



## **Regular Meeting of the City Council**

May 18, 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. COVID-19 Resolution change from 2020-03 to 2020-04
- F. Approval of Minutes: May 4, 2020 Regular Meeting
- G. Approval of Minutes: May 7, 2020 Special Meeting
- H. Community and Council Input – Limit 3 Minutes
- I. Agenda Items
  - 1. Mayor Update
  - 2. North Sioux City Organizational Chart
  - 3. Add Rodd Slater Interim Mayor as a Bank Authorize Signer
  - 4. Library Opening
  - 5. 2020 Alcohol Application Renewals
  - 6. Cropley Plat – Lot C Govt Lot 1
  - 7. Lakeshore Estates Phase 3 – Preliminary Plat
  - 8. Flynn Plat – Perry Rentals Replat of Lots 5 and 6 of Flynn Tract 7
  - 9. Stockwell – Streeter Drive Professional Services Amendment
  - 10. 2019 Annual Report Review - Discussion
- J. Executive Session – Legal, Contractual, Personnel if necessary
- K. Approval of Bills
- L. 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**  
 May 4, 2020

Meeting called to order at 6:00 p.m. by Mayor Fredericksen. Benson, Berg, Blaeser, Carpenter, Cropley, Green, Parks, and Slater were present. Also, in attendance was City Finance Officer Lucero Avalos.

Mayor Fredericksen led the Pledge of Allegiance.

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

Motion by Parks, second by Benson, to enter executive session for Contractual, Legal and Personnel at 6:03 pm. Rich with Huelife and Dave Norby were invited. All members present voted aye.

Motion by Parks, second by Slater, to adjourn executive session at 7:10 pm.

A five-minute recess was taken.

Regular session resumed at 7:15 pm.

Motion by Cropley, second by Benson, to approve the Regular Council Meeting Minutes of 04/20/2020. All members present voted aye.

Motion by Green, second by Benson, to approve the Special Council Meeting Minutes of 04/23/2020. All members present voted aye.

Motion by Cropley, second by Benson, to approve the Special Council Meeting Minutes of 04/29/2020. All members present voted aye.

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

BMGAARS	284.12	SNAP (8), SHVL, GLVE (5)
COLLBRTV SUMM LIB PROG	292.65	SUMM RDNG SUPP
CLNL LIFE	39.04	FEB20 PREM
THMPSN INNOVTN	1630.00	TECH SUPP
FEDEX	10.91	PD-PSTG
FRGSN WTRWRKS	4590.57	WTR METRS (12)
FIVE STR ENTRPRS	77.00	NAME PLATE, PLAQUE
GPM	618.00	SVC CALL- MAGMTRS
GRAHM TIRE	1769.81	2015 DODGE-MOUNT & BLNC TIRES
HAWKINS, INC	5834.67	CHLRN (5) SLFR DIOXIDE (4)
INGRM LIB SRVS	862.23	BOOKS (76)
JCKS UNFRMS & EQPMT	31.80	CLTHNG ALLW
EAKES OFF SLTN	44.96	SR CNTR-MASKS (1 BX)
JEFFS LWN CARE	1773.00	PARKS-BARRICDE
JEO CNSLTG GRP	2830.00	FLOOD ENGINRG
JHNSN, JESSICA	100.00	SR CNTR RENTAL REIMB
JHNSN FEED	1515.15	AGRI LIME
ODELL ELCTRIC	5097.84	STR LGHT-RIVERSIDE REPAIR
LYLES GRG DOOR SVC	418.62	PD-RPLCD CABLES, HINGES,
MIDAMRICN ENRGY	10.59	UTLTY CHGS
MJ MINOR UTLTY	737.50	VAC OUT-WTR ST
ONE OFFICE SLTN	384.56	PD-DVD SPINDLE (6 PK), FLDRS
OVERDRIV	181.98	BOOKS (3)
PRESTO-X	313.00	PEST CNTRL
QLTY FLOWS	3285.00	MILLER LIF STN-INSTALL
QUAM, BERGLIN, & POST PC	3300.00	REPRT YR END '19
ROAN, GARY	520.00	INSPCTNS (7), P&Z MTG
SCHIMBERG CO	11.74	PARTS (14)
SD DEPT HEALTH	494.00	BOD, COLI, SOLIDS
HOPKINS, STEPH	100.00	SR CNTR REIMB

STEPH LEVY  
TOOL DEPO  
VZN WIRLES

1260.00  
22.60  
682.63

SVCS (7)  
TOOLS  
CELL CHGS (21 LINES)

Motion by Cropley, second by Parks, to adjourn the last meeting of the 2019-2020 Council at 7:17 pm. All members present voted aye.

Mayor Fredericksen thanked Nate Blaeser for his service as a Council Member.

Meeting called back to order at 7:19 pm by Mayor Fredericksen. Roll was taken. Benson, Berg, Carpenter, Cropley, Green, Norby, Parks, and Slater were present. Also, in attendance was City Finance Officer Lucero Avalos and City Attorney Darrell Jesse.

Mayor Fredericksen administered the elected official's oath: Randy Fredericksen (Mayor), Tena Carpenter (Ward 1), Dan Parks (Ward 2), Kodi Benson (Ward 3), Dave Norby (Ward 4).

Mayor Fredericksen requested nominations for the council president position. Motion by Cropley second by Green to nominate Dan Parks as President. All members present voted aye.

Mayor Fredericksen then requested nominations for the council vice president position. Motion by Cropley second by Benson to nominate Doug Berg as council vice present. All members present voted aye.

Mayor Fredericksen presented his recommendations to the Council for municipal appointments.

Motion by Berg, second by Cropley, to nominate Darrell Jesse as City Attorney. All members present voted aye.

Motion by Cropley, second by Parks, to nominate Sabrina Sayler as Assistant City Attorney. All members present voted aye.

Motion by Benson, second by Green, to nominate Rich Headid as Chief of Police. All members present voted aye.

Motion by Parks, second by Cropley, to appoint Lucero Avalos as Interim Finance Officer. All members present voted aye.

Motion by Cropley second by Parks to Approve the 2020 Fireworks Application for Lantis Fireworks & Zort's Powersource but wanted clarification on a missed checkmark. All members present voted aye.

John Brown with Stockwell was present at the meeting to discuss ongoing projects at the City.

Motion by Parks, second by Benson, to table the Annual Report for 2019 for next council meeting. All members present voted aye.

Motion by Green, second by Parks, to declare the property at 111 Lloyd St a Nuisance. All members present voted aye.

Motion by Slater, second by Benson, to table the Summer Rec Camp for next council meeting. All members present voted aye.

Motion by Parks, second by Benson, to take Jurich off of probation. All members present voted aye.

Community Input:

1. Jim Zortman with Zort's Prime Time discussed the Covid-19 matters.
2. Andrew Nilges from the North Sioux City Economic Development put together Resolution 2020-03 which permits businesses identified in Ordinance 2020-06 to reopen following certain guidelines.

3. Shane Tritz with United Sports Academy discussed how they put different safety measures in place at their facility to be able to open.
4. Allen Privett asked about the city parks and when they would open.

Motion by Parks, second by Benson, to approve Resolution 2020-03. Benson, Cropley, Green, Parks, Slater voted aye. Berg, Carpenter, Norby voted nay. Motion Carried.

Community Input:

1. Patti Teel with Goode to Go mentioned that she misses the library and would like curb side delivery.
2. Joan Christiansen with Skyline asked the Council members if they would consider not charging the \$50 to the casino businesses for each machine this year.

Motion by Parks, second by Green, to move into executive session at 8:33 pm for personnel reasons. All members present voted aye.

Regular session resumed at 10:24 pm

Motion by Parks, second by Benson, to give Interim Finance Officer Lucero Avalos, a pay Increase to \$21 per hour effective immediately and a Bonus of \$3500 for past Finance Officer responsibilities that had been taken on.

Motion to adjourn by Parks, second by Berg, at 10:25 pm All members present voted aye.

**Approved**

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**Dan Parks, Council President**

**Attested**

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**Lucero Avalos, Interim Finance Officer**

**UNAPPROVED**  
**North Sioux City, South Dakota**  
**City Council Special Meeting Minutes**  
May 7, 2020

Meeting called to order at 6:00 p.m. by City Council President Dan Parks. Benson, Berg, Carpenter, Cropley, Green, Norby, Parks, Slater were present. Also, in attendance was City Interim Finance Officer Lucero Avalos and City Attorney Darrell Jesse.

City Council President Dan Parks led the Pledge of Allegiance.

Motion by Cropley, second by Benson, to approve the amended agenda as presented. All members present voted aye.

Motion by Berg, second by Benson, to approve the resignation of Randy Fredericksen as the City Mayor, effective May 5, 2020. All members present voted aye. Motion carried.

Motion by Benson, second by Cropley, to remove recent departures and to add City Council Vice President Doug Berg & City Interim Finance Officer Lucero Avalos as Authorized Signers to the Bank Account. All members present voted aye.

Motion by Berg, second by Benson, to remove recent departures and to add Finance Assistant Jenny Roupe & Interim Finance Officer Lucero Avalos to online bank access. All members present voted aye.

Public statement from City Council was given, where they thanked Mayor Fredericksen for his over 40 years of service to the City as the Public Works Superintendent, as well as the last five years as Mayor.

Council Member Tena Carpenter said that Randy did a great job for the City and he will be missed.

Motion by Berg, second by Benson, to enter executive session for Contractual, Legal and Personnel at 6:07 pm. All members present voted aye.

Regular Session resumed at 6:33 pm.

Motion by Berg, second by Benson, to appoint Rodd Slater as the City Interim Mayor. All members present voted aye.

Motion by Benson, second by Berg, to adjourn at 6:36 pm. All members present voted aye.

**Approved**

\_\_\_\_\_  
**Dan Parks, Interim Mayor**

**Attested**

\_\_\_\_\_  
**Lucero Avalos, Finance Assistant**



## 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: Administration  
Date: 05/18/2020  
Re: Mayor Update

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**Background:** See attach

**Financial Consideration:** None at this time.

**Recommendation:** N/A



Codified Laws

### Codified Laws

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9-8-3

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9-8-3. Powers and duties of mayor--Veto power. The mayor presides at all meetings of the council but only votes in case of a tie. The mayor performs other duties as may be prescribed by the laws and ordinances, and takes care that the laws and ordinances are faithfully executed. The mayor shall annually, or as may be necessary, give the council information relative to the affairs of the municipality, and recommend for the council's consideration the measures the mayor deems expedient. The mayor may sign or veto any ordinance or resolution passed by the common council, and may veto any part or item of an ordinance or resolution appropriating money.

**Source:** SL 1890, ch 37, art III, §§ 4, 8, 10, 14; RPolC 1903, §§ 1185, 1189, 1191, 1195; RC 1919, §§ 6206 to 6208; SDC 1939, § 45.0702; SL 1992, ch 60, § 2; SL 2017, ch 56, § 4.

