat. Motion.
 - 6. Donation to the McCook Lake Association. Motion.
 - 7. Historic Flood Sign. Discussion/Motion.
- G. Community and Council Input
 - 1. Army Corps river management meeting will be held on April 9th at 11am at Stoney Creek in Sioux City.
- H. Executive Session – Legal, Contractual, Personnel
- I. Approval of Bills
- J. 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
North Sioux City, South Dakota
City Council Regular Meeting Minutes
March 3, 2020

Meeting called to order at 7:00 p.m. by Mayor Fredericksen. Benson, Berg, Blaeser, Carpenter, Cropley, Green, and Parks were present. Slater was absent. Also, in attendance was City Finance Officer Mike Hamm.

Mayor Fredericksen led the Pledge of Allegiance.

Lesla Cropley asked which agenda was going to be used because there was one sent out Friday, one Saturday, and one Monday. The Mayor said to use the original one.

Motion by Benson, second by Green, to approve the amended agenda. Add item 8. City Administrator Profile from HueLife. All members present voted aye.

Motion by Parks, second by Berg, to approve the minutes from the February 18, 2020 meeting. All members present voted aye.

Lesla Cropley had a question on the Permanent Sanitary Sewer Easement on item #1. Cropley wanted to know if someone could transfer the rights to the City.

Motion by Cropley, second by Benson, to table item #1 River Valley Plat Lots 90 thru 96. All members present voted aye.

Motion by Cropley, second by Carpenter, to enter executive session for contractual at 7:12pm. All members present voted aye.

Regular session resumed at 7:18pm

Motion by Cropley, second by Blaeser, to table item #2 Streeter Drive S Curve. All members present voted aye.

City Attorney Darrell Jesse entered the meeting at 7:18pm.

Cropley wanted to know if the FEMA maps were on track to as they were last fall. Berg had a question on the timeline of Riverside Blvd construction this spring. Rusty Montagne said that along the Military Road Bridge we have some seeding left to do. Montagne asked if the City was going to clean up Rabbitt's lot or if they would hire someone to do it. Berg said he would have to go back and look at the minutes to get this answered. Montagne said the televising has started on the sewer lines.

Motion by Parks, second by Benson, to approve a donation to 5678! Dance of \$100 per student to attend the Worlds in Orlando. All members present voted aye.

Berg will put together meeting minutes from the HueLife meeting they had with Rich Fursman and send to City Finance Officer Hamm to distribute to the Council.

Motion by Benson, second by Carpenter, to approve the Contract with HueLife for the City Administrator search. All members present voted aye.

Motion by Cropley, second by Berg, to table item #6. Complaint from Jessica Headid. Benson, Berg, Blaeser, Carpenter, Cropley, and Green voted aye. Parks abstained.

Motion by Cropley, second by Berg, to approve the Plat – Zort Tract 1 and Baker Tract 1. All members present voted aye.

Motion by Parks, second by Berg, to approve the profile timelines and salary range from HueLife for the City Administrator with the draft corrections. All members present voted aye.

Community Input:

1. Andrew Nilges from North Sioux City Economic Development presented to the Council that at the Siouxland Chamber there was a press conference that Site Selection Magazine announcing that Siouxland got the #1 ranking for Economic Development for populations under 200,000 and that there were 18 total projects and 5 of them came from North Sioux City. Nilges also stated that MidAmerican had an Economic Development Summit and that the Economic Development Corp won an award for the best usage for of their local partners grant program.
2. Jeremy Poulson addressed the Council about the Ordinance that deemed the use of aerators as a nuisance. Poulson said that after doing a lot of research on the bubblers and how they work. He said after doing the research that he purchased one. Poulson said he read through the Ordinance and it states that someone who is doing something unlawfully and creates a nuisance and he was not doing anything unlawfully. He said he understands about protecting life and that people want to go out on the lake and recreate. Poulson said he sent a letter and hoped the Council had a chance to look at it. He said that when his brother-in-law got to his property that someone had disengaged his aerator. He said that he did not originally receive anything so he thought that maybe his bubbler would be ok to use. He said that someone also went back on his property and turned his bubbler back on. Poulson said that he thinks a sensible resolution can be met on this. Mayor Fredericksen said after the pumps were shut off the lake iced over all the way. Poulson said that he could put signs out the warned about a bubbler being in use. Parks said he had the same concern about shutting them off and creating a false sense of security when the ice would be really thin. Poulson said he is all about life, but that there should be sensibilities on both sides. Cropley said it was her choice to leave her dock in this year but that is the price you pay for where you live. Poulson said the important thing is, is to step back and look at this in a sensible manner. Cropley said that if the lake was 5 feet lower, we would be having a different discussion. Poulson asked that the Council put a moratorium on the fines this year. Headid said that he already has signs by the lake stating caution thin ice. Headid said if you start to regulate one thing it becomes hard to enforce. The Council said to leave it as is with the aerators and keep them shut off.
3. City Finance Officer Hamm shared with the Council the dates and times of the SDML District Meetings.
4. Berg asked if all the Council's email addresses are correct on the City website. They were all correct.

Motion by Parks, second by Benson, to enter executive session after a 5-minute recess at 8:16pm for Legal, Contractual, and Personnel. City Finance Officer Hamm and City Attorney Jesse were included in executive session. All members present vote aye.

Regular session resumed at 9:53pm.

Mayor Fredericksen said item #6 was addressed in executive session. Berg said that oral communication should be given to the person who filed the complaint stating the matter was taken care of.

Motion by Parks, second by Berg, to amend Gary Roan's contract to state the City will pay \$140 instead of \$125 for insurance per month. All members present voted aye.

Motion by Parks, second by Green, to approve the bills as presented. All members present voted aye.

ABSLT SCREEN ART, INC.	1047.00	CLTHNG ALLWNC
BRNS & NBLS INC	215.22	BOOKS (7)
BOMGAARS	98.84	SPRAY PAINT (6), GLOVES (3)
CNTR POINT LGE PRINT	85.38	BOOKS (3)

CONTNNTL RSRCH CORP	217.72	DRILL, TAPE
DAKOTA DUNES/NSC TIMES	38.00	SR SBSCRIPTN RNWL
THMPSN INNVTN	1630.00	TECH SUPP
ELCTRNC ENGNRNG CO.	157.50	SR CNTR-ISSUES WITH DOOR
GR LNDBLD & CO.	130.00	BUSINESS CARDS (500)
INGRAM LIB SVCS	1187.04	BOOKS (115)
INTRNTNL CODE CNCL INC	135.00	2020 MEMBRSHIP DUES-ROAN
JACK'S UNFRMS & EQPMNT	319.10	CLTHNG ALLWNC
JEO CNSLTING GROUP	2875.00	ENGNRNG FEES
JUNIOR LIB GUILD	477.97	BOOKS (28)
MIDAMERICN ENERGY	20.03	602 N DERBY-UTLTY CHGS
MIDAMERICA BOOKS	999.52	BOOKS (47)
MIDWEST TAPE	331.87	DVD'S (9), BOOKS (4)
MIDWEST TURF & IRRGTN	90.27	TORO MWR PARTS (27)
MJ MINOR UTLTY CNTRCTR	2979.88	VAC OUT-LAKESHORE & FLYNN
NVLTY MCHN & SUPPLY CO	1022.29	MILLER LIFT SEAL KIT
NSC ECNMC DVLPMNT CORP	798.88	RECEIVED ACH PYMT IN ERROR
LOFFLER CO	349.05	COPY & LEASE EXP
ONE OFFICE SLTN	136.16	PD-PENS (2 BX), FLDR (2 BX),
PACE, TERRI	47.04	EXP REIMB
PANTHER PRIDE NEWSPAPER	40.00	PD-AD
POSITIVE PRMTNS, INC.	112.95	PD KIT (100)
PRESTO-X	238.00	PEST CNTRL
GARY ROAN	770.00	INSPCTNS (6), P&Z MTG (2)
SCHAEFFER'S	871.35	SNOW PLOW OIL
SD DEPT OF PUBLIC SFTY	120.00	BLR INSPCTN
SD DEPT OF HEALTH	511.00	BOD, COLI, SOLIDS
SPARKLE & SHINE CLNG SVCS	1493.79	CLNING (4)
STOCKWELL ENGINEERS, INC	56499.60	WTR SUPP IMPRVMNTS
TRI-STATE UNDRGRND	49.00	BULK WTR DEP RFND
VANDER POL EXCAVATING, LLC	88.90	S DERBY RECONS PROJ-REV
VERIZON WIRELESS	765.20	CELL CHGS (21 LINES)
WELTE, LIANE	386.40	2/13 ACCRDTN PRSNT-PIERRE
WOODHOUSE	858.41	UNIT 1-MNTNC
WORLD BOOK INC.	738.00	BOOKS (18)

Motion by Parks, second by Cropley, to adjourn at 9:54pm. All members present voted aye.

