



Regular Meeting of the City Council

July 20, 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: July 6, 2020 Regular Meeting
- F. Community and Council Input – Limit 3 Minutes
- G. Department head and Community board reports if necessary – Limit 3 Minutes
 - 1. Leslie Parker – Discuss Memorial Benches
- H. Agenda Items
 - 1. Swear in Joan Christiansen – Ward 4
 - 2. Rodd Slater as an Authorize Signer – First Financial Bank
 - 3. Appoint Finance Officer
 - 4. North Shore Master Plan - Stockwell Engineering
 - 5. 2020 Alcohol Application – High Ground Cafe and Express Bar LLC
 - 6. Water Tower Bond Resolution
 - 7. CARES Act Funding Resolution
 - 8. JEO Consulting – Midland’s Contracting Change Order No. 1
 - 9. Proposed Sewer Rate Increase
 - 10. Draft of the 2020 Revised North Sioux City Zoning Ordinance
 - 11. River Valley Lots 36-40 Vacating 23-24-25
- I. Executive Session – Legal, Contractual, Personnel if necessary
- J. Approval of Bills
- K. Adjournment

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

UNAPPROVED
North Sioux City, South Dakota
City Council Regular Meeting Minutes
July 6, 2020

Meeting called to order at 7:00 p.m. by Mayor Slater. Berg, Carpenter, Cropley, Green, Norby, and Parks were present. Benson was absent. Also, in attendance was City Interim Finance Officer Lucero Avalos, City Administrator Eric Christensen, and City Attorney Darrell Jesse.

Mayor Slater led the Pledge of Allegiance.

Mayor Slater welcomed City Administrator Eric Christensen.

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

Motion by Green, second by Berg, to approve the Regular Council Meeting Minutes from the June 15, 2020 meeting. All members present voted aye. Motion carried.

Community/Council Input:

1. Brad Green was present to ask council if they were willing to waive the fee for the peddler/vendor permit application as he is having a Vendor Fair on July 18th from 9 am-3 pm at the NSC Centennial Park and is charging a fee to the vendors. He is using the funds to obtain a book vending machine with 400 books to donate to the Dakota Valley Elementary school. He said that he will have raffles at the Vendor Fair as different businesses have donated items for this event. Mayor Slater told him we would do some research and get back to him.
2. Green said that Brad has been to several fairs and the vendors don't have to pay an additional fee.
3. Parks said that he would like the city to donate something for this event, Mayor Slater said that they can discuss this at the next council meeting on July 20th.
4. Parks asked for an update in regards to the Albrecht's. The City Administrator, Eric, said that he has had conversations with them and they are requesting a conditional use permit. They have to go in front of The Planning & Zoning board on July 22nd to be able to place a camper at the address.

Department Head/Community Board:

1. NSC Chief of Police Rich Headid was present to talk about the National Night Out event on August 4th from 6-8 pm, he is planning on only serving food and handing out t-shirts and toys. Motion by Parks, second by Cropley, to Approve National Night Out with modified services. All members present voted aye. Motion carried.
2. Pat Mersch, Senior Center Director, was present to talk about the Senior Center reopening. Motion by Parks, second by Norby, to Approve the Senior Center to reopen regular hours from 9 am-1 pm and food service with appropriate Covid measures in place excluding special gathering like bingo and rentals of the facility. All members present voted aye. Motion carried.

Agenda items:

Motion by Parks, second by Cropley, to open Hearing at 7:43 pm. All members present voted aye.

Motion by Parks, second by Berg, to close Hearing at 7:45 pm. All members present voted aye.

1. Motion by Parks, second by Berg, to approve the transfer of the Alcohol License from Zort Bros, Inc. to Alpha Omega, Inc. All members present voted aye. Motion carried.
2. Motion by Cropley, second by Berg, to approve the Land Transfer of Lot 4A of Flynn Tract 2 in the Flynn Business Park from City of NSC to the NSCEDC. All members present voted aye. Motion carried.
3. Motion by Parks, second by Cropley, to approve the Flynn Business Park Utility/Drainage Easement. All members present voted aye. Motion carried.
4. Motion by Cropley, second by Green, to approve the agreed upon and signed contract for Eric Christensen, the City Administrator, in the amount of \$115,000. All members present voted aye. Motion carried.
5. Motion by Green, second by Berg, to approve Eric Christensen as an Authorized Signer to Liberty National Bank & First Financial Bank. All members present voted aye. Motion carried.
6. Jon with Stockwell was present to talk about the following projects: the Northshore Master Plan, the Lift Station Generator project, Streeter Drive Reconstruction (S-curve) project, Streeter Drive Mill & Overlay project, and the Water Study/New Water Tower projects.
7. Motion by Berg, second by Cropley, to approve Streeter Drive Mill and Overlay Pay Request No. 1 for \$118,486.04. All members present voted aye. Motion carried.
8. Motion by Green, second by Cropley, to approve Murphy Lot 2 Plat as recommended by the Planning & Zoning Board. All members present voted aye. Motion carried.
9. Motion by Parks, second by Cropley, to approve S Curve Lot R-2 Plat as recommended by the Planning & Zoning Board. All members present voted aye. Motion carried.
10. Motion by Berg, second by Green, to approve Lot A1 Accretion to Dam Tract 1 Plat as recommended by the Planning & Zoning Board. All members present voted aye. Motion carried.
11. Motion by Berg, second by Cropley, to Ratify the previously signed land purchase contract with Lakeshore Estates LLC for \$185,000 and approve the signatures of Council President Dan Parks and City Interim Finance Officer Lucero Avalos. All members present voted aye. Motion carried.
12. Motion by Berg, second by Green, to Ratify the previously signed land purchase contract with Dean & Lesa Cropley for \$40,000 and the signatures of Council President Dan Parks and City Interim Finance Officer Lucero Avalos. Berg, Carpenter, Green, Norby, and Parks voted aye. Cropley abstained. Motion carried.
13. Motion by Parks, second by Norby, to table item 12 until after Executive Session. All members present voted aye. Motion carried.

Motion by Cropley, second by Parks, to enter Executive Session for Legal, Contractual, and Personnel at 8:32 pm. All members present voted aye. Motion carried.

Regular session resumed at 9:37 pm

14. Mayor Slater said that we had three people submit their letters of interest for the vacant seat on Ward 4. Vincent Tucker, Joan Christiansen, and Patty Strawn; all from Ward 4 and registered voters. Course of action was determined to appoint this by lot and to have names drawn from a basket. Motion by Parks, second by Norby, to appoint Joan Christiansen for Ward 4 vacancy for the unexpired term of April 2021, drawn by lot. All members present voted aye. Motion carried.

Motion by Cropley, second by Berg, to approve the bills as presented. All members present voted aye. Motion carried.

MY TURN PLAYSYSTEMS	35,908.00	CITY PARK-PARK EQPMNT 40% DOWN
1ST FNCL BANK USA	13002.26	WILDFLWR BEND TIF#3 PYMT3
BEN FISH TIRE	45.90	SHOP-MWR TIRE MOUNT
BERNARD'S CNCRT CUTTING	14934.00	MAIN STREET & LOUIS AVE-CNCRT SWNG
BOMGAARS	1467.38	TANK, CHAINSAW,OIL,POLE
C. W. SUTER SVCS	610.43	SR CNTR-SEMI ANNUAL MNTNC
CALHOUN COMMNCTNS INC.	662.21	WTR TWR ANTENNA REP
CAMPBELL GRADING CO.	1945.99	CMTRY-GRAVEL (45.77 T)
CDW GOV	370.98	CH-ADOBE RNWL(2)
CNTR POINT LGE PRINT	56.92	BOOKS (2)
COLONIAL LIFE	19.52	JUNE2020 PREM
CNSTRCTN PLUS, LLC	12083.25	LIB- CNCRT
DENNIS SUPP	60.60	WTR PLANT FLTRS (12)
THMPNS INNVTN	1406.00	LIB-INSTALL COMP (4)
FIVE STAR ENTRPRS	10.00	NAME PLATE
FOUR SEASONS NORTH	174.72	JUNE2020 FITNESS CHGS
GRAHAM TIRE CO.	142.95	MOUNT & BLNC TIRE
H2O 4 U	43.50	CH-WTR
HANDY, PESHA	4.62	MLG REIMB-DPST TO BANK
HAWKINS, INC	4159.50	CHLORINE (14), SLFR DIOXIDE (2)
HUELIFE, LLC	19678.29	CITY ADMIN - SEARCH PHASE 2
INGRAM LIB SVCS	1135.25	BOOKS (106)
JACK'S UNFMS & EQUIP	134.95	CLTHNG ALLWNC
EAKES OFFICE SLTNS	60.94	LIB-PAPR TWL (2)
JEFF'S LAWN CARE, INC.	2274.07	WEED CNTRL
JEO CNSLTNG GROUP	3130.00	CIPP SWR IMPROV
KEVIN ODELL ELECTRIC, INC.	3147.41	RIVER DR & MILITARY-REP LIGHTS (8)
KIRSTEN PEDERSEN	100.00	SR CTR RENT RFND
KLAY EVERS	465.00	SR CNTR-CLEAN CRPTS
MIDAMERICAN ENERGY	10.52	602 N DERBY LANE-UTLTY CHGS
MIDLANDS CNTRCTNG, INC	126416.33	2019 CIPP SWR IMPRVMTS
MIDWEST TURF & IRRIGTN	161.90	TORO MOWR BLADE
NOVELTY MACHINE & SUPPLY CO	148.56	BANDO BELTS (3)-LAGOON BLWR
OFFICE ELEMENTS	205.50	CH-COPY PAPER (6BX)
LOFFLER CO	131.91	MAY2020 COPY & LEASE EXP
ONE OFFICE SLTN	426.81	PD-FOLDRS(2), TONR BLK(2)
OVERDRIVE, INC.	1175.00	LIB PRTCPTN
PER MAR SCRTY SVCS	186.81	CH-SCRTY MNTRNG SVC
JAMES POTRATZ	3600.00	MAY2020 DIKE MWNG
PRESTO-X	313.00	PEST CNTRL (5)
SBW INC.	44.95	SHOP-CARB POST HOLE DIGGR
SCHIMBERG CO	114.74	WTR PLANT PARTS (11)
SD DEPT OF HEALTH	597.00	BOD, COLI, SOLIDS, SULFATE
SENSAPHONE, INC.	480.00	RMT MNTRNG SYSTEM 1 YR
SIGLER FIRE EQUIP	643.00	FIRE EXT INSPECT/MAINT
SIOUX CITY FENCE	2501.55	RPLCD FABRIC - FIELDS 1,2,
SXLND INTRSTATE METRO	2527.00	2020 DUES URBAN TRNSPRTN
SPARKLE & SHINE CLNG SVCS	1493.79	JUNE2020 CLNG
STEPHANIE LEVY LICSW LLC	320.00	SVC
STERLING CMPTRS CORP	766.28	LIB-DELL MNTR (4)
STCKWLL ENGINEERS, INC	8233.00	MS4 PERMIT-WATER RPT
STOREY KNWRTHY	117.86	BUSINESS CARDS
SUNDHEIM WELL REP	96511.65	WATIER & CH WELL REP
USABLUEBOOK	880.21	DEIONIZED WTR (4),GLVS(10), HACH
VERIZON WIRELESS	705.13	CELL CHGS (18 LINES)