[Back to Chapter 9-8](#)

[Get Chapter 9-8](#)



# 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: Administration  
Date: 05/18/2020  
Re: NSC Organizational Chart

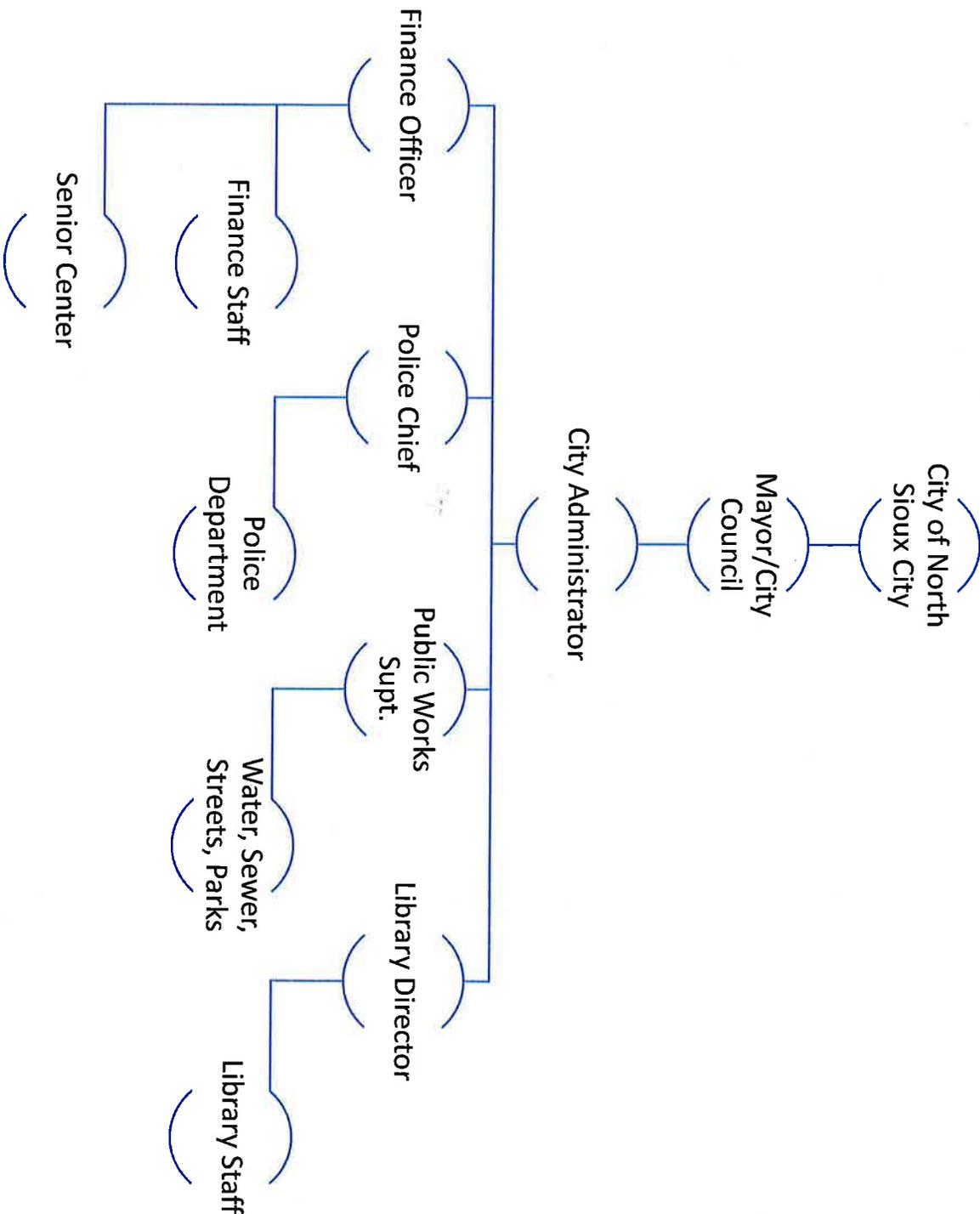
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**Background:** Handbook item review

**Financial Consideration:** None at this time.

**Recommendation:** N/A

# North Sioux City Organizational Chart





## 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: Lucero Avalos  
Date: 05/18/2020  
Re: Rodd Slater - Bank Authorize Signer

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**Background:** Rodd Slater was appointed as Interim Mayor, he would need to be added as a Bank Authorize Signer to be able to sign checks.

**Financial Consideration:** None at this time.

**Recommendation:** Motion to add Rodd Slater Interim Mayor as a Bank Authorize Signer



## 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: Administration  
Date: 05/18/2020  
Re: Library Curbside

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**Background:** The North Sioux City Library has been closed due to COVID-19 concerns. Library Department head Liane Welte has a plan to open for curbside service on M,W,F for limited hours until an opening date is announced.

**Financial Consideration:** None at this time.

**Recommendation:** Approve a motion to open the NSC Public Library for Curbside service.

## **CURBSIDE**

### **BOOK CHECK OUT**

- 1) Curbside pick-up will be on designated days and times **ONLY**
  - Monday 10-6
  - Wednesday 10-6
  - Friday 10-5
- 2) Request books:
  - Online through Destiny  
<https://search.follettsoftware.com/metasearch/ui/1129>
  - Destiny Discover phone app
  - Call Library and place request (605)422-2366
- 3) Curbside pick-up will be in the Library parking lot.
- 4) Follow posted signs on the Library property for instructions
- 5) Library staff **will bring materials to your car** in a plastic bag wearing a mask and gloves
- 6) Any extended hours will be evaluated and posted.

### **BOOK RETURNS**

- 1) Return books in outside drop-box only. Please do not return books in plastic bags
- 2) The Library building remains closed at this time. Watch for updates regarding reopen



# 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: Lucero Avalos  
Date: 05/18/20  
Re: Alcohol Licenses

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**Background:** The following businesses are requesting renewal of their Alcohol Licenses. Applications have been reviewed using the Department of Revenue's requirements and fees have been paid.

The following applications have been received.

- Casey's General Store – 1 License
- Kueenland – 1 License
- Triple Crown – 5 Licenses
- The Glass Palace – 1 License
- Casino Monaco – 6 Licenses
- VIP Gaming – 6 Licenses
- Freeway Clark – 3 Licenses
- Sugar Daddy's – 3 Licenses
- Goode To Go – 6 Licenses
- She Be Inc – 12 Licenses
- Sky J – 2 Licenses
- Zort Brother's Inc – 5 Licenses

A hard copy of these licenses are available at City Hall and Lucero will have one at Monday's meeting.

**Financial Consideration:** Increase to revenue for licensing fees and sales tax payments.

**Recommendation:** Motion to approve the applications as presented



# Planning and Zoning MEMO

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

To: North Sioux City, City Council  
From: Gary Roan  
Date: P&Z 05/13/2020  
Re: Cropley – Lot C of Remaining Lot C Gov't Lot 1 - Plat

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**Background:** Approval of Plat required to complete connection of existing Lakeshore Drive with new Lakeshore Estates Addition.

**Financial Consideration:** None at this time.

**Recommendation:** Approval of the plats

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**May 13, 2020**

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter.

Commission members present were: Carpenter, Holbrook, Mitchell, Streeter and Olson. Also, in attendance were Building Inspector Gary Roan, and Finance Assistant Jennifer Rouse.

Motion by Olson second by Holbrook to approve the agenda as presented. All members present voted aye.

Motion by Olson, second by Mitchell to approve the April 22, 2020 minutes as presented. All members present voted aye.

Plat – Lot C 2, of Remaining Lot C, Gov't Lot 1, Section 15, T89N, R48W, on the 5<sup>th</sup> P.M., Union County, South Dakota - Cropley

Streeter will be abstaining from comments and voting on purposed plat. Dan Parks gave the details of the location and stating that is this brought forward from the City and not Cropley. The current street was put in where it came to the center of the Cropley property. Greg Meyer, who was the City Engineer at the time, referenced that the City would have to obtain that piece of property out in front of the location. To allow a street to go through. It was not done at that time. Through conversation with the property owner, the City is determined to purchase this property to allow a street to go through. Olson stated he had been contacted by a few people in regards to the traffic if Lakeshore goes through to Southlake Blvd. Olson inquired why it was changed and that at one point when Lakeshore Estates there were all cul-de-sacks. Parks brought up that it was originally designed back in the 90's that Lakeshore Dr was designed to be a through street. Parks was a proponent to have two entrances from a fire/emergency perspective. Parks advised of the S curve off of Streeter Dr. Bart Connelly communicated to commission members that they had drew up both plans one with cul-de-sac's in January and the through street in April. Carpenter questioned why if the plat has already been seen by City Council why it is coming to Planning and Zoning now. Parks relayed the information that this Plat needed to be decided before Item B could be addressed.

Motion by Holbrook second by Olson to approve the Plat as presented and send to City Council Meeting 05-18-20. Carpenter, Holbrook, Mitchell, Olson (4) voted aye. Streeter (1) abstain.  
Passed

Preliminary Plat – LAKESHORE ESTATES THIRD ADDITION TO THE CITY OF NORTH SIOUX CITY, ALL IN LOT 8 OF LOT D AND LOT A2, ALL IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST, 5<sup>TH</sup> P.M., UNION COUNTY, SOUTH DAKOTA (LOTS 1 THRU 13 AND R2)

Roan provided descriptions, building envelopes and set backs on the purposed lots and the layout of the preliminary plat. Mitchell asked about the 45 degree angle on a lake side lot and accretion land. Roan talked about the contour of the lake and the high bank, these factors will have different bearings on the different lots and purposed building permits. These will all be

address on an individual basis. Carpenter talked about the set-backs and if they will be the same for all lots. Roan reminded the commission members that the lakeside is considered the front yard and would have front yard setbacks. Roan will look at all plans and make sure the line of site views from the corner of the purposed homes all comply.

Motion by Carpenter, second by Holbrook to approve the Preliminary Plat as presented and send to City Council Meeting 05-18-20. Carpenter, Holbrook, Mitchell, Olson (4) voted aye. Streeter (1) abstain.

**\*Re-Plat**

Andrew Nilges, NSCEDC Executive Director explained that the replat will take Lot 6 and decrease it from 1.75 acres to 1.09 acres and Lot 5 will increase from 2.54 acres to 3.22 acres. The NSCEDC has approved the re-plat as required in the Flynn Business Park covenants.

Motion by Mitchell, second by Carpenter to approve the Re-Plat as presented and send to City Council Meeting 05-18-20. All members present voted aye.

**Other Business:**

Update of building permits – (1) basement remodel, 127 Northshore Dr.; (1) building foundation, 925 Military Rd.; (1) Pool, 184 N. Churchill Cir; (1) shed, 908 Wildflower Bend; (1) Addition to Driveway, 630 Lakeshore Dr.; (1) Addition to deck, 112 Verna St.; (2) Fence, 73 Northshore Dr. - 210 Delmar Cir.; (5) deck, 200 ½ S. Churchill Cir. - 263 Westshore Dr. – 935 Campbell St. – 1 Alcoma Dr. – 196 N Canterbury Cir.

Motion by Olson, second by Mitchell to adjourn at 4:36 p.m. All members present voted aye.