Approved

Randy Fredericksen, Mayor

Attested

Mike Hamm, City Finance Officer



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: Mike Hamm
Date: 03/16/2020
Re: Business Retention & Expansion Program

Background: Andrew Nilges from North Sioux City Economic Development will be on hand to present their Business Retention & Expansion Program.

Financial Consideration: None.

Recommendation: NA.



Business Retention & Expansion Program Summary Report 2020

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North Sioux City, SD
57049

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Andrew.nilges@northsiouxcitydevelopment.com
www.northsiouxcitydevelopment.com

Business Retention & Expansion Program Introduction

Each year the North Sioux City Economic Development Corporation (NSCEDC), in collaboration with MidAmerican Energy, conducts formal interviews called Business Retention & Expansion (BR&E) visits with local employers. The purpose of these visits are to encourage retention and expansion, demonstrate appreciation for businesses, and identify their needs, future plans, opportunities to provide improved services, and potential barriers to growth.

BR&E visits are one of, if not the most important task done in economic development. These visits help create a stable local economy by identifying barriers to and opportunities for growth. Having stability in the tax base, job availabilities, and economic activity in the community is of utmost importance. Studies show that 80-90% of job creation and investment within communities, especially smaller communities, come from existing businesses rather than business attraction. This has become truer in recent years as the trend nationally has shown fewer large scale projects available for communities to pursue. We have seen that to be the case in North Sioux City as Requests for Information (RFI) from the State and other sources have declined over the past approximately five years.

Interview Method

The NSCEDC and MidAmerican Energy utilize a program called Synchronist during BR&E visits. Synchronist has 33 questions covering topics such workforce, utilities, community services, and more. This program is utilized by MidAmerican in BR&E visits throughout their service territory. Their service territory is primarily in Iowa, but does extend into Southeast South Dakota. Upon completion of BR&E visits throughout MidAmerican's service territory, they complete what is called the Best of Iowa Report. The Best of Iowa report summarizes the data gathered during these visits and serves to guide economic development organizations.

Businesses Visited

A total of 11 businesses were visited by the NSCEDC and MidAmerican Energy between January and February 2020. Companies visited were larger employers and primary employers – industries which produce and export goods, such as manufacturers. Business names have not been disclosed in order to protect confidentiality. 6 additional businesses were contacted but declined to participate.

Use of the Data Gathered

Upon completion of each visit, immediate follow-up is conducted with businesses in order to thank them for their time and address items discussed during the visit. Examples of past items addressed are scheduling a police walk through to get familiar with the business layout, connecting businesses with State and local resources, arranging marketing opportunities, and more. This initial follow-up typically addresses issues or opportunities that can see action taken immediately.

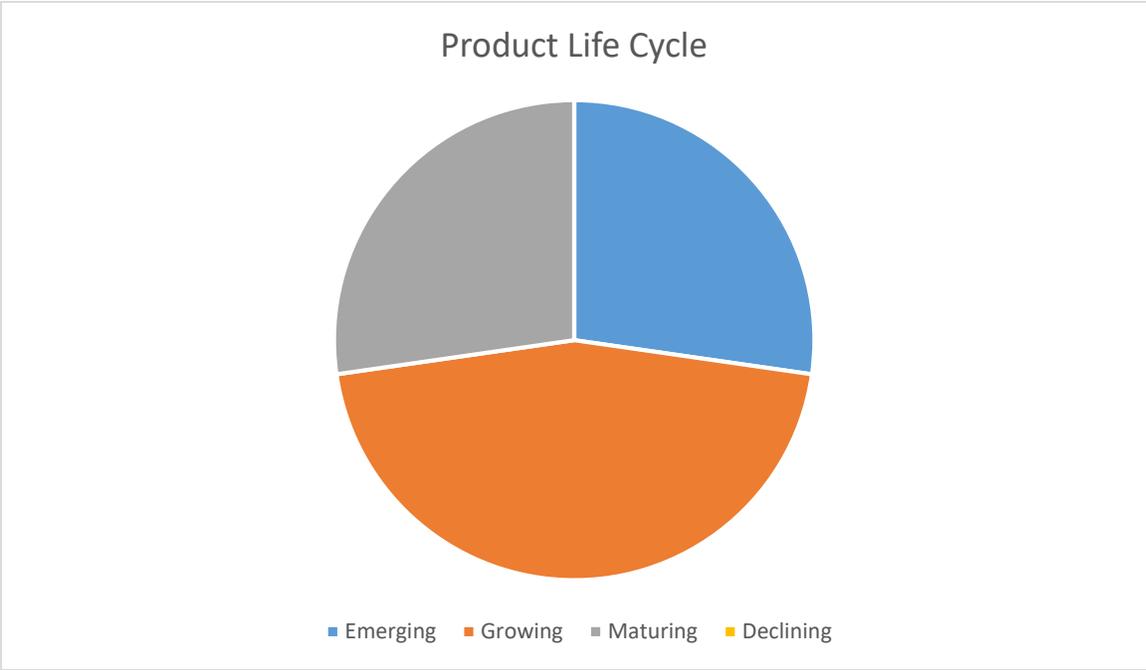
Information learned also provides a guide for the NSCEDC on how to prioritize its efforts and how to best support the business community. Non-confidential information can be shared with key partners such as the City of North Sioux City, State of South Dakota, Siouxland Chamber of Commerce, and other partners. The business community's perspective is important in planning efforts such as the Streetscape Master Plan and other long-term planning efforts. Last, the information proves useful in lobbying trips to Pierre, Washington D.C., and other conversations with the State, elected officials, and other partners.

Quantitative Data

The companies were asked questions throughout the interview which could be measured numerically. Questions ranged from expansion to plans, new products, and community services. The following pages highlight the results.

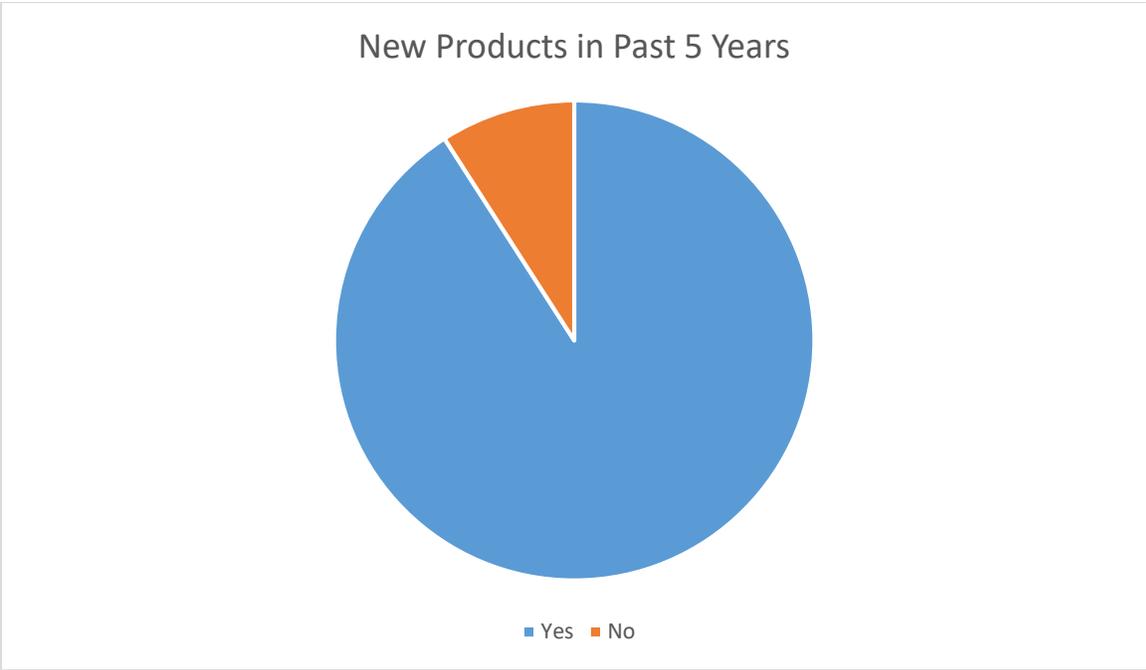
Product Life Cycle

8 of the 11 companies reported their product is either growing or emerging. 3 companies reported their products are maturing. 0 companies reported their product is declining.