Motion to adjourn by Parks, second by Cropley at 9:39 pm. All members present voted aye. Motion carried.

Approved

Rodd Slater, Mayor

Attested

Lucero Avalos, Interim 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: Administration
Date: 07/20/2020
Re: Leslie Parker Discuss Memorial Benches

Background: The Park & Recreation Board had asked the previous City Administrator to order some park benches last fall. These benches were budgeted for in 2019. The benches were never ordered. Leslie Parker will discuss the matter with the City Council.

Financial Consideration: Original quote for benches was \$2,840.00 and is still a good price. Funds would have to come through a supplemental budget since the project was not budgeted this fiscal year.

Recommendation: Administration has no recommendation.

Fwd: Fwd: N Sioux City Concrete Bench

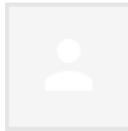
Inbox x



LESLIE PARKER

Oct 30, 2019, 10:04 PM

Please forward to Ted - I don't have his email. Thank you! ----- Forwarded Message -----
From: Leslie Parker <leslie.parker1027@gmail.com> To: wadelesparker@cab



Tena Carpenter <tenaward1@gmail.com> Oct 30, 2019, 10:39 PM

to **Ted**

Here is the quote on the benches.

Thanks

Tena

--

Tena Carpenter

"It always seems impossible until it's done." Nelson Mandela.

Attachments area



Ted Cherry <Ted.Cherry@northsiouxcity-sd.gov> Nov 7, 2019, 11:28 AM

to **leslie.parker1027@gmail.com**, me

Benches are ordered. Mike did have some questions about colors. I asked him to reach out to you two on that. He did say it was a 3-4 week lead time so i would assume sometime mid-December they would be here. We have the equipment to unload them from the truck and Rusty is the contact person for that.

Ted Cherry

North Sioux City

City Administrator

605-232-4276

ted.cherry@northsiouxcity-sd.gov



Leslie Parker <leslie.parker1027@gmail.com> Nov 7, 2019, 3:27 PM

to Ted, me

We went with tan river rock/polished tan river rock for the seat and back. He did recommend we go local for the memorial plates so I will check for pricing on those. Would it be best to wait for spring to set the two we have sold? Also, can we make sure the perimeter of the concrete we set them on is large enough to ensure the mower doesn't hit the bench? Thank you!

Sent from my iPhone



8632 Eagle Creek Circle, Savage, MN 55378
 www.MIDWESTPLAYSCAPES.com

direct: 952.895.8888
 fax:952.895.8889
 toll free: 800.747.1452

playscapes@earthlink.net



Quotation

Project: N Sioux City
Contact: Leslie Parker (Park Board)
Ship To: N Sioux City, SD 57049
Email: leslie.parker1027@gmail.com
Shipping Contact Name: _____

Cell Phone: 712-253-8457
Fax: _____
Bill To: _____

Date: 9/19/2019

Qty	Design/Item #	Description	Total
5	BB72GC	6' Concrete Benches with Back features: - Exposed Aggregate frame w/polished seat & backrest - Inset for 2-1/4" x 7" Memorial Plaque - 550 lbs each	\$ 2,400.00
			Subtotal \$ 2,400.00
			Freight \$ 440.00
Tax Exempt # _____ * Please provide certificate			Sales Tax \$ -
			Local Sales Tax \$ -
			Total \$ 2,840.00

NOTE: Customer to unload, assemble and install.

NOTE: Any Insurance requirements above \$1,000,000 General Liability will be subject to a surcharge

NOTE: UNLESS OTHERWISE NOTED, prices shown are material only. They DO NOT include: assembly, installation, border, safety surfacing, drain tile, geotextile fabric, removal of existing equipment, site preparation, excavation or site restoration, unloading of equipment, disposal of packaging material, storage of equipment, additional insurance and bonding would be extra, unless otherwise stated above. If playground equipment or materials are stored off site, customer is responsible for transporting equipment to job site.

Prices firm for 30 days, subject to review thereafter. Our terms are net 30. A finance charge of 1.5% will be imposed on the outstanding balance unpaid for more than 30 days after the shipment of materials. Equipment shall be invoiced seperately from other services and shall be payable in advance of those services and project completion. Retainage not accepted. Once customer has signed quotation, your order cannot be changed or canceled. Please allow 3to4 weeks for delivery after receipt of order. Standard manufacturing design, specification, and construction apply unless noted otherwise. Customer is responsible for the identification and marking of all underground utilities (public or private) to include drain tile and sprinkler systems. Area must be accessible to Bobcat and other equipment necessary for installation or additional fees will be charged. Freight quote is based on customer unloading equipment and checking in all equipment for any missing parts. If product is refused by customer upon delivery for any reason (unless damaged), without prior authorization from Midwest Playscapes, Inc., the customer agrees to pay 20% restocking fee plus freight charges. Price does not include prevailing wages, unless otherwise noted. If we can be of Other Assistance, please feel free to contact us.

Signed: _____
 Mike Korth

Accepted _____
 Date: _____
 Printed Name: _____

I, Joan Christiansen,

Having been elected to the office of Alderman Ward 4

Within and for the City of North Sioux City, in said County and State

Do swear that I will support the constitution of the United States, the constitution of the State of South Dakota, and the ordinances of the City of North Sioux City

And that I will faithfully and impartially, to the best of my knowledge and ability

Perform all of the duties of said office Alderman Ward 4



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: 07/20/20
Re: Rodd Slater – Authorized Signer – First Financial Bank

Background: The Mayor has historically been a signor on the investment and bank accounts at First Financial Bank

Financial Consideration: None

Recommendation: Administration recommends authorizing Mayor Rodd Slater to be a signor on the accounts at First Financial Bank.



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: 07/20/20
Re: Appoint Finance Officer

Background: The Finance Officer position has been vacant since May. A qualified candidate has been interviewed by the Mayor, City Administrator and Interim Finance Director. The candidate has an accounting degree, CPA license, and has been with her current employer for the past 25 years. The City Administrator and the Mayor have made a conditional offer of employment which has been accepted.

The Mayor, City Administrator and Interim Finance Director all believe that the Candidate's experience and employment history would be a valuable addition to city staff.

Financial Consideration: \$86,000 per year plus benefits. Benefits are identical to those offered to the new City Administrator.

Recommendation: Administration recommends hiring the new 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: Administration
Date: 07/20/20
Re: Northshore Master Plan – Stockwell Engineering

Background: Jon Brown from Stockwell Engineering is presenting the North Shore Master Plan. The plan is a concept to develop the land north of the high school once it is removed from the flood way.

Financial Consideration: To Be Determined

Recommendation: Administration asks that the City Council give consideration to the proposed development and decide what it would like to see as the next step.



PROJECT LOCATION
 MASTER PLANNING NORTH OF NORTHSHORE DRIVE
 NORTH SIOUX CITY, SOUTH DAKOTA
 SEI PROJECT #: 19029



EXHIBIT
01 of 07

07-20-20



STOCKWELL
 STOCKWELL ENGINEERS, INC.
 801 N. PHILLIPS AVENUE SUITE 104
 SIOUX FALLS, SD 57104
 AND 201 MAINUI STREET
 YANKTON, SD 57078
 STOCKWELLENGINERS.COM
 PH: 605.338.6668

Site Soil Conditions:

76% of the entire project site is Silty Clay. Of this Silty Clay, 93% is Forney Silty Clay with slopes less than 1% and is considered poorly draining soil. All areas shown north of the ridgeline are Forney Silty Clay.