Dated this May 13, 2020

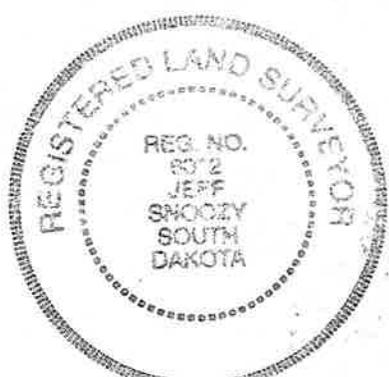
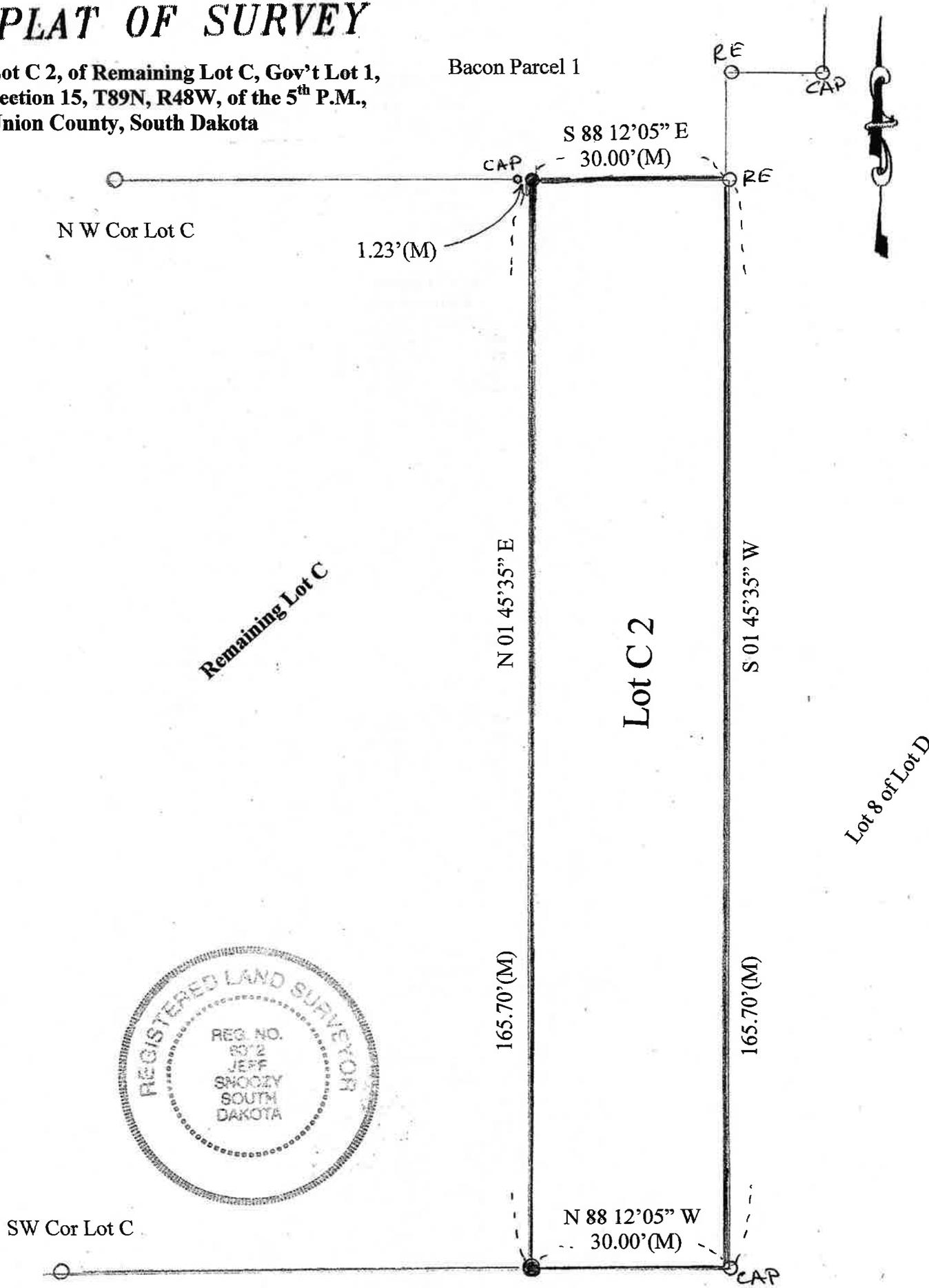
Jennifer Roupe

Finance Assistant

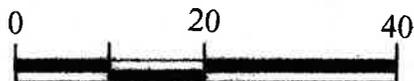
# PLAT OF SURVEY

Lot C 2, of Remaining Lot C, Gov't Lot 1,  
Section 15, T89N, R48W, of the 5<sup>th</sup> P.M.,  
Union County, South Dakota

Bacon Parcel 1



Areas: Lot C 2 0.11 Acres  
Remaining Lot C 0.65 Acres



Scale 1" = 20'

### CERTIFICATION:

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

*Jeff Smoozy* 5/9/20  
JEFF S. SMOOZY, PLS #6012 DATE  
LICENSE RENEWAL DATE: DEC. 31, 2020 SHEETS COVERED BY THIS SEAL 3

### LEGEND

- FOUND PIN AS NOTED
- SET CAPPED PIN
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE

**S. SMOOZY SURVEYS, INC.**  
10 ALPINE DRIVE  
HARRISBURG, SD 57049

CLIENT: Cropley  
ADDRESS:

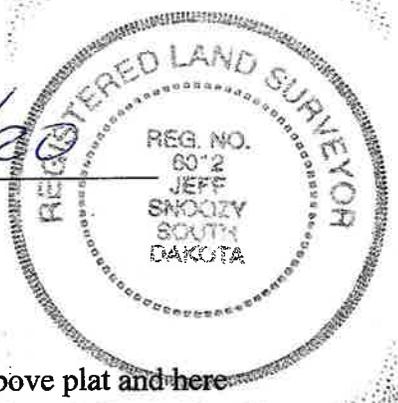
SURVEYED BY: JSS DATE:  
DRAWN BY: ANG DATE:  
PAGE 1 OF 3

SURVEYOR'S CERTIFICATE

I, Jeff Snoozy, a Licensed Land Surveyor of the State of South Dakota, Do hereby certify that at the direction of the owners, I have surveyed Lot C 2, of Remaining Lot C, in Government Lot 1, of Section 15, Township 89 North, Range 48 West of the 5<sup>th</sup> P.M., Union County, South Dakota, and that all acres and dimensions are correct.

Jeff Snoozy, No. 6012  
Licensed Land Surveyor  
OWNERS CERTIFICATE

5/4/20  
Date



I, the undersigned, do hereby certify that as the owners of the land in the above plat and here after described as Lot C 2, of Remaining Lot C, in Government Lot 1, Section 15, Township 89 North, Range 48 West of the 5<sup>th</sup> P. M., North Sioux City, Union County, South Dakota, and that said survey and plat were made at my request and in accordance with my instructions for the purpose of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations, and that said property is free of all encumbrances.

Dean W. Cropley 5-6-2020  
Dean W. Cropley Date  
Lesa A. Cropley 5-6-2020  
Lesa A. Cropley Date

Acknowledgement of Owner

Be it remembered that on this 6 Day of May, 2020,  
Before me, the undersigned, a Notary Public, personally appeared Dean W. Cropley and Lesa A. Cropley, known to me to be the persons described in and who executed the forgoing certificate.



My Commission Expires: 2-10-2021 Notary Public: Darrell A. Jesse

RESOLUTION BY THE CITY COUNCIL:

Be it resolved by the City Council of North Sioux City, Union County, South Dakota, that the above plat represents Lot C 2, of Remaining Lot C, in Government Lot 1, Section 15, Township 89 North, Range 48 West of the 5<sup>th</sup> P.M., North Sioux City, Union County, South Dakota, and be and the same is hereby approved.

I, undersigned, City Finance Officer of the City of North Sioux City, Union County, South Dakota, do hereby certify that the above is a true and correct copy of the Resolution passed by the City of North Sioux City, Union County, South Dakota, at their regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
City Finance Officer, City of North Sioux City

\_\_\_\_\_  
Mayor, City of North Sioux city

PLANNING COMMISSION CERTIFICATE

Be it resolved by the Planning Commission of North Sioux City, Union County, South Dakota, that the attached and foregoing plat of Lot C 2, of Remaining Lot C, in Government Lot 1, Section 15, Township 89 North, Range 48 West of the 5<sup>th</sup> P.M., North Sioux City, Union County, South Dakota, be and the same is true.

Tom A. Helms  
Chairman, Planning Commission, City of North Sioux City

5-13-20  
Date

CERTIFICATE OF COUNTY AUDITOR:

I, the undersigned, County Auditor of Union county, Do hereby certify that the above certificate of approval is true and correct including the signature thereon.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20 20

\_\_\_\_\_  
County Auditor, Union County

CERTIFICATE OF COUNTY TREASURER

State of South Dakota, County of Union

I, the undersigned, County Treasurer of Union County, South Dakota, do hereby certify that all taxes which are liens upon the land included in this plat, are shown by the records of my office have been paid in full.

\_\_\_\_\_  
County Treasurer

\_\_\_\_\_  
Date

CERTIFICATE OF DIRECTOR OF EQUALIZATION

State of South Dakota, County of Union

I, the undersigned, Director of Equalization of Union County, South Dakota, Do hereby certify that a copy of the above plat has been filed in my office.

\_\_\_\_\_  
Director of Equalization

\_\_\_\_\_  
Date

CERTIFICATE OF COUNTY REGISTER OF DEEDS

State of South Dakota, County of Union

I, the undersigned, Register of Deeds for Union County, South Dakota, do hereby certify that that this plat has been filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and filed in book \_\_\_\_\_ of Plats on Page \_\_\_\_\_ therein.

\_\_\_\_\_  
County 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: Administration  
Date: 05/18/2020  
Re: Lakeshore Estates Phase 3 – Preliminary Plat

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**Background:** From Gary: Overview of lot layout for Lakeshore Estates Phase 3.

The Planning Commission approved unanimously on May 13, 2020

**Financial Consideration:** None at this time.

**Recommendation:** Approval of the plats

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**May 13, 2020**

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter.

Commission members present were: Carpenter, Holbrook, Mitchell, Streeter and Olson. Also, in attendance were Building Inspector Gary Roan, and Finance Assistant Jennifer Roupe.

Motion by Olson second by Holbrook to approve the agenda as presented. All members present voted aye.

Motion by Olson, second by Mitchell to approve the April 22, 2020 minutes as presented. All members present voted aye.

Plat – Lot C 2, of Remaining Lot C, Gov't Lot 1, Section 15, T89N, R48W, on the 5<sup>th</sup> P.M., Union County, South Dakota - Cropley

Streeter will be abstaining from comments and voting on purposed plat. Dan Parks gave the details of the location and stating that is this brought forward from the City and not Cropley. The current street was put in where it came to the center of the Cropley property. Greg Meyer, who was the City Engineer at the time, referenced that the City would have to obtain that piece of property out in front of the location. To allow a street to go through. It was not done at that time. Through conversation with the property owner, the City is determined to purchase this property to allow a street to go through. Olson stated he had been contacted by a few people in regards to the traffic if Lakeshore goes through to Southlake Blvd. Olson inquired why it was changed and that at one point when Lakeshore Estates there were all cul-de-sacks. Parks brought up that it was originally designed back in the 90's that Lakeshore Dr was designed to be a through street. Parks was a proponent to have two entrances from a fire/emergency perspective. Parks advised of the S curve off of Streeter Dr. Bart Connelly communicated to commission members that they had drew up both plans one with cul-de-sac's in January and the through street in April. Carpenter questioned why if the plat has already been seen by City Council why it is coming to Planning and Zoning now. Parks relayed the information that this Plat needed to be decided before Item B could be addressed.

Motion by Holbrook second by Olson to approve the Plat as presented and send to City Council Meeting 05-18-20. Carpenter, Holbrook, Mitchell, Olson (4) voted aye. Streeter (1) abstain.  
Passed

Preliminary Plat – LAKESHORE ESTATES THIRD ADDITION TO THE CITY OF NORTH SIOUX CITY, ALL IN LOT 8 OF LOT D AND LOT A2, ALL IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST, 5<sup>TH</sup> P.M., UNION COUNTY, SOUTH DAKOTA (LOTS 1 THRU 13 AND R2)

Roan provided descriptions, building envelopes and set backs on the purposed lots and the layout of the preliminary plat. Mitchell asked about the 45 degree angle on a lake side lot and accretion land. Roan talked about the contour of the lake and the high bank, these factors will have different bearings on the different lots and purposed building permits. These will all be

address on an individual basis. Carpenter talked about the set-backs and if they will be the same for all lots. Roan reminded the commission members that the lakeside is considered the front yard and would have front yard setbacks. Roan will look at all plans and make sure the line of site views from the corner of the purposed homes all comply.