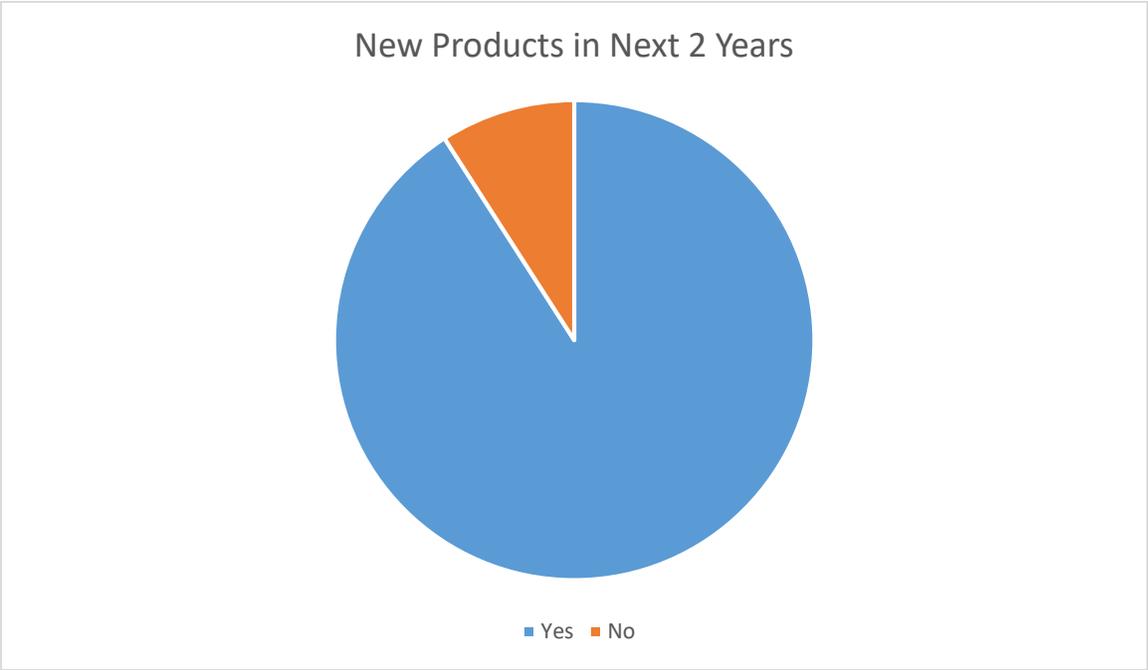
New Products or Services in Last 5 Years

10 of the 11 companies interviewed stated they have introduced new products or services in the past 5 years.



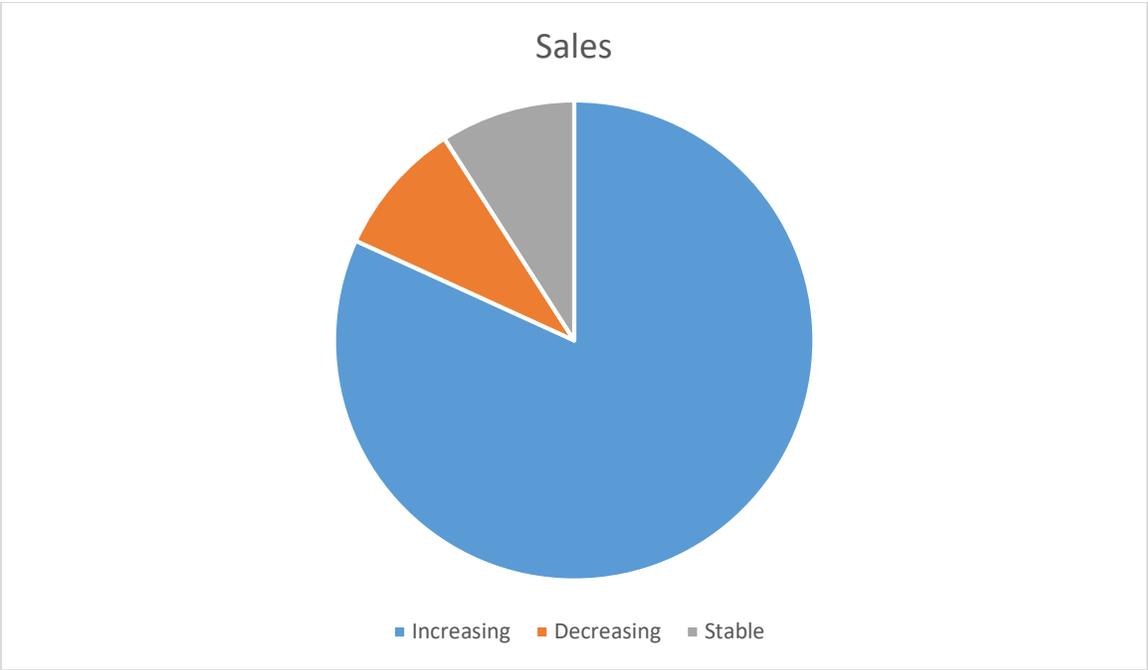
New Products in Next 2 Years

10 of the 11 companies interviewed stated they plan to introduce new products in the next 2 years.



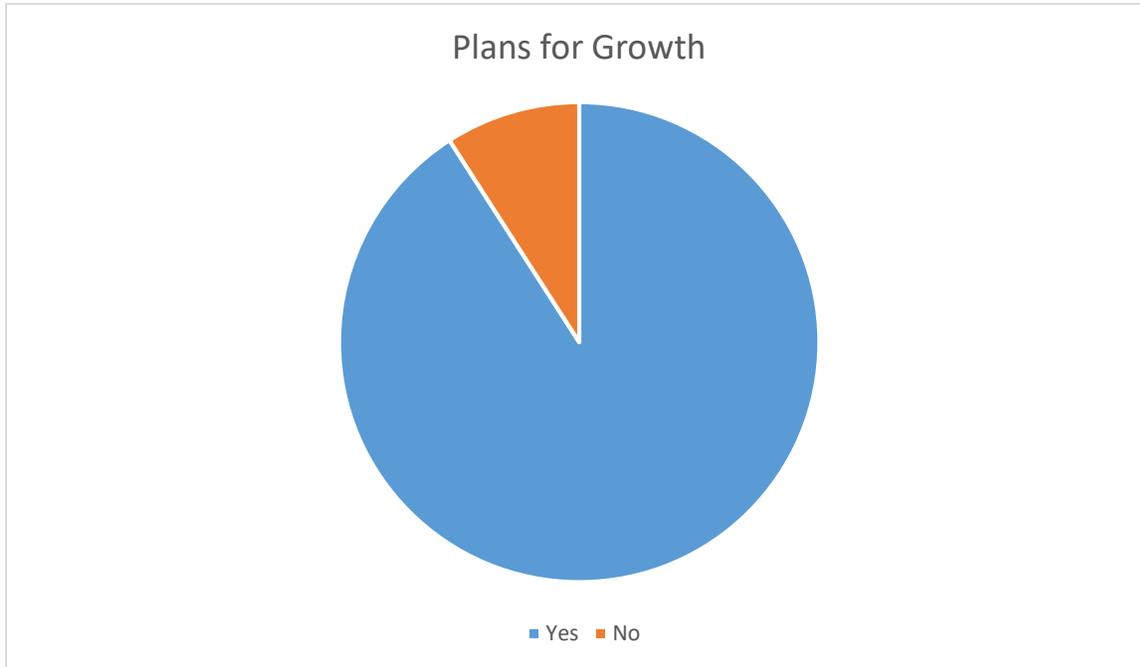
Sales Increasing, Stable or Decreasing

9 companies stated sales are increasing and 1 reports sales are stable. 1 company reported declining sales.



Growth Plans

10 of the 11 companies informed they have plans for growth in the next 3 years. Growth could come in the form of an expansion, investment in new equipment or technology, or hiring.



Workforce

Companies were asked to rate the availability of workforce in the community of a scale of 1-7 with 1 being low and 7 being high. Below are results. The average rating was a 3.8.



Community Services

Companies were asked to rate the quality of services in the community of a scale of 1-7 with 1 being low and 7 being high. Below are results. The numbers are the average of all responses with the 2019 numbers included for comparison.

	2020	2019
Police Protection	6.4	6
Fire Protection	6.5	6.3
Ambulance Paramedic Services	6	6.4
Health Care Services	6.2	6
Child Care Services	5.1	5
K-12 Schools	6.3	5
Tech/Comm. Colleges	6.4	5.6
Colleges/Universities	6.4	6.1
Public Transportation	4.5	4.4
Traffic Control	6	5.1
Local Streets	6	5.4
Highways	5.8	5.2
Airline Passenger Services	4.4	3.9
Air Cargo Services	5	5.75
Trucking	5.6	4.7
Property Tax Assessment	5.4	4.9
Zoning Changes/Building Permits	6.2	5.7
Regulatory Enforcement	6.3	5.9
Community Planning	6.2	5.8
Community Services	5.5	5.2
County Services	5.4	5.3
Chamber of Commerce	6.6	6
Economic Developments Orgs.	6.3	6.2
Workforce Services	4.8	5.3

Summary – Opportunities for Growth/Positive Themes

Overall, the business community in North Sioux City continues to be in a healthy condition. Businesses are reporting strong sales and plans for growth in the community.