24% of the entire project site is Silty Loam. Of the Silty Loam, 85% is Modale Silt Loam and occurs along the top of the ridgeline running across the project site. These soils have less than a 2% slope and are moderately well draining.



EXISTING CONDITIONS
 MASTER PLANNING NORTH OF NORTHSHORE DRIVE
 NORTH SIOUX CITY, SOUTH DAKOTA

SEI PROJECT #: 19029



1" = 60'
 2020/03/18

EXHIBIT
02 of 07

07-20-20



STOCKWELL
 STOCKWELL ENGINEERS, INC.
 801 N. PHILLIPS AVENUE SUITE 1004
 SIOUX FALLS, SD 57104
 AND 201 WAINWRIGHT STREET
 YANKTON, SD 57078
 STOCKWELLENGINEERS.COM
 PH: 605.338.6668

Legend:

- R-1** Single-Family Residential District (153.4 acres)
- R-2** One & Two Family Residential District (12.8 acres)
- R-3** Multiple Family District (32.6 acres)
- B-R** Business District - Restricted (28.1 acres)
- Greenpace
- Multi-use Trail Route
- Existing Property Lines

Note:
Acres denoted on exhibit are totals for each zoning area and do not take into consideration utilization reductions due to future required right-of-way, detention, or park area.



EXIT 4

New Alignment off of Interstate-29, not directly accessible from Northshore Drive

New Alignment between Northshore Drive and Streeter Drive

Access to Leisure Ln

New access between Northshore Drive and Interstate-29

Provide access to high school from new roadway to north

Greenway buffer between new development and Interstate-29 (approx. 50' wide throughout development)

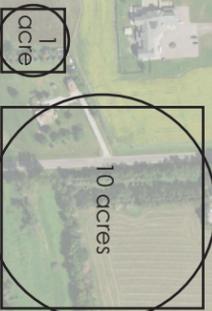
100' wide right-of-way (typical all new right-of-ways)

Right-of-way sized for roundabout

Right-of-way sized for roundabout

New development access points limited to approx. every 1/2 mile

New development right-of-way to align with existing Connor Road



DEVELOPMENT OPTION A
MASTER PLANNING NORTH OF NORTHSHORE DRIVE
NORTH SIOUX CITY, SOUTH DAKOTA
SEI PROJECT #: 19029



Legend:

- R-1**
Single-Family Residential District
(124.8 acres)
- R-2**
One & Two Family Residential District
(26.8 acres)
- R-3**
Multiple Family District
(48.8 acres)
- B-R**
Business District - Restricted
(16.0 acres)
- Greenspace
- Multi-use Trail Route
- Existing Property Lines

Note:
Acres denoted on exhibit are totals for each zoning area and do not take into consideration utilization reductions due to future required right-of-way, detention, or park area.

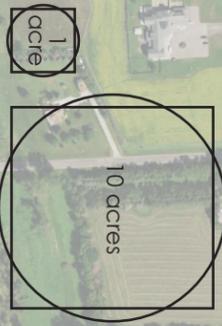


DEVELOPMENT OPTION A
MASTER PLANNING NORTH OF NORTHSHORE DRIVE
NORTH SIOUX CITY, SOUTH DAKOTA
SEI PROJECT #: 19029



STOCKWELL
STOCKWELL ENGINEERS, INC.
801 N. PHILLIPS AVENUE SUITE 104
SIOUX FALLS, SD 57104
AND 201 MAIN STREET
YANKTON, SD 57078
STOCKWELLENGINERS.COM
PH: 605.338.6668

EXHIBIT
04 of 07
07-20-20
1" = 600'
2020/03/18





SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

USES PERMITTED

- Single-family detached dwelling
- Churches and accessory buildings
- Museums, libraries, parks, playgrounds or community centers
- Private swimming pools (with fence)
- Hospitals and clinics (not animal)
- Nursery schools and child care centers

BUILDING HEIGHT LIMIT

2.5 stories, but not exceeding 35' in height; and no accessory building shall exceed 1 story or 15' in height.

MINIMUM LOT AREA

6,500 square feet for each dwelling with its accessory buildings. However, where public sewer and water facilities are not available, not less than 20,000 square feet. If public water only is available, not less than 10,000 square feet.

MINIMUM LOT WIDTH

50'

MINIMUM FRONT YARD DEPTH

30'

MINIMUM SIDE YARD WIDTH

7' for a dwelling and 7' for any other building.

MINIMUM REAR YARD DEPTH

25' for a dwelling.



ONE & TWO FAMILY RESIDENTIAL DISTRICT (R-2)

USES PERMITTED

- Uses permitted in R-1 Districts
- Two-family dwellings (in accordance with the lot area, frontage and yard requirements)

BUILDING HEIGHT LIMIT

(Same as R-1 District)

2.5 stories, but not exceeding 35' in height; and no accessory building shall exceed 1 story or 15' in height.

MINIMUM LOT AREA

6,500 square feet for each single-family dwelling and 8,100 square feet for each two-family dwelling; however, where public sewer and water facilities are not available, not less than 20,000 square feet. If public water only is available, not less than 10,000 square feet.

MINIMUM LOT WIDTH

50' for a single-family dwelling or two-family dwelling. Where public sewer and water facilities are not available 100'. If public water only is available, 80'.

MINIMUM FRONT YARD DEPTH

30'. The front yard shall be measured from the proposed right-of-way line.

MINIMUM SIDE YARD WIDTH

7' for a dwelling and 7' for any other building.

MINIMUM REAR YARD DEPTH

25' for a dwelling.



MULTIPLE FAMILY DISTRICT (R-3)

USES PERMITTED

- Uses permitted in R-2 districts
- Multiple dwellings including row housing and condominiums
- Private clubs, lodges, or veterans organizations, excepting those holding a beer permit or liquor license
- Boarding and lodging houses
- Funeral homes
- Office of a dentist or physician
- Hospitals, clinics, nursing and convalescent homes, excepting animal hospitals and clinics
- Institutions of religious, education or philanthropic nature

BUILDING HEIGHT LIMIT

Principal building: 45', except that for each 1' that the building or a portion of it sets back beyond the required front, side, and rear yards, 1' may be added to the height limit of such building or portion thereof. Accessory building: 12'

MINIMUM LOT AREA

Single-family dwelling: 7,500 square feet

Two-family dwelling: 7,500 square feet

Multifamily dwelling: 9,500 square feet plus an additional 2,000 square feet for each unit over 3.

MINIMUM LOT WIDTH

Single-family dwelling: 50'

Two-family dwelling: 50'

Multifamily dwelling: 75'

MINIMUM FRONT YARD DEPTH

30'. Front yards shall be measured from street right-of-way line.

MINIMUM SIDE YARDS

1.5 stories: side yard: 7'; minimum on one side: 7'

2 and 2.5 stories: side yard: 7'; minimum on one side: 7'

3 stories or more up to 45': total side yard: 25'; minimum on one side: 10'

Structures above 45': see height regulations above.

MINIMUM REAR YARD DEPTH

25'

LOTS NOT SERVED BY SEWER & WATER

Single-family and two-family dwelling: where neither public sewer nor public water is available. 20,000 square feet lot area and 100' lot width. Where public water only is available, 10,000 square feet lot area and 80' lot width. Multifamily dwelling: where public sewer is not available, special consideration shall be given to determine lot area and width requirements.



BUSINESS DISTRICT - RESTRICTED (B-R)

USES PERMITTED

- Wearing apparel and accessories; small household appliances; radios, televisions, and music supplies; drugs and proprietary medicines; books and magazines; cameras and photographic supplies; gifts, novelties, and souvenirs; optical goods; sales and services thereof; Finance, insurance and real estate services
- Photographic services including commercial services; beauty and barber services; apparel repair, alterations, and cleaning pickup services; shoe repair services
- Business services, excluding any warehousing and storage services
- Professional services
- Governmental services
- Educational services
- Churches, synagogues, and temples; welfare and charitable services; business associations, professional membership organizations, labor unions and similar labor organizations; and civic, service, and similar organizations
- Eating and drinking places (nonalcoholic)
- Communication and utility uses
- Public buildings and grounds
- Automobile parking
- Parks
- On-site signs

BUILDING HEIGHT LIMIT

The height of all structures shall not exceed 45'.

MINIMUM LOT REQUIREMENTS

The minimum lot area shall be 2,400 square feet and the minimum lot width shall be 20'.

MINIMUM YARD REQUIREMENTS

All buildings located on lots adjacent to a residential district (R) shall be located so as to conform on the adjacent side with the side yard requirements for the adjacent residential district (R).

MAXIMUM LOT COVERAGE

The maximum lot coverage for all buildings shall not be more than 90% of the total lot area.