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**\*Re-Plat**

Andrew Nilges, NSCEDC Executive Director explained that the replat will take Lot 6 and decrease it from 1.75 acres to 1.09 acres and Lot 5 will increase from 2.54 acres to 3.22 acres. The NSCEDC has approved the re-plat as required in the Flynn Business Park covenants.

Motion by Mitchell, second by Carpenter to approve the Re-Plat as presented and send to City Council Meeting 05-18-20. All members present voted aye.

**Other Business:**

Update of building permits – (1) basement remodel, 127 Northshore Dr.; (1) building foundation, 925 Military Rd.; (1) Pool, 184 N. Churchill Cir; (1) shed, 908 Wildflower Bend; (1) Addition to Driveway, 630 Lakeshore Dr.; (1) Addition to deck, 112 Verna St.; (2) Fence, 73 Northshore Dr. - 210 Delmar Cir.; (5) deck, 200 ½ S. Churchill Cir. - 263 Westshore Dr. – 935 Campbell St. – 1 Alcoma Dr. – 196 N Canterbury Cir.

Motion by Olson, second by Mitchell to adjourn at 4:36 p.m. All members present voted aye.

Dated this May 13, 2020

Jennifer Roupe

Finance Assistant

# PRELIMINARY PLAT

LAKESHORE ESTATES THIRD ADDITION  
 TO THE CITY OF NORTH SIOUX CITY, ALL IN LOT 8 OF LOT D AND LOT  
 A2, ALL IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST, 5TH  
 P.M., UNION COUNTY SOUTH DAKOTA  
 (LOTS 1 THRU 13 AND R2)

**OWNER/ DEVELOPER**

DEVELOPER  
 CONNELLY DEVELOPMENT, INC  
 P.O. BOX 1268  
 NORTH SIOUX CITY, SD 57049  
 712-444-4284

LAKESHORE ESTATES LLC  
 PO BOX 1268  
 NORTH SIOUX CITY, SD  
 712-444-4284

**ENGINEER/ LAND SURVEYOR**

CIVIL ENGINEERS & CONSTRUCTORS, LLC  
 1270 SOUTH DERBY LANE  
 NORTH SIOUX CITY, SD  
 712-222-1452  
 RYAN P. CALLAGHAN PE  
 RYAN@CECONSTRUCTORS.COM  
 TIMOTHY J. LAMPRECHT LS  
 TIML@CECONSTRUCTORS.COM

**SUBDIVISION**

13 LOTS = 5.543 ACRES  
 PUBLIC ROW = 0.938 ACRES

**ZONING**

EXISTING: AG (AGRICULTURE)  
 PROPOSED: R1 (SINGLE FAMILY  
 RESIDENTIAL)

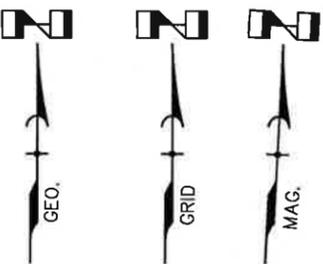
**BUILDING SETBACKS**

FRONT = 30'  
 REAR = 25'  
 SIDE = 7'  
 CORNER SIDE YARD = 15'

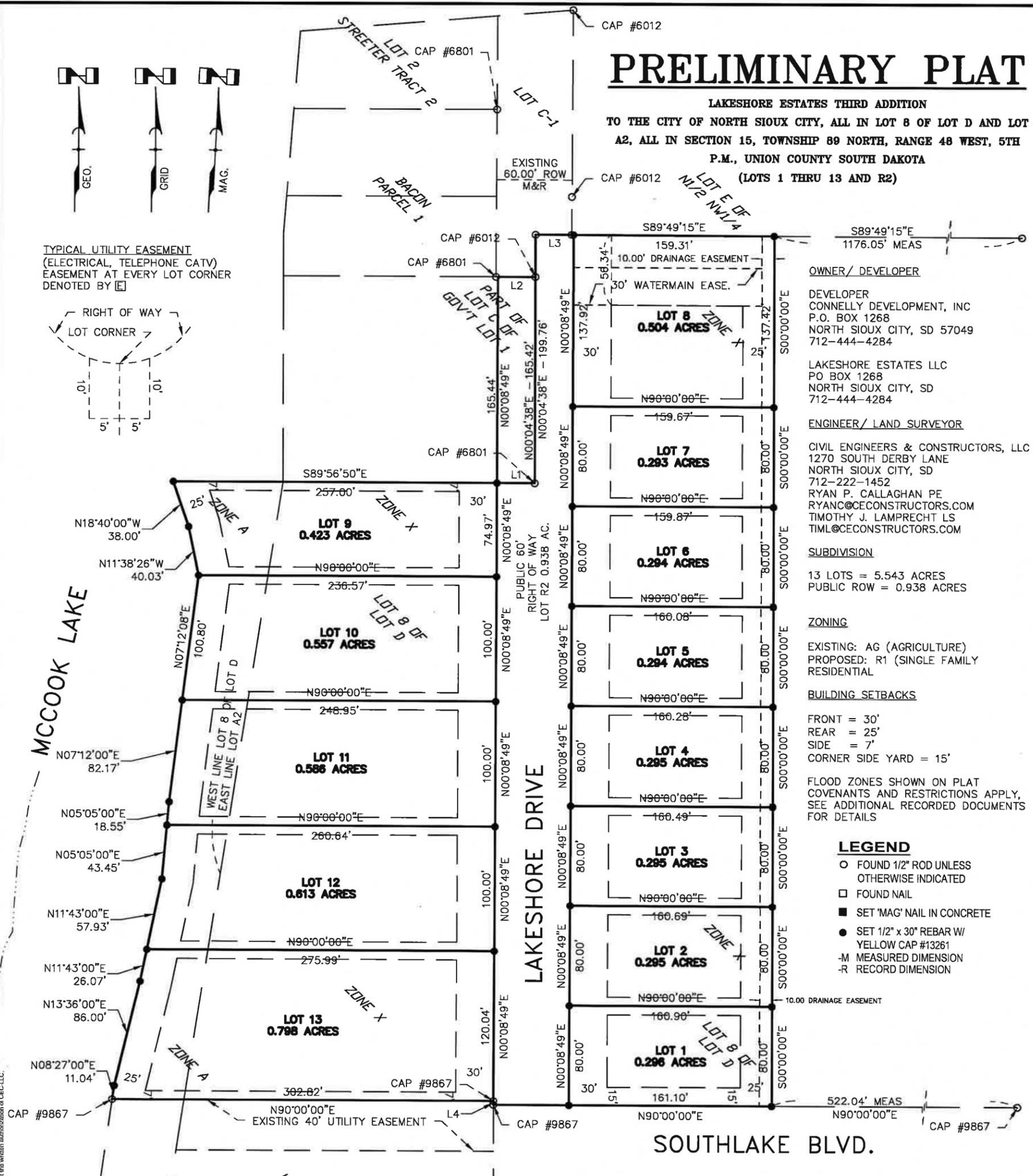
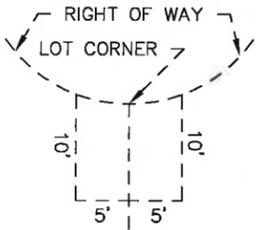
FLOOD ZONES SHOWN ON PLAT  
 COVENANTS AND RESTRICTIONS APPLY,  
 SEE ADDITIONAL RECORDED DOCUMENTS  
 FOR DETAILS

**LEGEND**

- FOUND 1/2" ROD UNLESS OTHERWISE INDICATED
- FOUND NAIL
- SET 'MAG' NAIL IN CONCRETE
- SET 1/2" x 30" REBAR W/ YELLOW CAP #13261
- M MEASURED DIMENSION
- R RECORD DIMENSION



TYPICAL UTILITY EASEMENT  
 (ELECTRICAL, TELEPHONE CATV)  
 EASEMENT AT EVERY LOT CORNER  
 DENOTED BY [E]



Line Table		
Line #	Length	Direction
L1	30.00'	S89°56'50"E
L2	29.80'	N89°53'50"W
L3	30.24'	S89°49'15"E
L4	3.27'	S00°00'00"E



**CERTIFICATION BLOCK**

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS  
 PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY  
 ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A  
 DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE  
 OF SOUTH DAKOTA.

TIMOTHY J. LAMPRECHT  
 LICENSE NUMBER 13261  
 MY LICENSE REVEAL DATE IS MARCH 31, 2021  
 THIS SHEET COVERED BY THIS SEAL  
 PLOT DATE: \_\_\_\_\_

DATE \_\_\_\_\_

**Preliminary**  
 03/20/2020 5:11:09 PM

**Civil Engineers & Constructors, LLC**  
 PO Box 195, NSC, SD 57049  
 Phone 712.222.1452 Fax 855.492.9920 Website ceconstructors.com

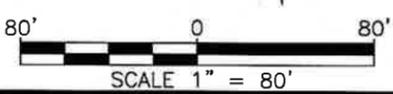
**CE** CIVIL ENGINEERS & CONSTRUCTORS, LLC  
 DAKOTA DUNES 1 SOUTH DAKOTA  
 www.ceconstructors.com

PROJECT  
 LAKESHORE ESTATES 3RD  
 ADDITION

TITLE  
 PRELIMINARY PLAT

DESIGN	TL	03/20/2020	FILE No.	19558
CADD	AL	-----	SCALE	AS SHOWN
REVIEW			REV.	0
PROJECT No.	19558			

DRAWING: 1



Use of Documents: These Documents/Designs Provided by Professional Services, Incorporated herein, are the Property of CEC-LLC and not to be used without the written authorization of CEC-LLC.



# 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: Administration  
Date: 05/18/2020  
Re: Flynn Plat - Perry Rentals Replat of Lots 5 and 6 of Flynn Tract 7

---

**Background:**

The Planning Commission approved unanimously on May 13, 2020

**Financial Consideration:** None at this time.

**Recommendation:** Approval of the plats



# 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: Andrew Nilges, NSCEDC Executive Director  
Date: 5/18/2020  
Re: Flynn Business Park Re-Plat

---

**Background:** Included is a re-plat for the Flynn Business Park. The plat takes Lot 6 from 1.75 acres down to 1.09 acres. Lot 5 then increases from 2.54 acres to 3.22 acres. Basically, one lot gets a little smaller and the lot adjacent gets a little larger.

The NSCEDC has approved the plat as required in the Flynn Business Park covenants.

The plat was unanimously approved by Planning & Zoning on May 13<sup>th</sup>.

**Recommendation:** Approval of the presented plat.

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**May 13, 2020**

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter.

Commission members present were: Carpenter, Holbrook, Mitchell, Streeter and Olson. Also, in attendance were Building Inspector Gary Roan, and Finance Assistant Jennifer Rouse.

Motion by Olson second by Holbrook to approve the agenda as presented. All members present voted aye.

Motion by Olson, second by Mitchell to approve the April 22, 2020 minutes as presented. All members present voted aye.