Businesses are pleased with the support they receive in the community from the City of North Sioux City, State of South Dakota, North Sioux City Economic Development Corporation, and other organizations such as the Siouxland Chamber of Commerce, Dakota Valley School District, MidAmerican Energy, and local colleges. We frequently heard praise for local leadership and their support of the business community. Businesses were complimentary of the Police and Fire Departments. They reported appreciation for the ease of doing work related to planning & zoning and permitting. Businesses also reported that North Sioux City and the State of South Dakota are easy places to do business due to their responsiveness, low cost of living, low cost of doing business, and being a tight knit community.

Businesses enjoy North Sioux City's physical location. Specifically, its proximity in the center of the country, to Sioux City, and to the interstate. They are glad to have quality infrastructure and utilities in North Sioux City. The completion of highway 20 and near completion of I29 has improved transportation in the area.

Regarding workforce, while there is a shortage of workers, businesses did say that workers here have great work ethic and are more productive than those at other locations in the US.

Last, optimism was expressed regarding the direction North Sioux City is heading in. The transformation at Gateway, new housing, Streetscape planning, business growth, and exit 4 plans were all mentioned as items the business community is excited about.

Summary – Barriers to Growth/Negative Themes

While the business community is largely in a healthy position, there remains barriers to growth in the community. The leading issue reported is workforce. With the unemployment rate historically low it is a challenge to find quality workers, as well as retain workers. High turnover is an issue with workers able to switch jobs so easily. A trend we saw during the 2020 visits was a need for skilled labor. In previous years businesses informed they needed both skilled and unskilled labor. Now, with automation used more frequently the need for skilled labor has increased. Because skilled labor is a challenge to find, many companies are reporting increased amounts of time needed to hire for skilled positions. Unskilled labor is certainly still needed, but the trend is towards a need for more skilled labor.

Businesses stressed that a lack of affordable housing is a significant barrier to attracting and retaining workers. The majority interviewed said that more affordable housing options are needed so they can better attract and retain workers who don't live in North Sioux City/Southeast South Dakota. Businesses informed that up to 90% of their workforce lives outside of South Dakota and if those people could find affordable housing here they would move here.

Another issue we heard more frequently in 2020 is that businesses are finding it difficult to attract skilled workers and management level workers to the area. Available housing is a big part of the problem. Other reasons included the weather and difficulty competing with fast growing cities like Omaha and Sioux Falls. Businesses also expressed frequently that they'd like to see more dining, retail, and other quality of life features in the community.

Other local issues that businesses reported were the desire for more bus stop routes, more shovel ready land for commercial development, and more flights from Sioux Gateway Airport. On the federal level, businesses reported feeling the effects of tariffs and tightening of legal immigration.



City Council MEMO

504 River Drive
North Sioux City, SD 57049
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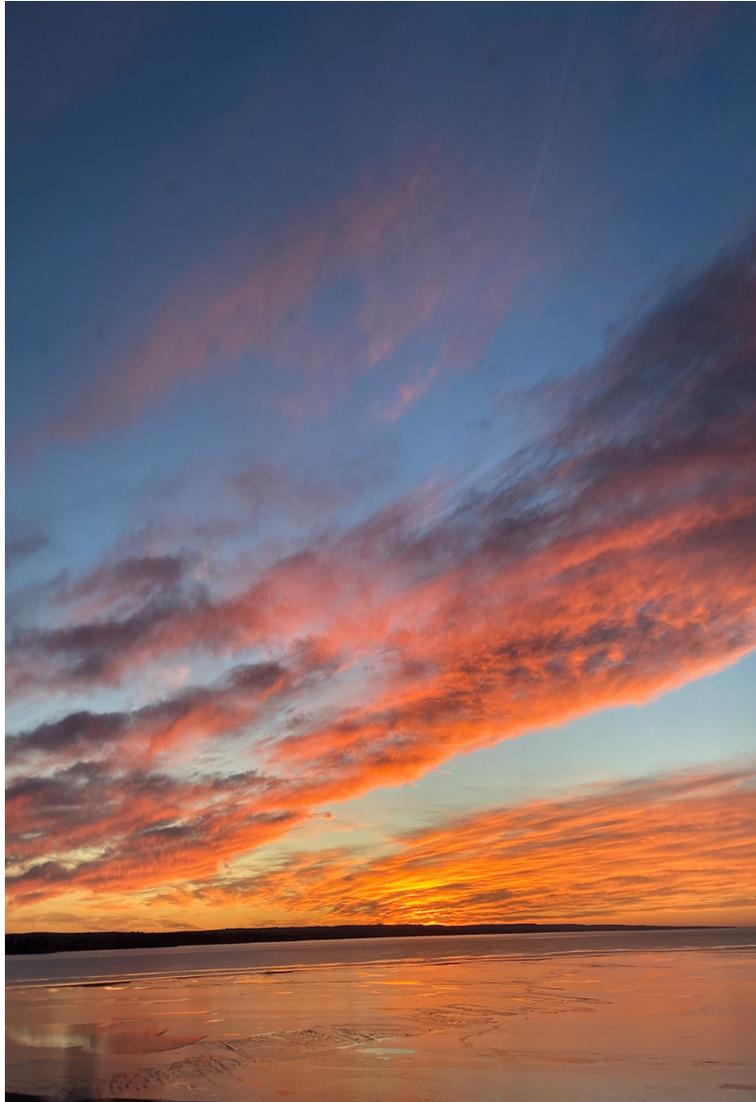
To: North Sioux City, City Council
From: Mike Hamm
Date: 03/16/2020
Re: Drinking water report

Background: We received our drinking water report from the SD DENR (South Dakota Department of Environment and Natural Resources). Rusty Montagne will be on hand to answer any questions from the Council. As you will note in the first paragraph "The City of North Sioux City has supplied eleven consecutive years of safe drinking water to the public it serves and has been awarded the Secretary's Award for Drinking Water Excellence by the South Dakota Department of Environment and Natural Resources".

Financial Consideration: None.

Recommendation: NA.

CITY OF NORTH SIOUX CITY



2019

Drinking Water Report

Contact us by calling (605)232-4276 or write us at 504 River Drive North
Sioux City SD 57049

City of North Sioux City

DRINKING WATER REPORT WATER QUALITY



Secretary's Award

The City of North Sioux City has supplied eleven consecutive years of safe drinking water to the public it serves and has been awarded the Secretary's Award for Drinking Water Excellence by the South Dakota Department of Environment and Natural Resources. This report is a snapshot of the quality of the water that we provided last year. Included are details about where your water comes from, what it contains, and how it compares to Environmental Protection Agency (EPA) and state standards. We are committed to providing you with information because informed customers are our best allies.

Water Source

We serve more than 2,530 customers an average of 927,000 gallons of water per day. Our water is groundwater that we produce from local wells. The state has performed an assessment of our source water and they have determined that the relative susceptibility rating for the North Sioux City public water supply system is medium.

For more information about your water and information on opportunities to participate in public meetings, call (605)232-4276.

Additional Information

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- *Microbial contaminants*, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- *Inorganic contaminants*, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- *Pesticides and herbicides*, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- *Organic chemical contaminants*, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.

- *Radioactive contaminants*, which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants can be obtained by calling the Environment Protection Agency's Safe Drinking Water Hotline (800-426-4791).

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of North Sioux City public water supply system is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

Detected Contaminants

The attached table lists all the drinking water contaminants that we detected during the 2019 calendar year. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. Unless otherwise noted, the data presented in this table is from testing done January 1 – December 31, 2019. The state requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Some of the data, though representative of the water quality, is more than one year old.

2019 Table of Detected Regulated Contaminants For North Sioux City (EPA ID 0226)

Terms and abbreviations used in this table:

- * **Maximum Contaminant Level Goal(MCLG):** the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- * **Maximum Contaminant Level(MCL):** the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- * **Action Level(AL):** the concentration of a contaminant which, when exceeded, triggers treatment or other requirements which a water system must follow. For Lead and Copper, 90% of the samples must be below the AL.
- * **Treatment Technique(TT):** A required process intended to reduce the level of a contaminant in drinking water. For turbidity, 95% of samples must be less than 0.3 NTU
- * **Running Annual Average(RAA):** Compliance is calculated using the running annual average of samples from designated monitoring locations.

Units:

- *MFL: million fibers per liter
- *pCi/l: picocuries per liter(a measure of radioactivity)
- *ppt: parts per trillion, or nanograms per liter
- *mrem/year: millirems per year(a measure of radiation absorbed by the body)
- *ppm: parts per million, or milligrams per liter(mg/l)
- *ppq: parts per quadrillion, or picograms per liter
- *NTU: Nephelometric Turbidity Units
- *ppb: parts per billion, or micrograms per liter(ug/l)
- *ppm: positive samples per month

Substance	90% Level	Test Sites > Action Level	Date Tested	Highest Level Allowed (AL)	Ideal Goal	Units	Major Source of Contaminant
Copper	0.1	0	09/25/17	AL=1.3	0	ppm	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives.
Lead	4	0	09/26/17	AL=15	0	ppb	Corrosion of household plumbing systems; erosion of natural deposits.