Legend:

- Storm Sewer
- Sanitary Sewer
- Force Main
- Water Line
- Manhole
- Lift Station



OPTION B UTILITIES PLAN
 MASTER PLANNING NORTH OF NORTHSHORE DRIVE
 NORTH SIOUX CITY, SOUTH DAKOTA
 SEI PROJECT #: 19029

1" = 600'
 2020/03/18

EXHIBIT
07 of 07

07-20-20



STOCKWELL
 STOCKWELL ENGINEERS, INC.
 801 N. PHILLIPS AVENUE SUITE 104
 SIOUX FALLS, SD 57104
 AND 201 MAIN ST
 YANKTON, SD 57078
 STOCKWELLENGINERS.COM
 PH: 605.338.6668



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: 07/20/20
Re: Alcohol License

Background: The following business is requesting approval of their Alcohol License. Application has been reviewed using the Department of Revenue's requirements and fees have been paid.

The following applications have been received.
High Ground Cafe and Express Bar LLC – 1 License

Financial Consideration: Increase to revenue for licensing fee and sales tax payment.

Recommendation: Motion to approve the application as presented

Date Received 7/7/2020
Date Issued _____

License No. _____

Uniform Alcoholic Beverage License Application

A. Owner Name and Address

Corey Larkin, 4801 Malloy Rd
Sioux City IA 51109

Owner's Telephone #: 712-574-5368

B. Business Name and Address

High Ground Cafe and Espresso Bar LLC
202 W Derby Ln NSC SD 57049

Business Telephone #: _____

C. Indicate the class of license being applied for
(submit separate application for each class of license).

- Retail (on-sale) Liquor
- Retail (on-sale) Liquor - Restaurant
- Convention Center (on-sale) Liquor
- Package (off-sale) Liquor
- Retail (on-off sale) Wine and Cider
- Retail (on-off sale) Malt Beverage & SD Farm Wine
- Package Delivery
- Hunting Preserve
- Other _____

Is this license in active use? Yes No

Do you or any officers, directors, partners, or stockholders hold any other alcohol retail, manufacturing, or wholesaler licenses?
 Yes No **If Yes, please list on the back page.**

Place of business is located in a municipality? Yes No

County: Union

Do you own or lease this property? Own Lease

Are real property taxes paid to date? Yes No

D. Legal description of licensed premise:

Lot 5 part of S 1/2 NE 1/4 (4.105A)

Have you ever been convicted of a felony? Yes No

E. State Sales Tax Number 1036-1647-ST

F. New license Transfer? (\$150) Re-issuance

G. CERTIFICATE: The undersigned applicant certifies under the penalties of perjury that all statements provided herein are true and correct; that the said applicant complies with all of the statutory requirements for the class of license being applied for and in addition agrees to permit agents of the Department of Revenue access to the licensed premises and records as provided in SDCL 35-2-2.1, and agrees this application shall constitute a contract between applicant and the State of South Dakota entitling the same or any peace officers to inspect the premises, books and records at any time for the purpose of enforcing the provisions of Title 35 SDCL, as amended.

Date July 1-2020 Print Name Corey R Larkin Signature [Signature]

H. APPROVAL OF LOCAL GOVERNING BODY – Notice of hearing was published on _____, Public hearing on the application was held _____, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held
Amount of fee collected with application \$ _____
Amount of fee retained \$ _____
Forwarded with application \$ _____

For Local Government Use

Transferred (State Use)

(Seal) _____
Mayor or Chairman

From: _____

Sales tax approval _____ Date _____

STATE LIQUOR AUTHORITY:

APPROVAL _____ **REVIEW** _____

If disapproved, endorse reason thereon and return to applicant

**Company supplement information
(For corporate/partnership/LP/LLC applicants)**

Name of corporation/partnership/LP LLC High Ground Cafe and Espresso Bar LLC

Address of office and principal place of business of corporation/partnership/LP/LLC 202 N Derby Ln NSC SD 57049

Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? Yes No

Name, title of office, occupation and address of each of the officers/owners of the corporation, partnership, LP or LLC:

Name	Office	Address	Occupation
<u>Corey Larkin</u>	<u>owner</u>	<u>4801 Malloy Rd Sioux City IA 51109</u>	<u>owner</u>

Name of any officers, directors, partners or stockholders of applicant having a financial interest or capital stock in any other alcoholic beverage license:

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
<u>N/A</u>	

Where and with whom are all company records kept, such as charter, by-laws, minutes, accounts, notes payable, and notes and accounts receivable, etc?

4801 Malloy Rd Sioux City IA 51109, Corey Larkin

With signature the applicant agrees to the following:

That the applicant company will comply with all provisions of ARSD chapter No. 64:75:02 of the Department of Revenue, relating to the transfer of stock and prior approval of the transfer of such stock by the Secretary of Revenue and violation of any of the provisions of said regulation or failure to comply therewith, whether by the undersigned corporation, partnership/LP/LLC or by any stockholder thereof, or by anyone interested in said company, shall constitute cause for revocation or suspension of any license issued pursuant to and in reliance on this application, or for refusal to renew such license upon expiration thereof.

We the undersigned officers and directors of the applicant company acknowledge that the within supplement application form is true and correct in every respect and that there exists no financial arrangement concerning this or any other alcoholic beverage license than that expressly set forth above. If company stock is to be transferred we ask for approval of such voluntary stock transfer.

Signature of Authorized Officer/Director/Partner

Date



July - 1 - 2020

Date Received 7/7/2020
Date Issued _____

License No. _____

Uniform Alcoholic Beverage License Application

A. Owner Name and Address

Corey Larkin 4801 Malloy Rd
Sioux City IA 51109

Owner's Telephone #: 712-574-5366

B. Business Name and Address

High Ground Cafe and Espresso Bar LLC
202 N Derby Ln North Sioux City
SD 57049

Business Telephone #: _____

Place of business is located in a municipality? Yes No

County: Union

Do you own or lease this property? Own Lease

Are real property taxes paid to date? Yes No

C. Indicate the class of license being applied for (submit separate application for each class of license).

- Retail (on-sale) Liquor
- Retail (on-sale) Liquor - Restaurant
- Convention Center (on-sale) Liquor
- Package (off-sale) Liquor
- Retail (on-off sale) Wine and Cider
- Retail (on-off sale) Malt Beverage & SD Farm Wine
- Package Delivery
- Hunting Preserve
- Other _____

Is this license in active use? Yes No

Do you or any officers, directors, partners, or stockholders hold any other alcohol retail, manufacturing, or wholesaler licenses?

Yes No **If Yes, please list on the back page.**

D. Legal description of licensed premise:

Lot 5 part of S 1/2 NE 1/4 (4.105A)

Have you ever been convicted of a felony? Yes No

E. State Sales Tax Number 1036-1647-5T

F. New license Transfer? (\$150) Re-issuance

G. CERTIFICATE: The undersigned applicant certifies under the penalties of perjury that all statements provided herein are true and correct; that the said applicant complies with all of the statutory requirements for the class of license being applied for and in addition agrees to permit agents of the Department of Revenue access to the licensed premises and records as provided in SDCL 35-2-2.1, and agrees this application shall constitute a contract between applicant and the State of South Dakota entitling the same or any peace officers to inspect the premises, books and records at any time for the purpose of enforcing the provisions of Title 35 SDCL, as amended.

Date July 1-2020 Print Name Corey R Larkin Signature [Signature]

H. APPROVAL OF LOCAL GOVERNING BODY - Notice of hearing was published on _____, Public hearing on the application was held _____, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held
Amount of fee collected with application \$ _____
Amount of fee retained \$ _____
Forwarded with application \$ _____

For Local Government Use

Transferred (State Use)

(Seal) _____
Mayor or Chairman

From: _____

Sales tax approval _____ Date _____

STATE LIQUOR AUTHORITY:

APPROVAL _____ **REVIEW** _____

If disapproved, endorse reason thereon and return to applicant

**Company supplement information
(For corporate/partnership/LP/LLC applicants)**

Name of corporation/partnership/LP LLC High Ground Cafe and Espresso Bar LLC

Address of office and principal place of business of corporation/partnership/LP/LLC 202 N Derby Ln NSC SD 57049

Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? Yes No

Name, title of office, occupation and address of each of the officers/owners of the corporation, partnership, LP or LLC:

Name	Office	Address	Occupation
<u>Corey Larkin</u>	<u>owner</u>	<u>4801 Malloy Rd Sioux City IA 51109</u>	<u>owner</u>

Name of any officers, directors, partners or stockholders of applicant having a financial interest or capital stock in any other alcoholic beverage license:

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
<u>N/A</u>	

Where and with whom are all company records kept, such as charter, by-laws, minutes, accounts, notes payable, and notes and accounts receivable, etc?

4801 Malloy Rd Sioux City IA 51109, Corey Larkin

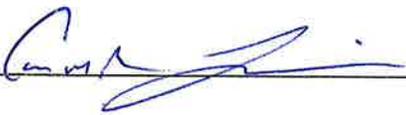
With signature the applicant agrees to the following:

That the applicant company will comply with all provisions of ARSD chapter No. 64:75:02 of the Department of Revenue, relating to the transfer of stock and prior approval of the transfer of such stock by the Secretary of Revenue and violation of any of the provisions of said regulation or failure to comply therewith, whether by the undersigned corporation, partnership/LP/LLC or by any stockholder thereof, or by anyone interested in said company, shall constitute cause for revocation or suspension of any license issued pursuant to and in reliance on this application, or for refusal to renew such license upon expiration thereof.

We the undersigned officers and directors of the applicant company acknowledge that the within supplement application form is true and correct in every respect and that there exists no financial arrangement concerning this or any other alcoholic beverage license than that expressly set forth above. If company stock is to be transferred we ask for approval of such voluntary stock transfer.