Plat – Lot C 2, of Remaining Lot C, Gov't Lot 1, Section 15, T89N, R48W, on the 5<sup>th</sup> P.M., Union County, South Dakota - Cropley

Streeter will be abstaining from comments and voting on purposed plat. Dan Parks gave the details of the location and stating that is this brought forward from the City and not Cropley. The current street was put in where it came to the center of the Cropley property. Greg Meyer, who was the City Engineer at the time, referenced that the City would have to obtain that piece of property out in front of the location. To allow a street to go through. It was not done at that time. Through conversation with the property owner, the City is determined to purchase this property to allow a street to go through. Olson stated he had been contacted by a few people in regards to the traffic if Lakeshore goes through to Southlake Blvd. Olson inquired why it was changed and that at one point when Lakeshore Estates there were all cul-de-sacks. Parks brought up that it was originally designed back in the 90's that Lakeshore Dr was designed to be a through street. Parks was a proponent to have two entrances from a fire/emergency perspective. Parks advised of the S curve off of Streeter Dr. Bart Connelly communicated to commission members that they had drew up both plans one with cul-de-sac's in January and the through street in April. Carpenter questioned why if the plat has already been seen by City Council why it is coming to Planning and Zoning now. Parks relayed the information that this Plat needed to be decided before Item B could be addressed.

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Preliminary Plat – LAKESHORE ESTATES THIRD ADDITION TO THE CITY OF NORTH SIOUX CITY, ALL IN LOT 8 OF LOT D AND LOT A2, ALL IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST, 5<sup>TH</sup> P.M., UNION COUNTY, SOUTH DAKOTA (LOTS 1 THRU 13 AND R2)

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**Other Business:**

Update of building permits – (1) basement remodel, 127 Northshore Dr.; (1) building foundation, 925 Military Rd.; (1) Pool, 184 N. Churchill Cir; (1) shed, 908 Wildflower Bend; (1) Addition to Driveway, 630 Lakeshore Dr.; (1) Addition to deck, 112 Verna St.; (2) Fence, 73 Northshore Dr. - 210 Delmar Cir.; (5) deck, 200 ½ S. Churchill Cir. - 263 Westshore Dr. – 935 Campbell St. – 1 Alcoma Dr. – 196 N Canterbury Cir.

Motion by Olson, second by Mitchell to adjourn at 4:36 p.m. All members present voted aye.

Dated this May 13, 2020

Jennifer Roupe

Finance Assistant

# REPLAT OF LOTS 5 AND 6 OF FLYNN TRACT 7

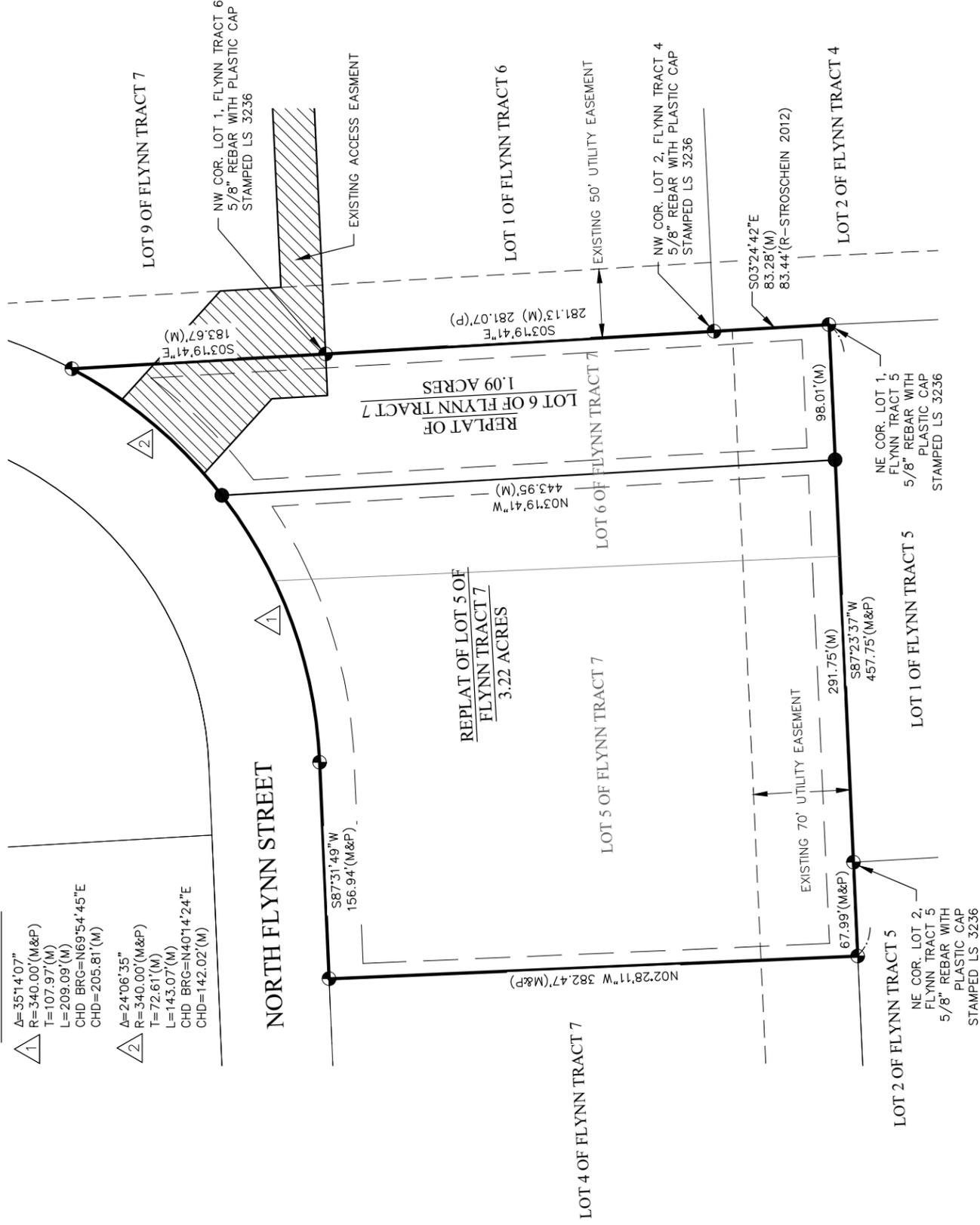
AN ADDITION TO THE CITY OF NORTH SIOUX CITY,

ALL IN THE NORTH HALF OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA.

## CURVE DATA

1  $\Delta$   $\Delta=35^{\circ}14'07''$   
 $R=340.00'(M\&P)$   
 $T=107.97'(M)$   
 $L=209.09'(M)$   
 $CHD\ BRG=N69^{\circ}54'45''E$   
 $CHD=205.81'(M)$

2  $\Delta$   $\Delta=24^{\circ}06'35''$   
 $R=340.00'(M\&P)$   
 $T=72.61'(M)$   
 $L=143.07'(M)$   
 $CHD\ BRG=N40^{\circ}14'24''E$   
 $CHD=142.02'(M)$



OWNER/SUBDIVIDER  
 PERRY RENTALS, LLC  
 6820 PALM VALLEY DRIVE  
 SIOUX CITY, IA, 51106

ENGINEER  
 JEO CONSULTING GROUP INC.  
 1909 DAKOTA AVENUE  
 SOUTH SIOUX CITY, NE 68114

SURVEYOR  
 JEFFREY J. SERAFIN LS 10675  
 JEO CONSULTING GROUP INC.  
 1937 CHESTNUT STREET  
 WAHOO, NE 68066-0207

## LEGAL DESCRIPTION:

LOTS 5 AND 6 OF FLYNN TRACT 7, AN ADDITION TO THE CITY OF NORTH SIOUX CITY, ALL IN THE NORTH HALF OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA.

## DEDICATION:

KNOWN TO ALL MEN BY THESE PRESENTS: THAT WE, PERRY RENTALS, LLC, OWNERS OF THE LAND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO HEREAFTER BE KNOWN AS REPLAT OF LOTS 5 AND 6 OF FLYNN TRACT 7, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN ON THIS PLAT; WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE MIDAMERICAN ENERGY COMPANY, TELEPHONE COMPANY, AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES CROSSARMS, DOWNGUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A SIX FOOT (6') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN SIX FOOT (6') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINE OF ALL INTERIOR LOTS; AND A SIX FOOT (6') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

## SURVEYOR'S REPORT:

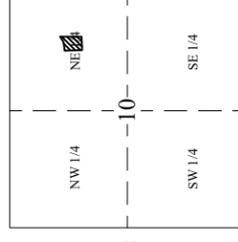
THIS SURVEY WAS PERFORMED AT THE REQUEST OF PERRY RENTALS, LLC. THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOTS 5 AND 6 OF FLYNN TRACT 7, AN ADDITION TO THE CITY OF NORTH SIOUX CITY, AND PART OF LOT B OF LOT A, ALL IN THE NORTH HALF OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBAR WITH PLASTIC CAP STAMPED LS 10675, UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "LS 10675".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R10 GNSS RECEIVER.

## VICINITY SKETCH

UNION COUNTY  
 SOUTH DAKOTA  
 R-48-W



## LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

- SETBACK LINE ——— 25 FEET
- FRONT YARD SETBACK: 25 FEET
- SIDE YARD SETBACK: 10 FEET
- REAR YARD SETBACK: 20 FEET

## GRAPHIC SCALE



NOTE: ALL BEARINGS ARE ASSUMED.

REPLAT OF LOTS 5 AND 6  
 SEC. 10-189N-R48W OF THE 5TH P.M.  
 NORTH SIOUX CITY  
 UNION COUNTY, SOUTH DAKOTA

PROJECT NO. 180914  
 DATE 4/30/2020  
 DRAWN BY AWH  
 FILE NAME SV-200719.dwg  
 FIELD BOOK N SIOUX CITY #1  
 FIELD CREW DF  
 REVIEW BY  
 REVIEW DATE ###  
 SURVEY FILE NO. 000000



OWNERS CERTIFICATION: KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

PERRY RENTALS, LLC \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGEMENT OF NOTARY:

STATE OF SOUTH DAKOTA }  
UNION COUNTY }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_ WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL:

REPLAT OF LOTS 5 AND 6, FLYNN TRACT 7, AN ADDITION TO THE CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA WAS APPROVED BY THE PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 A.D.

\_\_\_\_\_  
CHAIRPERSON

NORTH SIOUX CITY COUNCIL APPROVAL:

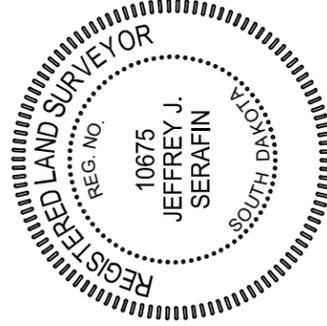
REPLAT OF LOTS 5 AND 6, FLYNN TRACT 7, AN ADDITION TO THE CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ FINANCE OFFICER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.



\_\_\_\_\_  
JEFFREY J. SERAFIN, LS 10675

CERTIFICATE OF COUNTY TREASURER: STATE OF SOUTH DAKOTA—COUNTY OF UNION

I, \_\_\_\_\_, COUNTY TREASURER OF UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE TAXES WHICH ARE LIENS UPON THIS LAND HAVE BEEN PAID TO DATE.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF DIRECTOR OF EQUALIZATION: STATE OF SOUTH DAKOTA—COUNTY OF UNION

I, \_\_\_\_\_, DIRECTOR OF EQUALIZATION OF UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT.

DIRECTOR OF EQUALIZATION \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF REGISTER OF DEEDS: STATE OF SOUTH DAKOTA—COUNTY OF UNION

I, \_\_\_\_\_, REGISTER OF DEEDS, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND RECORDED IN BOOK OF PLATS ON PAGE \_\_\_\_\_ THEREIN.