Substance	Highest Level Detected	Range	Date Tested	Highest Level Allowed (MCL)	Ideal Goal (MCLG)	Units	Major Source of Contaminant
Fluoride	1.44	0.82 - 1.44	10/02/19	4	4	ppm	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories.
Haloacetic Acids (RAA)	4.42		08/21/19	60	0	ppb	By-product of drinking water chlorination. Results are reported as a running annual average of test results.
Total trihalomethanes (RAA)	3.7		08/21/19	80	0	ppb	By-product of drinking water chlorination. Results are reported as a running annual average of test results.

Please direct questions regarding this information to Mr Rusty Montagne with the North Sioux City public water system at (605)232-4276.



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: Mike Hamm
Date: 03/16/2020
Re: Employee Handbook

Background: The Mayor requested that the Employee Handbook be on the agenda for discussion and possible motion.

Financial Consideration: None.

Recommendation:



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: Mike Hamm
Date: 03/16/2020
Re: River Valley Plat – Lots 90 thru 96

Background: This Plat will break out the lot into 7 lots that will consist of 2 duplex's and one triplex. This also includes a Permanent Sanitary Easement. This was on the 03-02-2020 agenda and was tabled by the Council. The Council had a question about item #4 in the Permanent Sanitary Sewer Easement for City Attorney Darrell Jesse. I emailed Darrell with this concern and his response was:

“I did review the language in the Sanitary Sewer Easement and it is fairly standard in most utility easements. As the City did not sign the Easement the assignment language is only legal binding on the two parties to the agreement (Wegher Construction and River Valley).

The City would need to affirmatively approve a Resolution to accept the sewer line for public use and maintenance for the City to have any obligation to maintain this line. Based on a meeting I participated in, the Easement was completed at the request of the City to ensure the owners of the 5 or 6 lots being sold all have the right to maintain the line.

This only becomes a City issue if/when the City would voluntarily agree to take over the sewer line for public use and maintenance. A resolution would then need to be approved at that time.

I was in a meeting with Randy, Gary and Rusty last month regarding River Valley and they will also have a plat for the twin homes in this area. The attached covenant amendment was requested by Gary (on behalf of the City) and deals with the maintenance of the sewer line on private property - see paragraph 1 on the second page. Again, this would not be the City's responsibility to maintain as it is on private property. “

I have included the First Amendment and Supplement to the Declarations of Covenants, Easements, and Restrictions Darrell is talking about.

Financial Consideration: None.

Recommendation: Administration would recommend approval.

**PLAT OF
 LOTS 90 THRU 96 & LOT B OF TRACT 3 OF
 RIVER VALLEY ADDITION
 NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA**

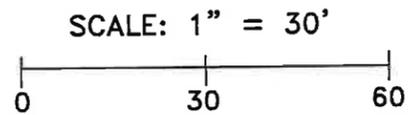
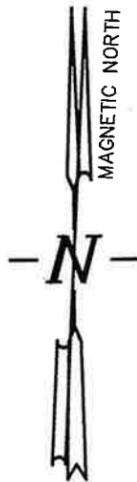
PLOT DATE: NOVEMBER 27, 2019
 SHEET 1 OF 3

○ INDICATES FOUND 1/2"Ø IRON PIN
 UNLESS OTHERWISE INDICATED

● INDICATES SET 1/2" IRON
 PIN W/ YELLOW CAP #4544

TOTAL AREA IN ADDITION: 1.535 ACRES

SIDEWALKS WILL BE REQUIRED ALONG SODRAC
 DRIVE



MAGNETIC DECLINATION 2°45' EAST
 AS PER NOAA NATIONAL CENTERS
 FOR ENVIRONMENTAL INFORMATION

VICINITY MAP

SCALE 1" = 400'



PREPARED BY
MLS & ASSOCIATES, PLC
 703 DOUGLAS STREET
 SIOUX CITY, IOWA
 (712) 258-6844

ADJACENT OWNER:
SHRI HARI LLP

LOT 1, SODRAC PARK 2nd ADD'N

LOT B
2965 SF

S89°15'42"E - 199.89' MEASURED & RECORD

LOT 33
TRACT

ADJACENT OWNER:
BEVERLY J ROTH

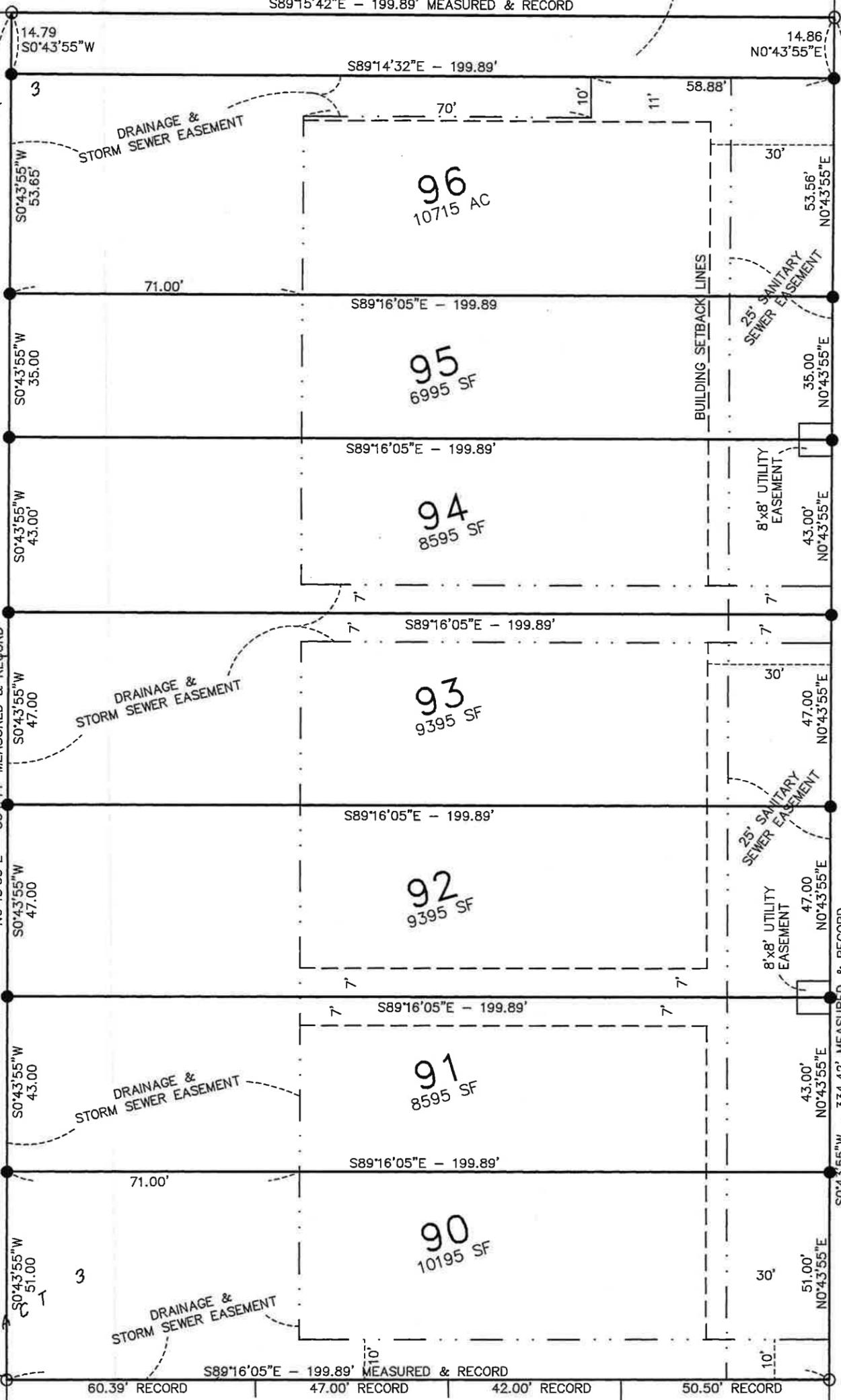
LOT 33

LOT 34

ADJACENT OWNER:
GILL & LEANN RAE KURTZ

LOT 34

LOT 42



SODRAC DRIVE

ADJACENT OWNER:
WEGHER CONSTRUCTION CO.

ADJACENT OWNER:
WEGHER CONSTRUCTION CO.