Signature of Authorized Officer/Director/Partner

Date



July 1 - 2020



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: 07/20/20
Re: Water Tower Bond Resolution

Background: In 2019, the City was awarded up to \$2.7 million in funding from the South Dakota Department of Environment and Natural Resources for the construction of a new water tower. The City may use all, some, or none of the funds on the new proposed water tower. However, to use any of the funds the City Council must pass a resolution as the first step in the process.

Financial Consideration: none at this time

Recommendation: Administration asks the City Council to adopt the resolution as the first step in the process of building a new water tower. The City will decide at a later time whether to use the proceeds and how much based on financial need and final project costs.

RESOLUTION NO. 2020 - ____

RESOLUTION GIVING APPROVAL TO CERTAIN DRINKING WATER FACILITIES IMPROVEMENTS; GIVING APPROVAL TO THE ISSUANCE AND SALE OF A REVENUE BOND TO FINANCE, DIRECTLY OR INDIRECTLY, THE IMPROVEMENTS TO THE FACILITIES; APPROVING THE FORM OF THE LOAN AGREEMENT AND THE REVENUE BOND AND PLEDGING REVENUES AND COLLATERAL TO SECURE THE PAYMENT OF THE REVENUE BOND; AND CREATING SPECIAL FUNDS AND ACCOUNTS FOR THE ADMINISTRATION OF FUNDS FOR OPERATION OF THE SYSTEM AND RETIREMENT OF THE REVENUE BOND.

WHEREAS, one of the purposes of SDCL Chapter 9-40 (the “Act”) as found and determined by the Legislature is to provide for financing the acquisition, maintenance, operation, extension or improvement of any system or part of system of waterworks for the purpose of providing water and water supply for municipal, industrial, and domestic purposes; and,

WHEREAS, a municipality is authorized to issue revenue bonds to defray the cost of extensions, additions and improvements to any utility previously owned and is authorized to pledge the net income or revenues from the system in accordance with Section 15 of the Act; and,

WHEREAS, the City of North Sioux City (the “City”) currently operates a system of waterworks for the purpose of providing water and water supply for municipal, industrial, and domestic purposes and has determined that improvements to the waterworks are necessary for the conduct of its governmental programs and qualifies as an improvement, extension or addition to its waterworks system; and,

WHEREAS, the City has determined to issue its revenue bonds to finance the improvements to its waterworks system (the “System”) and has applied to the South Dakota Conservancy District (the “District”) for a Drinking Water State Revolving Fund Loan to finance the improvements;

WHEREAS, the City shall adopt rates and charges to be pledged, segregated and used for the payment of the Revenue Bond.

NOW THEREFORE BE IT RESOLVED by the City as follows:

SECTION 1. Definitions. The terms when used in this Resolution shall have the following meanings set forth in this section unless the context clearly requires otherwise. All terms used in this Resolution which are not defined herein shall have the meanings assigned to them in the Loan Agreement unless the context clearly otherwise requires.

“**Act**” means South Dakota Codified Laws Chapter 9-40.

“**Loan**” means the Loan made by the South Dakota Conservancy District to the City pursuant to the terms of the Loan Agreement and as evidenced by the Revenue Bond.

“**Project**” means City of North Sioux City Water Tower Project.

“**Revenue Bond**” means the revenue bond or bonds issued the date of the Loan Agreement by the City to the South Dakota Conservancy District to evidence the City’s obligation to repay the principal of and pay interest and Administrative Expense Surcharge on the Loan.

“**System**” means the City’s system of waterworks used for the purpose of providing water and water supply for domestic, municipal, and industrial purposes.

SECTION 2. Declaration of Necessity and Findings.

2.1. Declaration of Necessity. The City hereby determines and declares it is necessary to construct and finance improvements to its System described as the Project.

2.2. Findings. The City does hereby find as follows:

2.2.1. The City hereby expressly finds that if the Project is not undertaken, the System will pose a health hazard to the City and its inhabitants, and will make the City unable to comply with state and federal law.

2.2.2. Because of the functional interdependence of the various portions of the System, the fact that the System may not lawfully operate unless it complies with State and federal laws, including SDCL Chapter 34A-3A, and the federal Safe Drinking Water Act, and the nature of the improvements financed, the City hereby finds and determines that the Project will substantially benefit the entire System and all of its users within the meaning of Sections 15 and 17 of the Act.

2.2.3. The City hereby determines and finds that for the purposes of the Act, including, in particular, Sections 15 and 17 of the Act, that only the net income from the system as improved, financed by the Revenue Bond, be pledged for its payment.

SECTION 3. Authorization of Loan, Pledge of Revenue and Security.

3.1. Authorization of Loan. The City hereby determines and declares it necessary to finance up to \$2,700,000 of the costs of the Project through the issuance of bonds payable from net revenues of the System and other funds secured by the City. The City hereby determines that because the Revenue Bond is issued in connection with a financing agreement described in SDCL 46A-1-49, pursuant to Section 15 of the Act no election is required to issue the Revenue Bond.

3.2. Approval of Loan Agreement. The execution and delivery of the Revenue Obligation Loan Agreement (the “Loan Agreement”), the form of which is on file with the City Finance Officer (the “Finance Officer”) and open to public inspection, between the City as Borrower and the District, are hereby in all respects authorized, approved and confirmed, and the Mayor and Finance Officer are hereby authorized and directed to

execute and deliver the Loan Agreement in the form and content attached hereto, with such changes as the attorney for the City deems appropriate and approves, for and on behalf of the City. The Mayor and Finance Officer are hereby further authorized and directed to implement and perform the covenants and obligations of the City set forth in or required by the Loan Agreement. The Loan Agreement herein referred to and made a part of this Resolution is on file in the office of the Finance Officer and is available for inspection by any interested party.

3.3. Approval of Revenue Bond. The issuance of a revenue bond in a principal amount not to exceed \$2,700,000 as determined according to the Loan Agreement in the form and content set forth in Appendix B attached to the form of Loan Agreement (the “Revenue Bond”) shall be and the same is, in all respects, hereby authorized, approved, and confirmed and the Mayor, Finance Officer, and other appropriate officials shall be and are hereby authorized and directed to execute and seal the Revenue Bond and deliver the Revenue Bond to the District, for and on behalf of the City, upon receipt of the purchase price, and to use the proceeds thereof in the manner set forth in the Loan Agreement. The Mayor and Finance Officer are hereby authorized to approve the final terms of the Revenue Bond and their execution and delivery thereof shall evidence that approval. The Revenue Bond shall be issued under the authority of SDCL Chapter 9-40 and SDCL Chapter 6-8B, and the provisions of the Act are hereby expressly incorporated herein as provided in Section 19 of the Act.

3.4. Pledge of Revenues. The Revenue Bond together with the interest thereon, shall not constitute a charge against the City's general credit or taxing power, but shall be a limited obligation of the City payable solely out of the Project Debt Service Account, which payments, revenues and receipts are hereby and in the Loan Agreement pledged and assigned for the equal and ratable payments of the Revenue Bond and shall be used for no other purpose than to pay the principal of, interest and Administrative Surcharge on the Revenue Bond, except as may be otherwise expressly authorized in the Loan Agreement (including the purpose of securing Additional Bonds issued as permitted by the terms thereof). The City hereby irrevocably pledges to the South Dakota Conservancy District all income and revenues of the System, including, without limitation, fees, charges to users of the System, penalties and hook-up fees, sign-up fees, proceeds of business interruption insurance, proceeds from the sale of property constituting part of the System and investment income on all such revenues, but only to the extent that the revenues exceed the amounts necessary to operate and maintain the System, provided there shall be excluded from this pledge the proceeds of any federal or state grant or loan, and the investment income therefrom, to the extent such exclusion is a condition of such grant or loan. The City covenants and agrees to charge rates for all services from the System or establish charges or rates which will be sufficient to provide for the payments upon the Revenue Bond issued hereunder as and when the same become due, and as may be necessary to provide for the operation and maintenance and repairs of the System, and depreciation, and the Rate Ordinance shall be revised from time to time so as to produce these amounts. The City hereby reserves the right to determine on a periodic basis the appropriate allocation of operation and maintenance expenses, depreciation, repair and reserves associated with the

facilities financed with the Revenue Bond, provided that such determination of allocable operation and maintenance expenses shall in no event abrogate, abridge or otherwise contravene the covenant of the City set forth in this Section 3 or any other covenant or agreement in the Loan Agreement.

SECTION 4. Rates, Certification, Segregation and Review.

4.1. Rates and collection There shall be charged rates for each fiscal year which shall ensure that its Net Revenues Available for Debt Service will equal at least 110% of its System Debt Service for such fiscal year.

4.2. Certification. In each fiscal year, or as soon as practicable, and in any event by the date of the delivery of the unaudited financial statements required in the Loan Agreement, the City shall (a) calculate its Net Revenues Available for Debt Service and System Debt Service for the fiscal year, and (b) certify such figures to the South Dakota Conservancy District. The certification described in clause (b) of the preceding sentence shall be substantially in the form of the certificate attached as Appendix E to the Loan Agreement. If the City fails to meet the Rate Covenant set forth in Section 6.4 of the Loan Agreement, the City shall supply the District with quarterly reports on the actions it is taking to correct its coverage deficiency until it delivers an annual coverage certificate showing compliance with the first sentence of this Section.