\_\_\_\_\_  
REGISTER OF DEEDS

FLYNN TRACT 7 IN THE N1/2 SEC. 10-189N-R48W OF THE 5TH P.M. NORTH SIOUX CITY UNION COUNTY, SOUTH DAKOTA

REPLAT OF LOTS 5 AND 6

PROJECT NO. 180914  
DATE 4/30/2020  
DRAWN BY AWH  
FILE NAME SV-200719.dwg  
FIELD BOOK N SIOUX CITY #1  
FIELD CREW DF  
REVIEW BY  
REVIEW DATE ###  
SURVEY FILE NO. 000000





## 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: Administration  
Date: 05/18/2020  
Re: Stockwell – Streeeter Drive Professional Services Amendment

---

**Background:** See attach

**Financial Consideration:** None at this time.

**Recommendation:**

05.15.2020

# Memo

To  
Mayor Rodd Slater  
City of North Sioux City

From  
Jon Brown  
Stockwell Engineers, Inc.



Regarding  
Streeter Drive design  
amendment request to  
Mill & Overlay project

This memo is in reference to the Amendment to the Stockwell agreement. The additional work requested by the City includes the design of Streeter Drive based on the adjusted alignment and land purchase. The adjustment to the alignment will involve additional survey work to update the background information to include the new bike trail added by the SD Department of Transportation. Additional work will also include contacting adjacent businesses and property owners along the corridor to notify them of the proposed work in 2021.

A traffic signal (light) is also being considered near the fire station. Conversation with Jim Christianson (Fire Department) indicates that the Fire Department is requesting the City consider a traffic signal as part of this project. This work will include a signal design near the fire station to control traffic in an emergency. We have included the scope and level of effort for this work in the submitted fee. Stockwell will evaluate the traffic signal and impact to the traveling public and make a recommendation to the Council if a signal is warranted. A vehicle traffic count will be provided by the SDDOT. In the event traffic counts are not available, additional services may be requested. A signal at this location will need to be reviewed for intended benefit. Stockwell will evaluate the intended use of the signal and cost associated prior to finalizing the design.

## Stockwell Engineers, Inc.

Tel 605.338.6668  
Fax 605.338.8750

801 N. Phillips Suite 100  
Sioux Falls, SD 57104

[www.stockwellengineers.com](http://www.stockwellengineers.com)



**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**May 13, 2020**

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter.

Commission members present were: Carpenter, Holbrook, Mitchell, Streeter and Olson. Also, in attendance were Building Inspector Gary Roan, and Finance Assistant Jennifer Roupe.

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Plat – Lot C 2, of Remaining Lot C, Gov't Lot 1, Section 15, T89N, R48W, on the 5<sup>th</sup> P.M., Union County, South Dakota - Cropley

Streeter will be abstaining from comments and voting on purposed plat. Dan Parks gave the details of the location and stating that is this brought forward from the City and not Cropley. The current street was put in where it came to the center of the Cropley property. Greg Meyer, who was the City Engineer at the time, referenced that the City would have to obtain that piece of property out in front of the location. To allow a street to go through. It was not done at that time. Through conversation with the property owner, the City is determined to purchase this property to allow a street to go through. Olson stated he had been contacted by a few people in regards to the traffic if Lakeshore goes through to Southlake Blvd. Olson inquired why it was changed and that at one point when Lakeshore Estates there were all cul-de-sacks. Parks brought up that it was originally designed back in the 90's that Lakeshore Dr was designed to be a through street. Parks was a proponent to have two entrances from a fire/emergency perspective. Parks advised of the S curve off of Streeter Dr. Bart Connelly communicated to commission members that they had drew up both plans one with cul-de-sac's in January and the through street in April. Carpenter questioned why if the plat has already been seen by City Council why it is coming to Planning and Zoning now. Parks relayed the information that this Plat needed to be decided before Item B could be addressed.

Motion by Holbrook second by Olson to approve the Plat as presented and send to City Council Meeting 05-18-20. Carpenter, Holbrook, Mitchell, Olson (4) voted aye. Streeter (1) abstain.  
Passed

Preliminary Plat – LAKESHORE ESTATES THIRD ADDITION TO THE CITY OF NORTH SIOUX CITY, ALL IN LOT 8 OF LOT D AND LOT A2, ALL IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST, 5<sup>TH</sup> P.M., UNION COUNTY, SOUTH DAKOTA (LOTS 1 THRU 13 AND R2)

Roan provided descriptions, building envelopes and set backs on the purposed lots and the layout of the preliminary plat. Mitchell asked about the 45 degree angle on a lake side lot and accretion land. Roan talked about the contour of the lake and the high bank, these factors will have different bearings on the different lots and purposed building permits. These will all be

address on an individual basis. Carpenter talked about the set-backs and if they will be the same for all lots. Roan reminded the commission members that the lakeside is considered the front yard and would have front yard setbacks. Roan will look at all plans and make sure the line of site views from the corner of the purposed homes all comply.

Motion by Carpenter, second by Holbrook to approve the Preliminary Plat as presented and send to City Council Meeting 05-18-20. Carpenter, Holbrook, Mitchell, Olson (4) voted aye. Streeter (1) abstain.

**\*Re-Plat**

Andrew Nilges, NSCEDC Executive Director explained that the replat will take Lot 6 and decrease it from 1.75 acres to 1.09 acres and Lot 5 will increase from 2.54 acres to 3.22 acres. The NSCEDC has approved the re-plat as required in the Flynn Business Park covenants.

Motion by Mitchell, second by Carpenter to approve the Re-Plat as presented and send to City Council Meeting 05-18-20. All members present voted aye.

**Other Business:**

Update of building permits – (1) basement remodel, 127 Northshore Dr.; (1) building foundation, 925 Military Rd.; (1) Pool, 184 N. Churchill Cir; (1) shed, 908 Wildflower Bend; (1) Addition to Driveway, 630 Lakeshore Dr.; (1) Addition to deck, 112 Verna St.; (2) Fence, 73 Northshore Dr. - 210 Delmar Cir.; (5) deck, 200 ½ S. Churchill Cir. - 263 Westshore Dr. – 935 Campbell St. – 1 Alcoma Dr. – 196 N Canterbury Cir.

Motion by Olson, second by Mitchell to adjourn at 4:36 p.m. All members present voted aye.

Dated this May 13, 2020

Jennifer Roupe

Finance Assistant

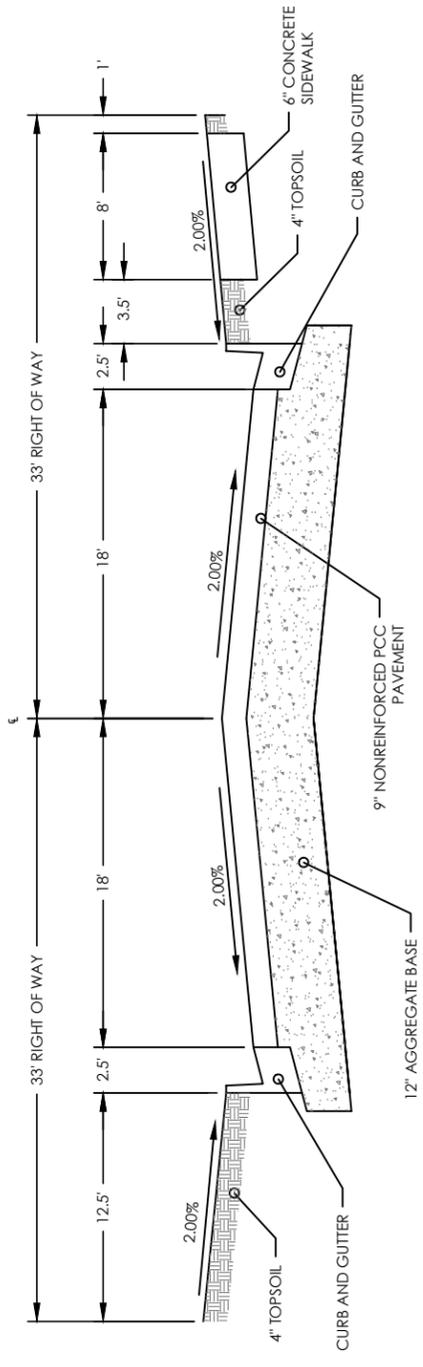
## NOTES

STREETEER DRIVE  
 ESTIMATE INCLUDES:  
 STORM SEWER COLLECTION  
 8' CONCRETE TRAIL (ONE SIDE ONLY)  
 STREET LIGHTING  
 ENGINEERING, ADMINISTRATION & SURVEYING  
 LEGAL & GEOTECHNICAL TESTING  
 LAND ACQUISITION  
 ESTIMATE EXCLUDES  
 SANITARY SEWER COLLECTION SYSTEM  
 WATER SUPPLY DISTRIBUTION SYSTEM  
 PLATTING FEES

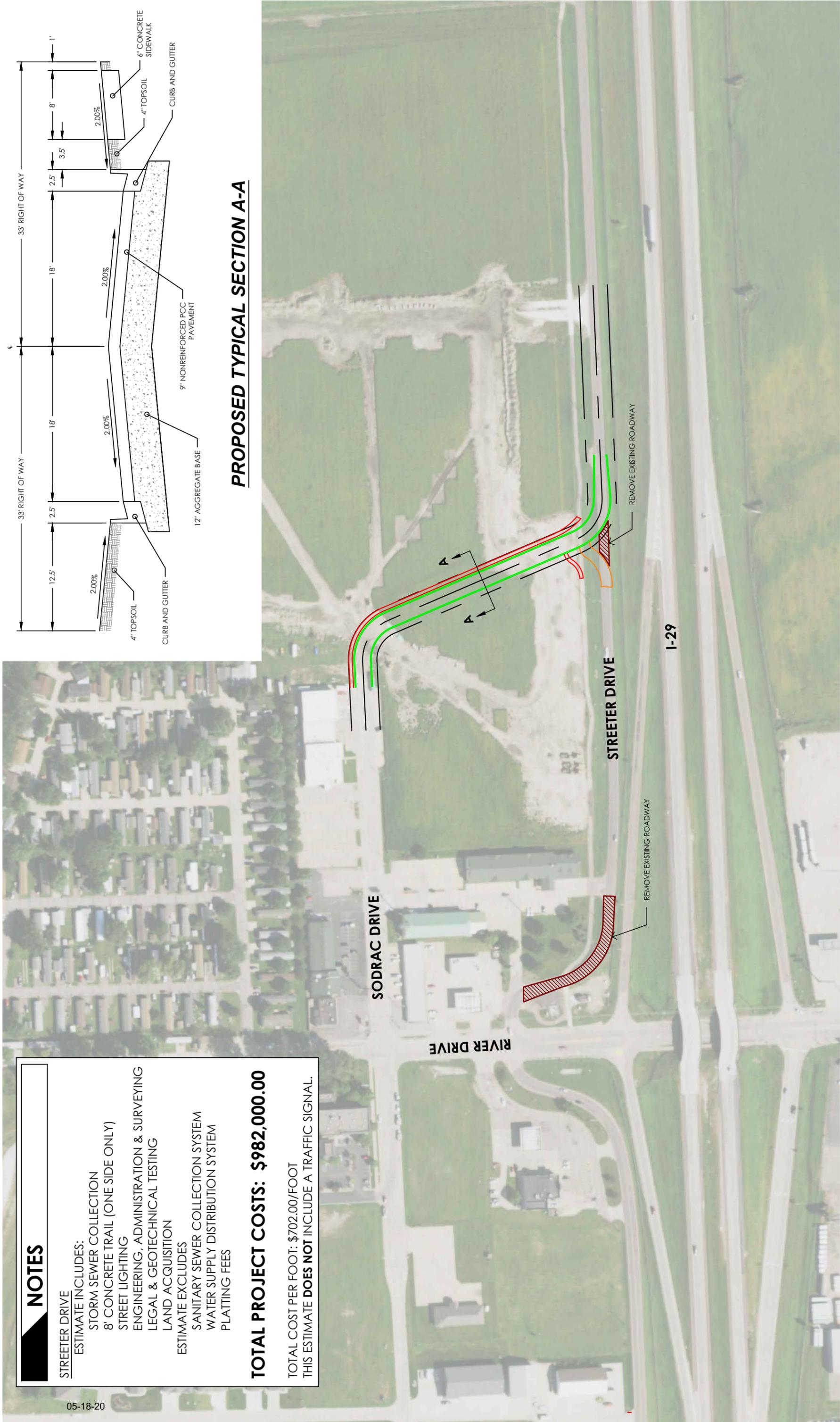
**TOTAL PROJECT COSTS: \$982,000.00**

TOTAL COST PER FOOT: \$702.00/FOOT  
 THIS ESTIMATE **DOES NOT** INCLUDE A TRAFFIC SIGNAL.