NW CORNER OF
SE1/4 SW1/4
SEC 15-89-48
FD 5/8" ROD

Prepared By:
Cody M. McCullough
329 Pierce Street, Suite 200
Sioux City, IA 51101
p (712) 277-4561
f (712) 224-4532
cmccullough@craryhuff.com

PERMANENT SANITARY SEWER EASEMENT

This Permanent ^{QCV} Sanitary Sewer Easement ("Easement") is granted this 19th day of February, 2019, by Wegher Construction Co., a South Dakota corporation ("Grantor") to River Valley, L.L.P., a South Dakota limited liability partnership ("Grantee").

RECITALS

WHEREAS, Grantor is the owner of Lot 89 of Tract 3 of River Valley Addition to North Sioux City, Union County, South Dakota; and

WHEREAS, Grantee desires to obtain an easement for sanitary sewer and all related lines, facilities and equipment (the "**Sanitary Sewer**") across and upon the property described as the "**SANITARY SEWER EASEMENT**" shown on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Easement Area**") on the terms and conditions set forth in this Easement.

NOW THEREFORE, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants an easement to Grantee as follows:

1. GRANT OF EASEMENT. Grantor hereby grants to Grantee and its successors and assigns a permanent easement over and across the Easement Area for the following purposes: (a) to construct, reconstruct, operate, maintain, replace, and remove Sanitary Sewer now situated or hereinafter situated under, over or across the Easement Area; and (b) ingress and egress over the Easement Area to construct, reconstruct, operate, maintain, replace, and remove Sanitary Sewer.

2. MAINTENANCE AND RESTORATION OF PROPERTY. Grantee shall be responsible, at Grantee's sole expense, for the maintenance of the Sanitary Sewer. In consideration of the grant of this Easement, Grantee agrees it will repair any damage which may be caused to the Easement Area by the construction, reconstruction, maintenance, operation, replacement, or removal of the Sanitary Sewer.

3. **OBSTRUCTIONS.** There shall be no permanent or temporary improvements, structures, fences, trees, or other objects placed on or over the Easement Area by the owner of the Easement Area without written permission of the Grantee, nor shall the owner of the Easement Area dig within the Easement Area or otherwise interfere with the Grantee's use of this Easement.

4. **ASSIGNABILITY.** Grantor acknowledges and agrees that Grantee may, in its sole discretion and without notice, assign or transfer all of Grantee's rights granted herein to the City of North Sioux City, any governmental body, or any public or private utility and their respective successors or assigns.

5. **MISCELLANEOUS.** This Easement constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Easement shall not be binding on either party except to the extent incorporated in this Easement. Any modification of this Easement or additional obligation assumed by either party in connection with this Easement shall be binding only if evidenced in writing signed by the undersigned. The easements, restrictions, benefits, and obligations hereunder shall create benefits and servitudes running with the land. This Easement shall be binding on all parties having any right, title or interest in Grantor's property or any portion thereof and shall inure to the benefit of the parties hereto as well as their respective heirs, successors, or assigns. If any provision in this Easement is at any time found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect. This Easement shall be construed in accordance with the laws of the State of South Dakota.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned have caused this Easement to be executed on the date first indicated above.

GRANTOR

WEGHER CONSTRUCTION CO.

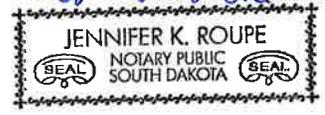
BY: *Rick Wegher*
Rick Wegher, CEO and Treasurer

STATE OF SOUTH DAKOTA; COUNTY OF UNION :SS

On this, the 19 day of February, 201~~8~~²⁰, before me, the undersigned officer, personally appeared Rick Wegher, who acknowledged himself to be the CEO and Treasurer of Wegher Construction Co., a South Dakota corporation, and that he, as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as CEO and Treasurer.

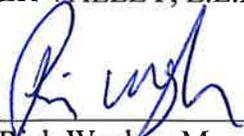
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jennifer K. Roupe
Notary Public
My Commission Expires: 02-12-2026



GRANTEE

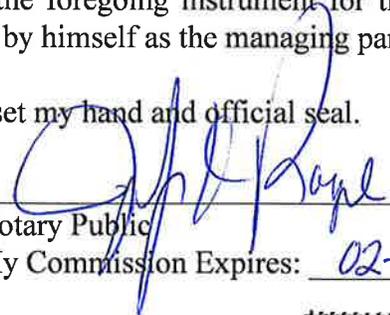
RIVER VALLEY, L.L.P.

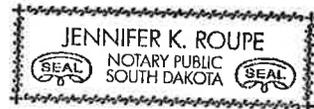
By: 
Rick Wegher, Managing Partner

STATE OF SOUTH DAKOTA; COUNTY OF UNION :SS

On this, the 19 day of February, 2019, before me, the undersigned officer, personally appeared Rick Wegher, who acknowledged himself to be the managing partner of River Valley, L.L.P., a South Dakota limited liability partnership, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as the managing partner.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
My Commission Expires: 02-12-2020



**FIRST AMENDMENT AND SUPPLEMENT TO THE DECLARATION OF
COVENANTS, EASEMENTS, AND RESTRICTIONS**

This First Amendment and Supplement to the Declaration of Covenants, Easements, and Restrictions (“Amendment”) is dated _____, 2020, and is made by River Valley, L.L.P., a South Dakota limited liability partnership (“Developer”), with an address of 125 Gateway Drive, North Sioux City, South Dakota 57049.

RECITALS:

WHEREAS, a Declaration of Covenants, Easements, and Restrictions dated January 29, 2016, was filed for record in the office of the Union County Register of Deeds on February 16, 2016 in Book 53 of Misc. on page 54, and was amended by supplements filed for record in the office of the Union County Register of Deeds as follows:

- February 16, 2016 in Book 53 of Misc. on page 55;
- March 22, 2016 in Book 53 of Misc. on page 88;
- March 24, 2016 in Book 53 of Misc. on page 91;
- March 25, 2016 in Book 53 of Misc. on page 92;
- May 16, 2016 in Book 53 of Misc. on page 169;
- September 28, 2016 in Book 53 of Misc. on page 316;
- September 30, 2016 in Book 53 of Misc. on page 325;
- January 25, 2017 in Book 54 of Misc. on page 31;
- June 27, 2017 in Book 54 of Misc. on page 188; and
- March 22, 2018 in Book 55 of Misc. on page 105.

(the Declaration of Covenants, Easements and Restrictions dated January 29, 2016, together with all of the above supplements are collectively referred to as the “Declaration”), which said Declaration imposes covenants, conditions, and restrictions against the real estate described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “Declaration Property”);

WHEREAS, Developer is the owner of the following described real estate in North Sioux City, South Dakota (“Additional Property”):

Lots 90-96 and Lot B, inclusive, in Tract 3 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof;

WHEREAS, the Declaration grants the Developer the right to both amend the Declaration and subject Additional Property to the Declaration; and

WHEREAS, Developer desires to amend and supplement the Declaration as set forth below.

NOW, THEREFORE, it is hereby declared as follows:

1. Amendment. Section 5.21 of the Declaration is hereby deleted in its entirety and replaced with the following:

5.21 Sanitary Sewer. Some of the sanitary sewer systems serving the Lots may utilize shared sanitary sewer infrastructure, including, but not limited to, manholes, wyes, main lines, or service lines (each being referred to as “Shared Sanitary Sewer”). In this situation, each Owner being served by a Shared Sanitary Sewer will be jointly responsible to maintain, repair, and replace the Shared Sanitary Sewer, whether the Shared Sanitary Sewer is located on his or her Lot or within an easement area on an adjacent lot. Each Owner is responsible for maintaining his or her service line, and if such line is within an easement area on an adjacent Lot must repair and return the neighboring property to its original condition following any sewer line work which disturbs the area. Maintenance, repair, and replacement of and associated expenses for the Shared Sanitary Sewer line will be shared equally between Owners of the Lots sharing the Shared Sanitary Sewer. **The City of North Sioux City shall not be responsible for the maintenance, repair, replacement, or associated expenses of a Shared Sanitary Sewer.**

2. Declaration. Developer declares, imposes upon and charges the Additional Property with all of the restrictions, covenants, conditions and easements set forth in the Declaration, as amended by this Amendment (the “Restrictions”), whether of an affirmative or negative nature, all of which will constitute covenants running with the land and will be binding on, and for the benefit of, Developer, all future owners of the Additional Property, Declarant, and all future owners of the Declaration Property and any other parcels made subject to the Declaration.

3. Ownership. Developer owns the Additional Property.

4. Ratification. The Declaration is hereby ratified, confirmed, and approved as amended by this Amendment.

DEVELOPER:

RIVER VALLEY, L.L.P.

By: _____
Rick Wegher, Managing Partner

STATE OF SOUTH DAKOTA)
 :
COUNTY OF UNION)

On this the ___ day of _____, 2020, before me personally appeared Rick Wegher, known to me to be the Managing Partner of River Valley, L.L.P., the limited liability partnership that is described in and that executed the within instrument and acknowledged to me that such limited liability partnership executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
(SEAL)

Notary Public – South Dakota

Exhibit "A"

Lots 76-77, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof

Lots 78-79, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof

Lots 49A & 50A, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof.