4.3. Segregation. The Finance Officer shall set up bookkeeping accounts in accordance with South Dakota Legislative Audit guidelines for the segregation of the revenue.

4.4. Periodic review. The water rates shall be reviewed from time to time, not less than yearly, and shall be modified in order to produce such funds as are necessary and required to comply with the Loan Agreement's rate covenant and to pay principal of, interest and Administrative Surcharge on the Revenue Bond when due. The rates may be set by ordinance or resolution in accordance with this Section. The rate ordinance or resolution shall be necessary for the support of government and shall be effective upon passage.

SECTION 5. Additional Bonds. As permitted by Sections 8 and 9 of the Act, Additional Bonds payable from revenues and income of the System may be issued, as permitted in the Loan Agreement, and no provision of this Resolution shall have the effect of restricting the issuance of, or impairing the lien of, such additional parity bonds with respect to the net revenues or income from the extensions, additions or improvements. The City shall have the right to issue additional bonds secured by a lien subordinate to the lien from the Revenue Bond pursuant to the Loan Agreement.

SECTION 6. Project Fund Accounts. For the purpose of application and proper allocation of net income of the System and to secure the payment of principal, Administrative Surcharge and interest on the Revenue Bond, the following mandatory asset segregations shall be included in the

water system account of the City and shall be used solely for the following respective purposes until payment in full of the principal of and interest on the Revenue Bond:

6.1. Project Revenue Account. There shall be deposited periodically into the Project Revenue Account the net revenues as defined in Section 17 of the Act derived from the operation of the Project collected pursuant to the ordinances and resolutions of the City of North Sioux City, South Dakota (collectively the “Rate Ordinance”). Moneys from the Project Revenue Account shall be transferred periodically into separate funds and accounts as provided below.

6.2. Project Debt Service Account. Out of the revenues in the Project Revenue Account, there shall be set aside no later than the 25th day of each month into the account designated Project Debt Service Account, a sum sufficient to provide for the payment as the same become due of the next maturing principal of, interest and Administrative Surcharge on the Revenue Bonds and any reserve determined by the City’s governing body to be necessary. The amount set aside monthly shall be not less than one-third of the total principal, interest, and Administrative Surcharge payable on the following February 15, May 15, August 15 and November 15 and if there shall be any deficiency in the amount previously set aside, then the amount of such deficiency shall be added to the current requirement.

6.3. Depreciation Account. There shall be established a General Depreciation Account. Out of the revenues of the Project Revenue Account there shall be set aside each month into the General Depreciation Account an amount determined by the Common Council to be a proper and adequate amount for repair and depreciation of the Project.

6.4. Project Surplus Account. There shall be established the Project Surplus Account. Revenues remaining in the Project Revenue Account at the end of any fiscal year after all periodic transfers have been made therefrom as above required, shall be deemed to be surplus and shall be transferred to the Project Surplus Account. If at any time there shall exist any default in making any periodic transfer to the Project Debt Service Account, the Common Council shall authorize the City Finance Officer to rectify such default so far as possible by the transfer of money from the Project Surplus Account. If any such default shall exist as to more than one account or fund at any time, then such transfer shall be made in the order such funds and accounts are listed above.

When not required to restore a current deficiency in the Project Debt Service Account, moneys in the Project Surplus Account from time to time may be used for any of the following purposes and not otherwise:

- (a) To redeem and prepay the Revenue Bond when and as such Revenue Bond becomes prepayable according to its terms;
- (b) To pay for repairs of or for the construction and installation of improvements or additions to the System; and, if the balances in the Project Debt Service Account

and the Project Depreciation Account are sufficient to meet all payments required or reasonably anticipated to be made there from prior to the end of the then current fiscal year, then;

(c) To be held as a reserve for redemption and prepayment of any bonds of the System which are not then but will later be prepayable according to their terms; or

(d) To be used for any other authorized municipal purpose designated by the Common Council;

(e) No moneys shall at any time be transferred from the Project Surplus Account or any other account of the Fund to any other fund of the City, nor shall such moneys at any time be loaned to other municipal funds or invested in warrants, special improvements bonds or other obligations payable from other funds, except as provided in this Section.

SECTION 7. Approval of Paying Agent/Registrar. The Revenue Bond shall be payable at the office of U.S. Bank National Association, St. Paul, Minnesota, hereby designated as paying agent and registrar.

SECTION 8. Approval of Bond Counsel. Meierhenry Sargent LLP is hereby retained as Bond Counsel with respect to the Revenue Bond.

SECTION 9. Tax Matters. The Interest on the Revenue Bond shall be excludable from gross income for federal income tax purposes under the Internal Revenue Code of 1986, as amended (“the Code”) and applicable Treasury Regulations (the “Regulations”).

SECTION 10. Covenants. The City hereby covenants and agrees with the District and other owners of the Revenue Bond as follows:

10.1. The City will punctually perform all duties with reference to the Project, the System and the Revenue Bond required by the constitution and laws of the State of South Dakota and by this Resolution.

10.2. The City agrees and covenants that it will promptly construct the improvements included in the Project.

10.3. The City covenants and agrees that pursuant to Sections 25 through 27 of the Act, the lawful holders of the Revenue Bond shall have a statutory mortgage lien upon the Project and the extensions, additions and improvements thereto acquired pursuant to the Act, until the payment in full of the principal, interest and Administrative Surcharge on the Revenue Bond, and the City agrees not to sell or otherwise dispose of the System, the Project, or any substantial part thereof, except as provided in the Loan Agreement and shall not establish, authorize or grant a franchise for the operation of any other utility supplying like products or services in competition therewith, or permit any person, firm or corporation to compete with it in the distribution of water for municipal, industrial, and domestic purposes within the City.

10.4. The City covenants and agrees with the District and other owners of the Revenue Bond that it will maintain the System in good condition and operate the same in an efficient manner and at a reasonable cost, so long as any portion of the Revenue Bond remains outstanding; that it will maintain insurance on the System for the benefit of the holders of the Revenue Bond in an amount which usually would be carried by private companies in a similar type of business; that it will prepare, keep and file records, statements and accounts as provided for in this Resolution and the Loan Agreement. The Revenue Bond shall refer expressly to this Resolution and the Act and shall state that it is subject to all provisions and limitations thereof pursuant to Section 19 of the Act.

SECTION 11. Depositories. The Finance Officer shall cause all moneys pertaining to the Funds and Accounts to be deposited as received with one or more banks which are duly qualified public depositories under the provisions of SDCL Ch. 4-6A, in a deposit account or accounts, which shall be maintained separate and apart from all other accounts of the City, so long as any of the Bonds and the interest thereon shall remain unpaid. Any of such moneys not necessary for immediate use may be deposited with such depository banks in savings or time deposits. No money shall at any time be withdrawn from such deposit accounts except for the purposes of the Funds and Accounts as authorized in this Resolution; except that moneys from time to time on hand in the Funds and Accounts may at any time, in the discretion of the City's governing body, be invested in securities permitted by the provisions of SDCL 4-5-6; provided, however, that the Depreciation Fund may be invested in such securities maturing not later than ten years from the date of the investment. Income received from the deposit or investment of moneys shall be credited to the Fund or Account from whose moneys the deposit was made or the investment was purchased and handled and accounted for in the same manner as other moneys therein.

SECTION 12. Consent to Appointment. In the event of mismanagement of the Project, a default in the payment of the principal or interest of the Revenue Bond, or in any other condition thereof materially affecting the lawful holder of the Revenue Bond, or if the revenues of the Project are dissipated, wasted or diverted from their proper application as set forth in the Loan Agreement, Revenue Bond, or herein, the City hereby consents to the appointment of a receiver pursuant to Section 33 of the Act, and agrees that the receiver will have the powers set forth therein, and in Section 34 and 35 of the Act to operate and administer the Project, and charge and collect rates as described therein.

SECTION 13. Severability. If any section, paragraph, clause or provision of this Resolution, the Loan Agreement, the Revenue Bond, or any other Loan Document shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Resolution or said Loan Agreement, Revenue Bond, or any other Loan Document.

SECTION 14. Authorization of City Officials. The Mayor, Finance Officer, City Attorney and City officials shall be and they are hereby authorized to execute and deliver for and on behalf of the City any and all other certificates, documents or other papers and to perform such other acts as they may deem necessary or appropriate in order to implement and carry out the actions authorized herein.

SECTION 15. Effective Date. This Resolution shall take effect on the 20th day following its publication, unless suspended by a referendum.

Adopted at North Sioux City, South Dakota, this ____ day of _____ 2020.

APPROVED:

**CITY OF NORTH SIOUX CITY, SOUTH
DAKOTA**

Mayor

(Seal)

ATTEST:

City Finance Officer

Published: _____

Effective: _____



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: 07/20/20
Re: CARES Act/CRF Funding Resolution

Background: The Federal Government passed the CARES Act to assist with the costs incurred dealing with the COVID-19 pandemic. In response, the State of South Dakota has established the COVID Relief Fund to distribute these funds to county and city governments. In order to submit eligible expenses for reimbursement, the City must adopt the resolution presented in your packet.

Financial Consideration: No cost to the City. Potential revenue will depend on how many reimbursable expenses we can come up with.