05-18-20



## PROPOSED TYPICAL SECTION A-A





May 13, 2020

Ms. Lucero Avalos  
City of North Sioux City  
504 River Drive  
North Sioux City, SD 57049  
[Lucero.Avalos@NorthSiouxCity-SD.gov](mailto:Lucero.Avalos@NorthSiouxCity-SD.gov)

Re: Streeter Drive  
North Sioux City, SD

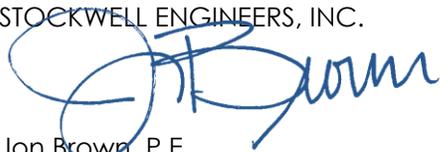
Dear Lucero:

Attached is an amendment request for street realignment of Streeter Drive. Please include the request on the Monday, May 18, 2020 council meeting agenda. I will attend the meeting should there be any questions or concerns. If the amendment is approved at the meeting, please have the Mayor sign the agreement cover page.

If you have any questions, please feel free to give us a call.

Respectfully submitted,

STOCKWELL ENGINEERS, INC.

  
Jon Brown, P.E.  
President



## AMENDMENT TO AGREEMENT

**Project:** Streeter Drive

**Stockwell Project No.:** 19025

This is an Amendment to the Agreement for Professional Services (hereinafter "Agreement") dated September 4, 2019, by and between **STOCKWELL ENGINEERS, INC.**, 801 North Phillips Avenue, Suite 100, Sioux Falls, SD 57104, (hereinafter "Engineer") and **CITY OF NORTH SIOUX CITY**, (hereinafter "Client"), for the above mentioned project. Revisions to the Agreement are as described below.

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

**Amendment No. 1**

**Attachments:** Amendment to Professional Services

---

**Scope of Services:** Client hereby agrees to retain Engineer to perform the Services as outlined in the attached correspondence dated May 13, 2020.

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**Compensation:** In consideration of the change in Work, compensation shall be amended as follows:

Original Agreement Amount:	\$62,456.00
Net Previous Amendments:	\$0.00
Current Agreement Amount:	\$62,456.00
Change this Amendment:	\$128,727.00
<b>New Agreement Amount:</b>	<b>\$191,183.00</b>

---

Client and Stockwell hereby amend the Agreement as set forth within. In all other respects, the original Agreement is to remain unchanged and in full force between the undersigned.

IN WITNESS WHEREOF, this Agreement is accepted on the date last written below, subject to the terms and conditions above stated and the provisions set forth herein.

**CLIENT**

**STOCKWELL ENGINEERS, INC.**

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Name (printed): \_\_\_\_\_

Name (printed): Jon Brown, P.E.

Title: \_\_\_\_\_

Title: President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# Amendment to Professional Services

City of North Sioux City  
Streeter Drive



19025 | SEI No.  
2020 Billing Rates | Encl

May 13, 2020

Honorable Mayor Rodd Slater  
City of North Sioux City  
504 River Drive  
North Sioux City, SD 57049

Re: Amendment to Professional Services  
Streeter Drive

Dear Rodd,

Please accept this letter of the described scope of work as Stockwell Engineers, Inc.'s (Stockwell) request for a services agreement amendment. This amendment is being provided per your request to realign the "S" curve portion of the street geometrics.

Stockwell will provide professional services as outlined below:

- Revise street geometrics to new alignment.
- Adjust storm sewer, sanitary sewer, and water main extensions to accommodate new alignment.
- Realignment pedestrian trail to provide safe crossing with Streeter Drive. Additional survey services will be required to locate the pedestrian trail installed after the initial survey was conducted.
- Design signalized intersection complying with minimum design standards.
  - 2-4 phase signal.
  - Camera system detection.
  - Wireless connection as directed by Client.
- Perform all tasks listed in the contract "Scope of Services" for the revised alignment.
- Public outreach to civil service agencies, local businesses and residents that will be impacted by the project.
  - Two meetings per business/resident, as needed.

Compensation for these additional services will be as outlined below. Stockwell's hourly billing rates increased effective January 1, 2020; a copy is attached.

Survey/Design/Bidding (lump sum)	\$68,727.00
Construction Administration/Staking (hourly not to exceed)	\$60,000.00

Respectfully Submitted,

STOCKWELL ENGINEERS, INC.

Jon Brown, P.E.  
President

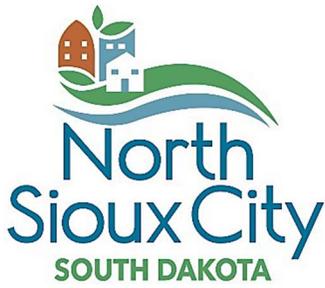
ENGINEERING / LANDSCAPE ARCHITECTURE / SURVEYING

## Schedule of Billing Rates

Effective January 1, 2020

Principal	\$236.00 per hour
Engineer VIII	\$223.80 per hour
Engineer VII	\$177.10 per hour
Engineer VI	\$166.50 per hour
Engineer V	\$156.20 per hour
Engineer IV	\$152.30 per hour
Engineer III	\$148.20 per hour
Engineer II	\$137.90 per hour
Engineer I	\$130.40 per hour
Engineer/Technology Student	\$61.70 per hour
Water System Advisor	\$150.00 per hour
Land Surveyor VII	\$171.70 per hour
Land Surveyor VI	\$163.40 per hour
Land Surveyor V	\$147.10 per hour
Land Surveyor IV	\$130.90 per hour
Land Surveyor III	\$125.10 per hour
Land Surveyor II	\$119.60 per hour
Land Surveyor I	\$108.00 per hour
Landscape Architect VI	\$162.20 per hour
Landscape Architect V	\$152.10 per hour
Landscape Architect IV	\$142.20 per hour
Landscape Architect III	\$132.30 per hour
Landscape Architect II	\$104.60 per hour
Landscape Architect I	\$98.10 per hour
Landscape Designer	\$78.10 per hour
Construction Manager II	\$148.00 per hour
Construction Manager I	\$137.50 per hour
Construction Inspector II	\$120.90 per hour
Construction Inspector I	\$111.10 per hour
Technician VI	\$127.00 per hour
Technician V	\$119.30 per hour
Technician IV	\$108.00 per hour
Technician III	\$98.10 per hour
Technician II	\$92.50 per hour
Technician I	\$86.90 per hour
Administration IV	\$98.20 per hour
Administration III	\$90.70 per hour
Administration II	\$83.10 per hour
Administration I	\$75.60 per hour
Electronic Survey Equipment	\$51.30 per hour
Mileage	current IRS mileage rate

Stockwell reserves the right to adjust the rates.



# 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: Administration  
Date: 05/18/2020  
Re: Annual Report for 2019

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**Background:** Quam, Berglin, and Post have prepared our 2019 Annual Report. The annual report provides an account of the receipts and expenditures for 2019. The report will be published and submitted to Legislative Audit.

Starting May 13, the Finance team will work with Quam, Berglin, and Post to conduct our annual audit for FY2019. At that time, the auditors will examine the accounts, accounting principal application, our procedural process, ensure statute and ordinance compliance, prepare financial statements and report significant findings.

**Financial Consideration:** Cost of printing

**Recommendation:** No action needed. For Council's Review.

/mjh

**CITY OF NORTH SIOUX CITY  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2019**

	Major Funds					Nonmajor		Total
	General Fund	Additional Sales Tax Fund	Wildflower Bend Fund	Military Road Fund	Flynn Business Park Fund	Capital Project	Other Governmental Funds	
<b>ASSETS:</b>								
Cash and Cash Equivalents	\$ 1,623,364.23	\$ 2,219,390.72	\$	\$ 333,097.62	\$	\$ 1,676,905.85	\$ 5,852,758.42	
Investments	2,555,543.71	804,842.45				52,268.60	3,412,654.76	
Taxes Receivable - Current	3,401.18						3,401.18	
Taxes Receivable - Delinquent	9,821.07						9,821.07	
Accounts Receivable, Net	10,883.34				166,000.00		176,883.34	
Notes Receivable	250,000.00					354,422.51	604,422.51	
Special Assessments Receivable - Current	42,154.51						42,154.51	
Restricted Cash	95,953.00						95,953.00	
Due From Government	4,335.32					4,428.42	8,763.74	
Due From Other Funds	189,353.42						189,353.42	
Inventory	8,539.10						8,539.10	
Prepaid Expense	11,901.19						11,901.19	
<b>TOTAL ASSETS</b>	<b>\$ 4,805,250.07</b>	<b>\$ 3,024,233.17</b>	<b>\$ 0.00</b>	<b>\$ 333,097.62</b>	<b>\$ 166,000.00</b>	<b>\$ 2,088,025.38</b>	<b>\$ 10,416,606.24</b>	
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES:</b>								
<b>Liabilities:</b>								
Accounts Payable	\$ 1,535.26	\$	\$	\$	\$	\$ 34.66	\$ 1,569.92	
Accrued Wages Payable	38,708.62						38,708.62	
Deferred Revenue	250,000.00				118,354.83	511.10	250,000.00	
Due to Other Funds			70,487.49				189,353.42	
Total Liabilities	290,243.88		70,487.49		118,354.83	545.76	479,631.96	

No assurance is provided



**CITY OF NORTH SIOUX CITY  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Major Funds						Nonmajor		Total
	General Fund	Additional Sales Tax Fund	Wildflower Bend Fund	Military Road Fund	Flynn Business Park Fund	Capital Project	Other Governmental Funds	Governmental Funds	
<b>Revenues:</b>									
Taxes:									
General Property Taxes	\$ 467,771.14	\$	7,467.80	\$	\$	\$		\$	475,238.94
General Sales and Use Taxes	2,117,235.95	529,308.98					354,192.75		3,000,737.68
911 Telephone Surcharge							35,261.76		35,261.76
Licenses and Permits	94,793.10								94,793.10
Intergovernmental Revenue:									
Federal Grants					453,615.83				453,615.83
State Grants	11,182.89			1,878,000.00	250,000.00				2,139,182.89
State Shared Revenue:									
Bank Franchise Tax	5,127.63								5,127.63
Liquor Tax Reversion	16,488.25								16,488.25
Motor Vehicle Licenses (5%)	43,166.01								43,166.01
State Highway and Bridge Tax	75,357.95								75,357.95
County Shared Revenue:									
County Highway and Bridge Tax	7,913.72								7,913.72
County Wheel Tax	11,838.52								11,838.52
Charge for Services:									
Public Safety	7,553.63								7,553.63
Culture and Recreation									
Other	36,561.01								36,561.01
Fines and Forfeits:									
Court Fines and Costs	23,219.53								23,219.53
Miscellaneous Revenue:									
Investment Earnings	46,498.74	6,167.81					3,164.34		55,830.89
Special Assessments	2,300.00								2,300.00
Contributions and Donations	7,020.80								7,020.80
Other	118,672.56								118,672.56
<b>Total Revenue</b>	<b>3,092,701.43</b>	<b>535,476.79</b>	<b>7,467.80</b>	<b>1,878,000.00</b>	<b>703,615.83</b>		<b>392,618.85</b>		<b>6,609,880.70</b>