Lots 56, 57 and 58, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof.

Lot 55 in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof.

Lots 70 & 71, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof.

Lots 80 & 81, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof.

Lots 61 & 62, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof.

Lots 72 & 73, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof.

Lots 68 & 69, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof

Lots 82 and 83, inclusive, in Tract 4 of River Valley Addition to the City of North Sioux City, Union County, South Dakota, according to the recorded plat thereof



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: Mike Hamm, Finance Officer
Date: 3/16/2020
Re: Flynn Business Park Re-Plat

Background: Included is a re-plat for the Flynn Business Park. This plat takes 3 existing parcels totaling 9.49 and combines them into 2 parcels – a 2.09 acre parcel (Lot 3A) and a 7.40 acre parcel (Lot 4A). The new 2.09 acre parcel will be used by the City for a new water tower. The NSCEDC will continue to market the 7.4 acre lot to businesses.

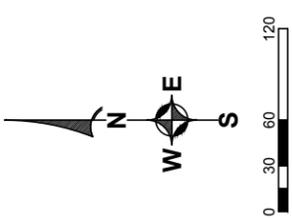
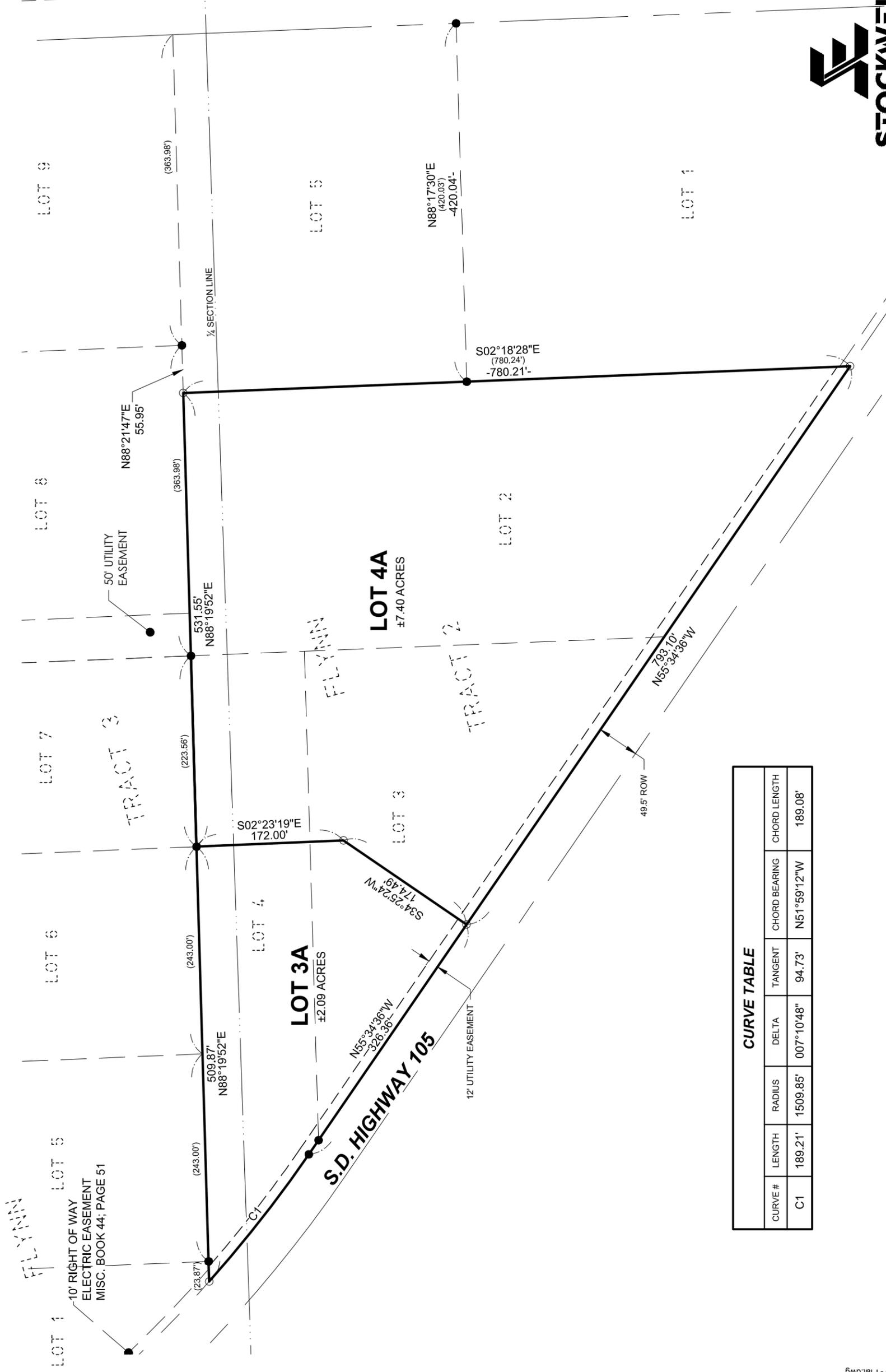
The plat was approved by Planning & Zoning on March 11th.

Recommendation: Approval of the presented plat.

PLAT OF LOTS 3A AND 4A IN

FLYNN TRACT 2

IN LOT A IN THE NE $\frac{1}{4}$, SE $\frac{1}{4}$, & NW $\frac{1}{4}$, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, CONTAINING 413,258 SQ.FT. (9.49 ACRES) MORE OR LESS.



KEY MAP

NOTES:
 1. BASIS OF BEARINGS FOR THIS PLAT IS UTM ZONE 14 NORTH.
 2. SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH.

LEGEND:
 FOUND 5/8" REBAR ●
 SET 5/8" x 18" CAPPED REBAR ○
 PREVIOUSLY PLATTED DIMENSION (100.00') ---
 12' UTILITY EASEMENT - - -
 1/4 SECTION LINE - - -



PREPARED BY:
 JOE D. WHITLOCK, PLS
 801 NORTH PHILLIPS AVENUE
 SUITE 100
 SIOUX FALLS, SD 57104
 (605) 338-6668
 PAGE 1 OF 2



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	189.21'	1509.85'	007°10'48"	94.73'	N51°59'12"W	189.08'

PLAT OF LOTS 3A AND 4A IN
FLYNN TRACT 2

IN LOT A IN THE NE¹/₄, SE¹/₄, & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA,
CONTAINING 413,258 SQ.FT. (9.49 ACRES) MORE OR LESS.

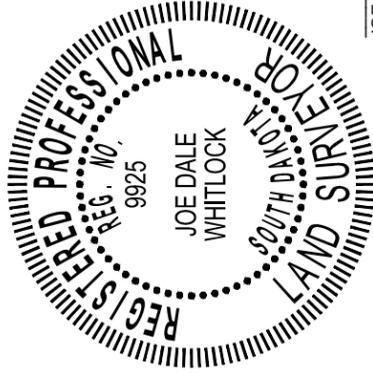
SURVEYOR'S CERTIFICATE

I, JOE DALE WHITLOCK, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE JANUARY 2, 2020, I HAVE SURVEYED LOTS 2, 3 AND 4 IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, AND PLATTED INTO LOTS 3A & 4A IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA WITH AREA AND DIMENSIONS AS SHOWN ON THE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 3A & 4A IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA.

I FURTHER CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY WAS PERFORMED AT THE REQUEST AND UNDER THE DIRECTION OF THE OWNERS FOR THE PURPOSE OF TRANSFER.

DATED THIS _____ DAY OF _____, 2020.



JOE DALE WHITLOCK REG. NO. 9925

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, ALLEYS AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS REPLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOTS 3A & 4A IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA DOES HEREBY VACATE:

LOTS 2, 3 AND 4 IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 18 OF PLATS ON PAGE 13.

DATED THIS _____ DAY OF _____, 2020.

CITY OF NORTH SIOUX CITY
AUTHORIZED OFFICIAL

STATE OF SOUTH DAKOTA)
COUNTY OF _____) (SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED _____, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE _____ OF THE CITY OF NORTH SIOUX CITY, A SOUTH DAKOTA MUNICIPAL CORPORATION, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES: _____

ROAD AUTHORITY CERTIFICATE

I, _____ OF THE _____ DO HEREBY CERTIFY THAT THIS PLAT AND ACCESS LOCATION HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

ROAD AUTHORITY _____

PLANNING COMMISSION

I, PLANNING DIRECTOR OF NORTH SIOUX CITY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND HAS BEEN APPROVED.

APPROVED THIS _____ DAY OF _____, 2020.