Recommendation: Administration recommends adopting the resolution.

RESOLUTION 2020-_____

A RESOLUTION AUTHORIZING THE EXECUTION OF CONTRACTUAL DOCUMENTS WITH THE STATE OF SOUTH DAKOTA FOR THE RECEIPT OF CARES ACT FUNDS TO ADDRESS THE COVID-19 PUBLIC HEALTH CRISIS

WHEREAS, pursuant to section 5001 of the Coronavirus Aid, Relief, and Economic Security Act, Pub. L. No. 116-136, div. A, Title V (Mar. 27, 2020) (the “CARES Act”), the State of South Dakota has received federal funds that may only be used to cover costs that: (a) are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19); (b) were not accounted for in the budget most recently approved as of March 27, 2020, for the State of South Dakota; and (c) were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020; and

WHEREAS, the City of North Sioux City acknowledges that the State of South Dakota, in its sole discretion, may retain full use of these funds for the purposes delineated in the CARES Act; and

WHEREAS, the City of North Sioux City acknowledges that in order to provide financial assistance to counties and municipalities in South Dakota, the State of South Dakota, in its sole discretion, may allocate CARES Act funds Act on a statewide basis to reimburse counties and municipalities as delineated herein; and

WHEREAS, the City of North Sioux City seeks funding to reimburse eligible expenditures incurred due to the public health emergency with respect to COVID-19; and

WHEREAS, the City of North Sioux City acknowledges that any request for reimbursement of expenditures will only be for expenditures that were not accounted for in the budget for the City of North Sioux City most recently approved as of March 27, 2020; and

WHEREAS, the City of North Sioux City acknowledges that it will only seek reimbursement for costs incurred during the period that begins on March 1, 2020, and ends on December 30, 2020;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of North Sioux City that the Mayor of North Sioux City may execute any and all documents as required by the State in order to receive CARES Act funds.

BE IT FURTHER RESOLVED that any request for reimbursement will be only for those costs authorized by the State that: (1) Are necessary expenditures incurred due to the public health emergency with respect to COVID-19; (2) Were not accounted for in the City budget most

recently approved as of March 27, 2020; and (3) Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020, and

BE IT FURTHER RESOLVED that the City will not request reimbursement from the State under the CARES Act for costs for which the City previously received reimbursement, or for which the City has a reimbursement request pending before another source.

Approved and adopted this 20th day of July, 2020.

Rodd Slater, Mayor
City of North Sioux City, South Dakota

ATTEST:

Lucero Avalos, Interim Finance Officer
City of North Sioux City, South Dakota



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: 07/20/20
Re: Midland's Contracting Change Order No. 1 – JEO Consulting

Background: The original project included an estimated 12,000 LF of sewer inspection and cleaning. However, the bid price came in very well when compared to the budgeted amount (see attached council memo).

Rusty determined that additional TV inspection and cleaning of the all the sewer around the lake would be advantages for the City as plenty of budget was available and the bid price was quite low.

The change order includes the additional TV inspection costs along with a couple small adjustments to actual quantities in the project. Please also see the attached change order with the supporting page.

Financial Consideration: \$8,419.40

Recommendation: Administration recommends the City Council approve the change order as presented.



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: 07/20/20
Re: Proposed Sewer Rate Increase

Background: The City of Sioux City implemented a 10% rate increase on waste water effective July 1, 2020. The proposed sewer rates would pass on only that portion of our current rates that increased due to Sioux City's decision to raise rates.

Financial Consideration: None to the city IF the rate increase is passed on to the customers. If not, the City will have to absorb the rate increase. The exact cost to the City cannot be determined because it will vary based on total usage.

Recommendation: Administration recommends the City Council support a rate increase effective September 1.

RATES -- YEAR 2020

RESIDENTIAL

Water Rates

	<u>Gallons</u>	<u>In City Limits</u>	<u>Outside City Limits</u>	<u>Sr Rate</u>
Base Charge	0-3,000	\$ 18.00	\$ 25.50	\$ 16.20
	3,000 +	\$ 3.00 **	\$ 4.35 **	\$ 2.70 **

Sewer Rates

	<u>Gallons</u>	<u>In City Limits</u>	<u>Outside City Limits</u>	<u>Sr Rate</u>
<u>Class I User</u> Base Charge	0-3,000	\$ 29.46 **	N/A	\$ 26.51
	0-3,000	ANNUAL AVG ~~~	ANNUAL AVG ~~~	ANNUAL AVG ~~~
	3,000 +	\$ 4.14 **	N/A **	\$ 3.73 **

Garbage Rates

		<u>Rate</u>	<u>Sr Rate</u>
Base Charge		\$17.92	\$ 12.88
Plus Sales Tax		\$ 1.17	\$ 0.84
Add Cart aftr 2	per each cart	\$ 3.92	\$ 3.92
Recycl Cart 1 or 2	no charge	\$ -	\$ -
Recycl Cart aftr 2	per each cart	\$ 3.92	\$ 3.92

** EXAMPLE **

In City Limits

MTHLY BASE CHARGES

Water	18.00
Sewer	29.46
Garbage w/tax	19.09
Total	66.55

** EXAMPLE **

In City Limits

SENIOR MTHLY BASE

Water	16.20
Sewer	26.51
Garbage w/tax	13.72
Sr Total	56.43

COMMERCIAL

Water Rates -- Commercial Rates based on meter size and Residential Rates for meters over 1"

	<u>Gallons</u>	<u>In City Limits</u>	<u>Outside City Limits</u>
Base Charge	0-3,000	see chart √	see chart √
	3,000 +	\$ 3.00 **	\$ 4.35 **

<u>Meter Sizes</u>	<u>In City Limits</u>	<u>Outside City Limits</u>
5/8" & 3/4" & 1"	\$ 18.00	\$ 25.50
1.5"	\$ 22.00	\$ 31.50
2.0"	\$ 30.50	\$ 44.25
3.0"	\$ 44.00	\$ 64.50
4.0"	\$ 72.50	\$ 107.25
6.0"	\$ 147.50	\$ 219.75
8.0"	\$ 187.50	\$ 279.75
10.0"	\$ 212.50	\$ 317.25

** EXAMPLE **

Class II User

MTHLY BASE CHARGES

Water-1.5"	22.00
Sewer	35.12
Total	57.12

** EXAMPLE **

Class III User

4,000 GAL USAGE

Water-1.5"	22.00
Water	3.00
Sewer	50.98
Sewer Over	6.04
Total	82.02

Sewer Rates

<u>Class II User</u>	<u>Gallons</u>	<u>Rate In or Outside City Limits</u>
Base Charge	0-3,000	\$35.12 (NO AVG)
	3,000 +	\$4.14 **
	120,000	\$6.04
<u>Class III User</u>	<u>Gallons</u>	<u>Rate In or Outside City Limits</u>
Base Charge	0,000 +	\$50.98 (NO AVG)
		\$6.04 **

Garbage Rates: City does not provide commercial garbage pickup; business must retain own garbage service.