**CITY OF NORTH SIOUX CITY**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

	Major Funds					Nonmajor		Total
	General Fund	Additional Sales Tax Fund	Wildflower Bend Fund	Military Road Fund	Flynn Business Park Fund	Other Governmental Funds	Governmental Funds	
<b>Expenditures:</b>								
General Government:								
Legislative	98,225.37							98,225.37
Executive	145,382.81							145,382.81
Elections	854.39							854.39
Financial Administration	183,729.14							183,729.14
Other	56,693.65							56,693.65
<b>Total General Government</b>	<b>484,885.36</b>							<b>484,885.36</b>
Public Safety:								
Police	860,588.99							860,588.99
Fire						74,904.24		74,904.24
Other	1,221.05							1,221.05
<b>Total Public Safety</b>	<b>861,810.04</b>					<b>74,904.24</b>		<b>936,714.28</b>
Public Works:								
Highways and Streets Improvements	1,060,501.76			1,544,902.38	1,442,031.88			2,605,404.14
Cemeteries	3,493.80						23,916.00	1,465,947.88
<b>Total Public Works</b>	<b>1,063,995.56</b>			<b>1,544,902.38</b>	<b>1,442,031.88</b>		<b>23,916.00</b>	<b>4,074,845.82</b>
Health and Welfare:								
Health	4,949.60							4,949.60
<b>Total Health and Welfare</b>	<b>4,949.60</b>							<b>4,949.60</b>

**CITY OF NORTH SIOUX CITY**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

	Major Funds					Nonmajor		Total
	General Fund	Additional Sales Tax Fund	Wildflower Bend Fund	Military Road Fund	Flynn Business Park Fund	Other Governmental Funds	Governmental Funds	
<b>Culture and Recreation:</b>								
Recreation	51,030.07							51,030.07
Parks	60,141.14							60,141.14
Libraries	207,134.64							207,134.64
<b>Total Culture and Recreation</b>	<b>318,305.85</b>							<b>318,305.85</b>
<b>Conservation and Development:</b>								
Urban Redevelopment and Housing Economic Development and Assistance	5,673.50							5,673.50
Economic Opportunity	44,341.73					95,247.88		139,589.61
Total Conservation and Development	38,750.00					220,711.49		259,461.49
	88,765.23					315,959.37		404,724.60
<b>Debt Service</b>			46,278.67					46,278.67
Capital Outlay		293,300.08						293,300.08
<b>Total Expenditures</b>	<b>2,822,711.64</b>	<b>293,300.08</b>	<b>46,278.67</b>	<b>1,544,902.38</b>	<b>1,442,031.88</b>	<b>414,779.61</b>		<b>6,564,004.26</b>
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>269,989.79</b>	<b>242,176.71</b>	<b>(38,810.87)</b>	<b>333,097.62</b>	<b>(738,416.05)</b>	<b>(22,160.76)</b>		<b>45,876.44</b>
<b>Other Financing Sources (Uses):</b>								
Transfer In					714,223.05			2,274,497.89
Transfer Out	(66,000.00)	(217,223.05)						(1,881,497.89)
Sale of Municipal Property	14,260.60					354,860.95		369,121.55
<b>Total Other Financing Sources (Uses)</b>	<b>(51,739.40)</b>	<b>(217,223.05)</b>			<b>714,223.05</b>	<b>316,860.95</b>		<b>762,121.55</b>
<b>Net Change in Fund Balances</b>	<b>218,250.39</b>	<b>24,953.66</b>	<b>(38,810.87)</b>	<b>333,097.62</b>	<b>(24,193.00)</b>	<b>294,700.19</b>		<b>807,997.99</b>
Fund Balance - Beginning	4,244,780.22	2,999,279.51	(31,676.62)		71,838.17	1,792,779.43		9,077,000.71
<b>FUND BALANCE - ENDING</b>	<b>\$ 4,463,030.61</b>	<b>\$ 3,024,233.17</b>	<b>\$ (70,487.49)</b>	<b>\$ 333,097.62</b>	<b>\$ 47,645.17</b>	<b>\$ 2,087,479.62</b>		<b>\$ 9,884,998.70</b>

No assurance is provided

**CITY OF NORTH SIOUX CITY  
STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
DECEMBER 31, 2019**

**Enterprise Funds**

	<u>Major Funds</u>		<u>Nonmajor Funds</u>	<u>Totals</u>
	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Garbage Fund</u>	
<b><u>ASSETS:</u></b>				
<b>Current Assets:</b>				
Cash and Cash Equivalents	\$ 90,579.53	\$ 477,138.92	\$	\$ 567,718.45
Investments	1,611,468.77	1,699,045.67	114.18	3,310,628.62
Accounts Receivable, Net	61,503.39	26.00	21,274.51	82,803.90
Inventory of Supplies	12,001.41	93,191.08		105,192.49
Due From Other Funds	49,797.93			49,797.93
Prepaid Expenses	6,374.71	4,010.32	182.76	10,567.79
<b>Total Current Assets</b>	<u>1,831,725.74</u>	<u>2,273,411.99</u>	<u>21,571.45</u>	<u>4,126,709.18</u>
<b>Noncurrent Assets:</b>				
<b>Capital Assets:</b>				
Land	60,780.56	37,503.28		98,283.84
Buildings	2,216,651.22			2,216,651.22
Improvement other than Buildings	10,418,772.61	7,887,820.91		18,306,593.52
Machinery and Equipment	1,552,963.29	727,894.84		2,280,858.13
Less: Accumulated Depreciation	<u>(5,019,290.72)</u>	<u>(3,999,211.35)</u>		<u>(9,018,502.07)</u>
<b>Total Noncurrent Assets</b>	<u>9,229,876.96</u>	<u>4,654,007.68</u>		<u>13,883,884.64</u>
<b>TOTAL ASSETS</b>	<u>11,061,602.70</u>	<u>6,927,419.67</u>	<u>21,571.45</u>	<u>18,010,593.82</u>
<b><u>LIABILITIES:</u></b>				
<b>Current Liabilities:</b>				
Accounts Payable	8,665.99	225,714.21		234,380.20
Sales Tax Payable			3,466.08	3,466.08
Accrued Wages Payable	9,490.40	13,349.93	1,051.72	23,892.05
Customer Deposits	81,916.22			81,916.22
Accrued Leave Payable	14,940.45	9,950.82		24,891.27
Due to Other Funds			49,797.93	49,797.93
<b>Total Current Liabilities</b>	<u>115,013.06</u>	<u>249,014.96</u>	<u>54,315.73</u>	<u>418,343.75</u>
<b>TOTAL LIABILITIES</b>	<u>115,013.06</u>	<u>249,014.96</u>	<u>54,315.73</u>	<u>418,343.75</u>
<b><u>NET POSITION:</u></b>				
Net Investment in Capital Assets	9,229,876.96	4,654,007.68		13,883,884.64
Unrestricted Net Position	<u>1,716,712.68</u>	<u>2,024,397.03</u>	<u>(32,744.28)</u>	<u>3,708,365.43</u>
<b>TOTAL NET POSITION</b>	<u>\$ 10,946,589.64</u>	<u>\$ 6,678,404.71</u>	<u>\$ (32,744.28)</u>	<u>\$ 17,592,250.07</u>

No assurance is provided

**CITY OF NORTH SIOUX CITY**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

	Enterprise Funds			Totals
	Major Funds	Sewer	Nonmajor Funds	
	Water Fund	Fund	Garbage Fund	
<b><u>Operating Revenue:</u></b>				
Charges for Goods and Services (Revenues Securing Debt Issues)	\$ 927,027.99	\$ 925,645.70	\$ 151,246.43	\$ 2,003,920.12
Miscellaneous	1,176.00	20,575.82	1,303.90	23,055.72
<b>Total Operating Revenue</b>	<b><u>928,203.99</u></b>	<b><u>946,221.52</u></b>	<b><u>152,550.33</u></b>	<b><u>2,026,975.84</u></b>
<b><u>Operating Expenses:</u></b>				
Personal Services	171,150.00	255,493.89	183,061.74	609,705.63
Other Current Expense	214,134.03	701,154.49		915,288.52
<b>Total Operating Expenses</b>	<b><u>385,284.03</u></b>	<b><u>956,648.38</u></b>	<b><u>183,061.74</u></b>	<b><u>1,524,994.15</u></b>
<b>Operating Income (Loss)</b>	<b><u>542,919.96</u></b>	<b><u>(10,426.86)</u></b>	<b><u>(30,511.41)</u></b>	<b><u>501,981.69</u></b>
<b><u>Nonoperating Revenue (Expense):</u></b>				
Interest Income	9,927.15			9,927.15
Interest Expense and Fiscal Charges	4,478.29			4,478.29
<b>Total Nonoperating Revenue (Expense)</b>	<b><u>14,405.44</u></b>	<b><u></u></b>	<b><u></u></b>	<b><u>14,405.44</u></b>
<b>Income (Loss)</b>	<b>557,325.40</b>	<b>(10,426.86)</b>	<b>(30,511.41)</b>	<b>516,387.13</b>
Transfers (Out) In	(300,000.00)	(130,000.00)	37,000.00	(393,000.00)
<b>Change in Net Position</b>	<b>257,325.40</b>	<b>(140,426.86)</b>	<b>6,488.59</b>	<b>123,387.13</b>
<b>Net Position - Beginning</b>	<b><u>10,689,264.24</u></b>	<b><u>6,818,831.57</u></b>	<b><u>(39,232.87)</u></b>	<b><u>17,468,862.94</u></b>
<b>NET POSITION - ENDING</b>	<b><u>\$ 10,946,589.64</u></b>	<b><u>\$ 6,678,404.71</u></b>	<b><u>\$ (32,744.28)</u></b>	<b><u>\$ 17,592,250.07</u></b>

No assurance is provided

**CITY OF NORTH SIOUX CITY**

	<b>Beginning Balance <u>01/01/19</u></b>	<b><u>Additions</u></b>	<b><u>Retired</u></b>	<b>Ending Balance <u>12/31/19</u></b>	<b>Due within <u>One Year</u></b>
<b>Primary Government:</b>					
<b>Governmental Activities:</b>					
TIF Loan - River Valley	\$ 488,400.01	\$	\$ 488,400.01	\$	\$
TIF Loan - Wildflower Bend	305,473.59		10,002.74	295,470.85	10,502.87
TIF Loan - Wildflower Bend	223,961.44		10,762.65	213,198.79	10,864.43
Accrued Compensated Absences - Governmental Funds	<u>55,109.48</u>	<u>51,667.21</u>	<u>55,109.48</u>	<u>51,667.21</u>	<u>51,667.21</u>
<b>Total Governmental Activities</b>	<u>1,072,944.52</u>	<u>51,667.21</u>	<u>564,274.88</u>	<u>560,336.85</u>	<u>73,034.51</u>
<b>Business-Type Activities:</b>					
Accrued Compensated Absences - Business-Type Funds	<u>24,891.28</u>	<u>20,281.09</u>	<u>24,891.28</u>	<u>20,281.09</u>	<u>20,281.09</u>
<b>Total Business-Type Activities</b>	<u>24,891.28</u>	<u>20,281.09</u>	<u>24,891.28</u>	<u>20,281.09</u>	<u>20,281.09</u>
<b>Total Primary Government</b>	<u>\$ 1,097,835.80</u>	<u>\$ 71,948.30</u>	<u>\$ 589,166.16</u>	<u>\$ 580,617.94</u>	<u>\$ 93,315.60</u>