PLANNING DIRECTOR _____
NORTH SIOUX CITY, SOUTH DAKOTA

CITY COUNCIL RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA THAT THE PLAT KNOWN AND DESCRIBED AS LOTS 3A & 4A IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA IS APPROVED AND THAT THE MUNICIPAL FINANCE OFFICER OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON.

DATED THIS _____ DAY OF _____, 2020.

MAYOR OF NORTH SIOUX CITY, SOUTH DAKOTA _____

MUNICIPAL FINANCE OFFICER
NORTH SIOUX CITY, SOUTH DAKOTA _____

STATE OF SOUTH DAKOTA)
COUNTY OF _____) (SS

I, THE UNDERSIGNED, THE DULY APPOINTED QUALIFIED AND ACTING MUNICIPAL FINANCE OFFICER OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA HEREBY CERTIFY THAT THE ABOVE RESOLUTION IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA AT A MEETING HELD ON THE _____ DAY OF _____, 2020.

WITNESS MY HAND AS MUNICIPAL OFFICER AND THE OFFICIAL SEAL OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA.

MUNICIPAL FINANCE OFFICER
NORTH SIOUX CITY, SOUTH DAKOTA _____

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES: _____

COUNTY TREASURER'S CERTIFICATE

I, TREASURER OF UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLATS, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.
DATED THIS _____ DAY OF _____, 2020.

TREASURER
UNION COUNTY, SOUTH DAKOTA _____

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION
UNION COUNTY, SOUTH DAKOTA _____

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 2020, AT _____ O'CLOCK ____M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS
UNION COUNTY, SOUTH DAKOTA _____



CITY OF NORTH SIOUX CITY
AUTHORIZED OFFICIAL



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: Mike Hamm
Date: 03/16/2020
Re: McCook Lake Association Donation

Background: Since 2013 the City has donated \$25,000 to the McCook Lake Association. This is budgeted for in 2020 in Fund 211 under Promoting NSC.

Financial Consideration: None.

Recommendation: Administration would recommend approval.

P.O. Box 1185
McCook Lake, SD 57049

Date	Invoice #
3/3/2020	189

Member
City of North Sioux City Randy Fredrickson 504 River Dr. N. Sioux City, SD 57049



Description	Amount
2020 Donation-McCook Lake Assoc.	25,000.00
Thank you for your donation.	Total \$25,000.00



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: Mike Hamm
Date: 03/16/2020
Re: Historic Flood Sign

Background: Ted was working with the South Dakota Silver Jackets team on the South Dakota High Water Sign Initiative to build awareness of the flood risk and encourage the public to be risk ready. In the application for the sign, Ted stated it should be placed on the walking path over the Big Sioux from Sioux City trail head & Plaza by the bike rack, benches, and drinking fountain. The only costs the city would incur is the installation costs. Ted had contacted Avery Signs to do the install. Attached you will find the application for the sign and a preview of the sign. Would the Council like to move forward with this? If so, would they like to have an unveiling ceremony?

Financial Consideration: None.

Recommendation:

South Dakota High Water Sign Initiative

High water signs in prominent community locations build local awareness of flood risk and encourage the public to be risk ready.

FREE SIGNS

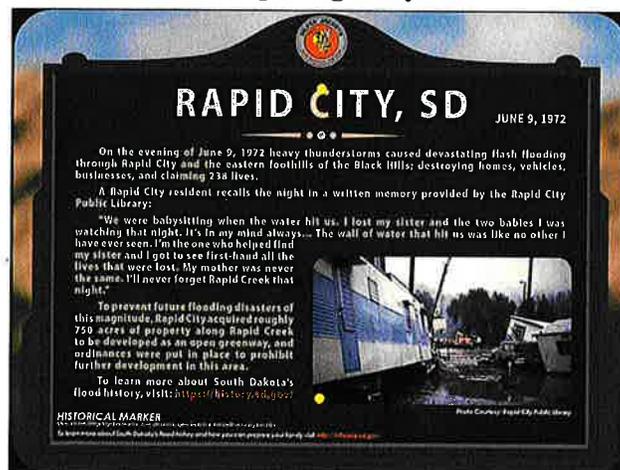
We are looking for locations throughout the state of South Dakota to place signs, and provide information on historic flooding. These signs will serve as a physical reminder of a community's flood risk and history of flooding.

EASY APPLICATION PROCESS

1. Identify an appropriate location for a sign in your community. Ideal locations are in public areas where known historic flood height information is available.
2. Nominate your location using the attached sheet by identifying points of contact for the necessary information.
3. Signs will be provided to the communities for installation - Signs are 18"x24" Aluminum with UV coating. (similar to typical road signs)
4. Community will install the signs and provide a photograph to the project team.

The completed form can be returned to claire.m.schreiber@usace.army.mil.

Example Sign Layout



Community Contact Information

Name, Title
Phone Number
Email

Historic Information Contact (Community History or Photos)

Name, Title
Phone Number
Email

Installation Contact (Who will install the signs)

Name, Title
Phone Number
Email

Address for sign shipping



Location Information:

Community Name: (Ex. Pierre, SD)

Does the community participate in the NFIP Community Rating System (CRS) program?

Proposed sign location:

Example: On the North side of the City Office Building at 7th and Adams.

Public interaction with location:

Example: Oak Park is the main community park and is used by the community for numerous social gatherings.

Sign Content: The sign will likely have two sections. One related to information on a historic flood the other providing historic imagery and a link to more information.

Draft Content for historic information:

Example: On May 26, 2011 rising water from the Missouri River closed N.P. Dodge Park. The marina reopened in 2012, and in 2013, crews finished rebuilding the park pavilion. The reconstruction included elevating the caretaker facility 5 feet above ground level to avoid future flood damage.

See Attached.

Are there any historic imagery or accounts that can be used? If so, please discuss:

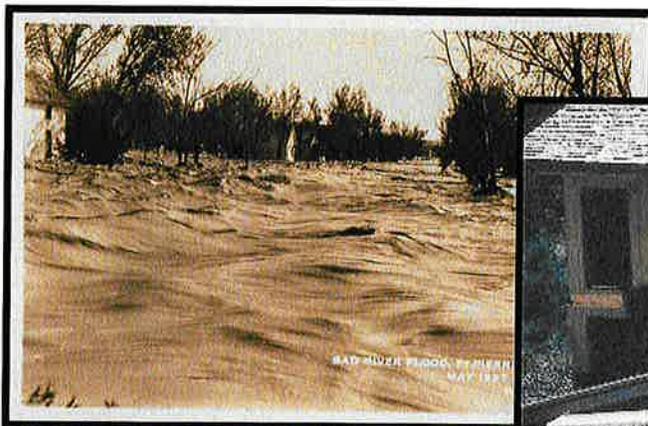
Will provide.

Would the community be willing to conduct an unveiling ceremony or school age outreach activities with the sign unveiling? Please discuss:

undecided at this time

How would this sign assist in communicating and reducing risk in your community?

Help people be aware of what happened in the past to prepare for the future



Fort Pierre, 1927

Keystone, 1972



Due to excessive rain fall from a series of thunderstorms a state of emergency was declared for South Dakota on June 19th, 2014. A section of Interstate 29 was closed periodically and a temporary levee was built by the National Guard Troops to help redirect water away from North Sioux City. The waters crested at 105.6 ft.

SOUTH

DAKOTA

NORTH SIOUX CITY

JUNE 19, 2014

On this day, excessive rainfall from a series of thunderstorms led to near-record flooding on the Big Sioux River. The South Dakota governor declared a state of emergency.

Thunderstorms had dumped up to 8 inches of rain in the Rock River and Big Sioux River watersheds.

A section of Interstate 29 was closed so a temporary levee could be built to help redirect flood waters around North Sioux City into McCook Lake, something never done before but was part of a plan developed in the 1960s.

The expected crest of the Big Sioux River was 109 feet and nearly 400 homes were in danger of flooding.

Residents picked up sandbags from filling locations in the Dakota Dunes area in an effort to protect their homes from the rising river.

The flood crest arrived 18 hours early at a peak stage of 105.6 feet and the area escaped damages. Interstate 29 was reopened the next day.



HISTORICAL MARKER

Learn more about South Dakota's flood history at history.sd.gov.

Photo Courtesy: U.S. Army Corps of Engineers, Omaha District

Silver Jackets brings together federal, state, and local agencies to collaborate in reducing flood risk. Prepare your family at bReady.sd.gov.

Hey Mike,

I saw in the Journal that the Corps is having their spring meeting to update on this year's river management in Sioux City. April 9th at 11am at Stoney Creek. I think the City has had someone there at the past to stay in the loop – if I remember right, last year Lesa was there. Anyway, might be worth seeing if you guys want to have someone there. Just something to think about. I can't be there unfortunately.

https://siouxcityjournal.com/news/local/corps-cuts-water-releases-sets-sioux-city-meeting/article_f6f65809-d40d-55a5-9ca2-19c9559db490.html

Andrew