** per 1,000 gallons

~~~ Water Rates averaged in Jan, Feb & Mar / average becomes Sewer Rate for Apr-Mar



# 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: 07/20/20  
Re: Revised Zoning Ordinance

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**Background:** A draft copy of the 2020 Revised North Sioux City Zoning Ordinance is being provided to the City Council for review. Hard copies are included with physical packets. Copies for those who receive electronic packets will be handed out at the meeting.

**Financial Consideration:** None

**Recommendation:** Administration asks that the City Council review the proposed ordinance and contact Jennifer by August 7th if there are any concerns or changes you wish to see made.

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**July 8, 2020**

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter at 4:00 p.m.

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

Motion by Olson second by Holbrook to approve the 07-08-2020 agenda as presented. All members present voted aye.

Motion by Olson, second by Linden to approve the 06-24-2020 minutes as presented. All members present voted aye.

Plat – Brown Wegher – LOTS 36 THRU 40 RIVER VALLEY SECOND ADDITION IN THE N1/2 OF THE SW1/4 OF SECTION 15, T89N, R48W 5<sup>TH</sup> P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA - VACATING LOTS 23, 24 & 25 RIVER VALLEY SECOND ADDITION. River Valley owner/developer is requesting to take 3 lots and re-plat into 5 lots to accommodate 2 duplex units and a single-family dwelling.

Motion by Holbrook, second by Mitchell to approve the Plat as presented and recommend it to City Council on 07-20-2020. All members present voted aye.

Draft 2020 Revised North Sioux City Zoning Ordinance – discussion was held. Members discussed the changing of verbiage and the purposed Draft of the Zoning Map. The members will revisit the draft(s) at the July 22, 2020 Planning and Zoning meeting with their recommendations. Scheduled public hearing on August 12, 2020 at 4:00 p.m...

Other Business:

Update of building permits –

Remodel

202 N Derby Ln

201 Delmar Cir

Deck

603 Military Rd

620 Lakeshore Dr

Shed

7 Cott's Dr

Motion by Olson, second by Carpenter to adjourn at 5:00 p.m. All members present voted aye.

Dated this July 8, 2020

Jennifer Roupe

Finance Assistant



# Planning and Zoning MEMO

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

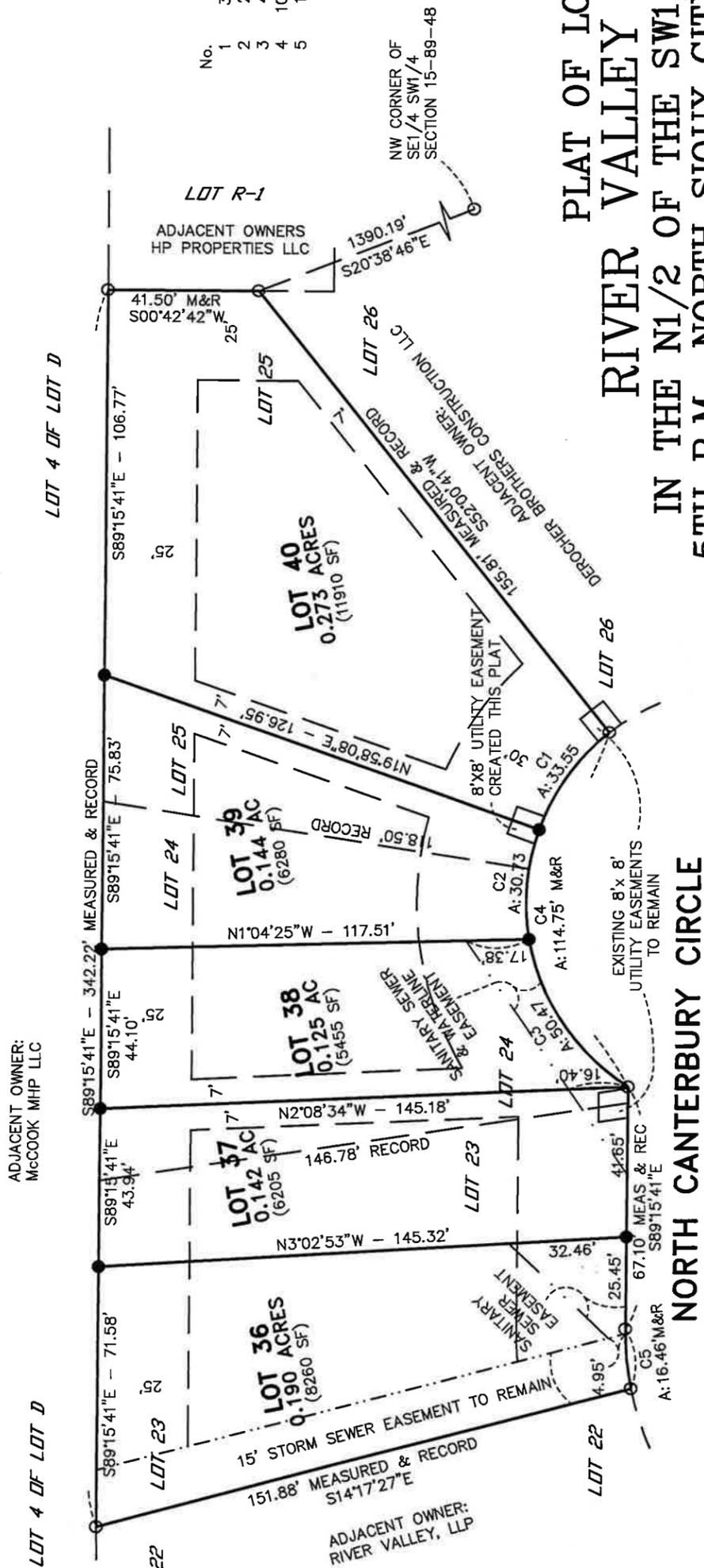
To: North Sioux City, City Council  
From: Jen Roupe on behalf of Gary Roan  
Date: P&Z 07/08/2020  
Re:

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## **Item A:**

River Valley the owner/developer is requesting to take 3 lots and re-plat into 5 lots to accommodate the construction of 2 duplex units and 1 smaller single family dwelling. The current R-2 zoning does allow for this type of construction.

**Recommendation:** Approval



**CURVE TABLE**

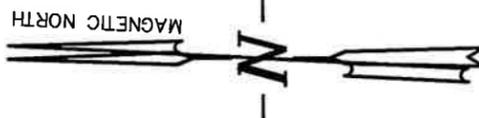
| No. | Delta      | Radius | Arc Length | Tangent | Chord             |
|-----|------------|--------|------------|---------|-------------------|
| 1   | 32°02'33"  | 60.00  | 33.55      | 17.23   | 33.12 S54°00'35"E |
| 2   | 29°20'26"  | 60.00  | 30.73      | 15.71   | 30.39 S84°42'05"E |
| 3   | 48°11'48"  | 60.00  | 50.47      | 26.84   | 49.00 N56°31'48"E |
| 4   | 109°34'47" | 60.00  | 114.75     | 85.02   | 98.05 N87°13'17"E |
| 5   | 11°47'11"  | 80.00  | 16.46      | 8.26    | 16.43 N84°50'43"E |

**PLAT OF LOTS 36 THRU 40  
RIVER VALLEY SECOND ADDITION  
IN THE N1/2 OF THE SW1/4 OF SECTION 15, T89N, R48W  
5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA**

**VICINITY MAP**  
SCALE 1" = 400'



VACATING LOTS 23, 24, & 25 RIVER VALLEY SECOND ADDITION  
RECORDED IN BOOK 35 OF PLATS ON PAGE 19 THEREIN



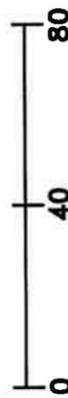
○ INDICATES FOUND 1/2" Ø IRON PIN  
UNLESS OTHERWISE INDICATED

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

TOTAL AREA IN ADDITION: 0.875 ACRES

PLOT DATE: JULY 1, 2020

**SCALE: 1" = 40'**



SHEET 1 OF 2

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

MAGNETIC DECLINATION 2.7° EAST  
AS PER NOAA NATIONAL CENTERS  
FOR ENVIRONMENTAL INFORMATION

**PLAT OF LOTS 36 THRU 40  
RIVER VALLEY SECOND ADDITION  
IN THE N1/2 OF THE SW1/4 OF SECTION 15, T89N, R48W  
5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA**

**VACATING LOTS 23, 24, & 25 RIVER VALLEY SECOND ADDITION  
RECORDED IN BOOK 35 OF PLATS ON PAGE 19 THEREIN**

PLOT DATE: JULY 1, 2020  
SHEET 2 OF 2

**SURVEYOR'S CERTIFICATION**

I, DOUGLAS J. MORDHORST, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT ON OR BEFORE JULY 1, 2020, I HAVE SURVEYED AND PLATTED LOTS 36 THRU 40 OF RIVER VALLEY SECOND ADDITION IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, WITH ACRES AND DIMENSIONS OF SAID PLATTED LOTS AS SHOWN ON THIS PLAT.

PURSUANT TO SDCL 11-3-20.1 TO 11-3-20.4 INCLUSIVE, THE APPROVAL AND FILING OF THIS PLAT VACATES LOTS 23, 24, & 25 OF RIVER VALLEY SECOND ADDITION, UNION COUNTY, SOUTH DAKOTA, RECORDED IN BOOK 35 OF PLATS ON PAGE 19 THEREIN.

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

DATED THIS 1<sup>st</sup> DAY OF July, 2020.

*[Handwritten Signature]*  
DOUGLAS J. MORDHORST REG. NO. 4544



**OWNER'S CERTIFICATE**

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

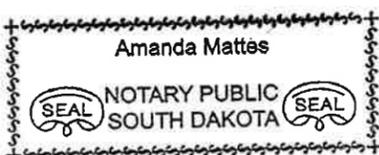
DATED THIS 2 DAY OF July, 2020

BY: *[Handwritten Signature]*  
RIVER VALLEY, LLP  
BY RICK WEGHER, MANAGING PARTNER

STATE OF South Dakota  
COUNTY OF Union } ss ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
THE 1<sup>st</sup> DAY OF July, 2020, BY  
RICK WEGHER.

*[Handwritten Signature]*  
NOTARY PUBLIC IN AND FOR UNION COUNTY, SOUTH DAKOTA



07-20-20

*My Commission Expires 5/27/2020*

**NORTH SIOUX CITY PLANNING COMMISSION**

BE IT RESOLVED BY THE NORTH SIOUX CITY PLANNING COMMISSION THAT THE ATTACHED PLAT OF LOTS 36 THRU 40, RIVER VALLEY SECOND ADDITION IN THE N1/2 OF THE SW1/4 OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
CHAIRMAN PLANNING COMMISSION

**NORTH SIOUX CITY COUNCIL RESOLUTION**

BE IT RESOLVED BY THE NORTH SIOUX CITY COUNCIL THAT THE ATTACHED PLAT OF LOTS 36 THRU 40, RIVER VALLEY SECOND ADDITION IN THE N1/2 OF THE SW1/4 OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
CITY FINANCE OFFICER

\_\_\_\_\_  
MAYOR

**COUNTY TREASURER'S CERTIFICATE**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

**DIRECTOR OF EQUALIZATION**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

**REGISTER OF DEEDS**

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

FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 AT

\_\_\_\_\_ O' CLOCK \_\_\_\_\_ M., AND HAS BEEN FILED IN BOOK \_\_\_\_\_

OF PLATS ON PAGE \_\_\_\_\_ THEREIN.

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

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**July 8, 2020**

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603 Military Rd

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7 Cott's Dr

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Jennifer Roupe

Finance Assistant