



Regular Meeting of the City Council

August 3, 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 20, 2020 Regular Meeting
- F. Community and Council Input – Limit 3 Minutes
- G. Department head and Community board reports if necessary – Limit 3 Minutes
- H. Agenda Items
 - 1. JEO Consulting – Midland’s Contracting Final Pay Application
 - 2. Brad Green – Insurance Reimbursement Request
 - 3. Stockwell Engineers Report
 - 4. CARES Act Funding Resolution 2020-06
 - 5. Water Tower Bond Resolution 2020-07
 - 6. River Valley Lots 36-40 Vacating 23-24-25
 - 7. Lakeshore Estates – Streeter Lot E1 of Lot 8 of Lot D Plat
 - 8. Streeter – Streeter Lot E2 of Lot E Plat
 - 9. Sioux City Air Service Funding Resolution
 - 10. Sewer Rate Increase Clarification
- 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 20, 2020

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

Council President Dan Parks led the Pledge of Allegiance.

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

Motion by Green, second by Cropley, to approve the Regular Council Meeting Minutes from the July 6, 2020 meeting. All members present voted aye. Motion carried.

Community/Council Input:

1. Brad Green was present to give an update about the Vendor he had on July 18th, he said he had 13 vendors and 450-500 people show up. He wanted to thank Rusty Montagne and his crew for helping clean up after event. He also said he raised over \$800. He asked if the City would reimburse him the \$148.63 insurance he had to pay to add the City on the one event insurance. Parks told him that we would have to put this on the August 3rd agenda.
2. Leslie Parker with the Parks & Recreation Board was present to ask the council for permission to order five Memorial benches that were never ordered in 2019. Parks okayed for Leslie to order this.

Agenda items:

1. Joan Christiansen was sworn in to Ward 4.
2. Motion by Berg, second by Benson, to approve Rodd Slater as an Authorized Signer to First Financial Bank. All members present voted aye. Motion carried.
3. Motion by Cropley, second by Berg, to appoint Amy Lilly as the new Finance Officer with a salary of \$86,000 plus benefits effective August 17th. All members present voted aye. Motion carried.
4. David Locke and Jon Brown from Stockwell Engineering were present to talk about the Northshore Master Plan. The plan is a concept to develop the land north of the high school once it is removed from the flood way.
5. Motion by Benson, second by Berg, to approve the Alcohol Application from High Ground Cafe and Express Bar LLC. Benson, Berg, Cropley, Green, Norby, and Parks voted aye. Christiansen abstained. Motion carried.
6. In 2019, the City was awarded up to \$2.7 million in funding from the State of South Dakota for the construction of a new water tower. A resolution needs to be in place before they can contemplate any financing of the water tower. Motion by Cropley, second by Parks, to table item

6 until the next council meeting on August 3rd to verify the Resolution number. All members present voted aye. Motion carried.

7. The Federal Government passed the CARES Act to assist with the costs incurred in dealing with the COVID-19 pandemic. The State of South Dakota has established the COVID Relief Fund to distribute these funds to county and city governments. A resolution needs to be in place to begin the process of getting reimbursed. Motion by Cropley, second by Benson, to table item 7 until the next council meeting on August 3rd to verify Resolution number. All members present voted aye. Motion carried.
8. Motion by Christiansen, second by Green, to approve JEO Consulting – Midland’s Contracting Change Order No. 1 for \$8419.40. All members present voted aye. Motion carried.
9. The City of Sioux City implemented a 10% rate increase, or \$.24 per 1,000 gallons, on waste water effective July 1, 2020. Motion by Christiansen, seconded by Green to approve increasing the City’s sewer rate by the \$.24 per gallon effective September 1st.”
10. Revised Zoning Ordinance Draft was presented to council members for review.
11. Motion by Christiansen, second by Cropley, to table item 11 - River Valley Lots 36-40 Vacating 23-24-25 until the next meeting on August 3rd to get clarification in regards to how the sewer is going to be stubbed in. All members present voted aye. Motion carried.

Motion by Cropley, second by Benson, to enter Executive Session for Legal, Contractual, and Personnel at 8:16 pm. All members present voted aye. Motion carried.

A five minute break was taken.

Regular session resumed at 8:46 pm

Motion by Cropley, second by Green, to accept Samantha Larkin’s resignation effective July 31st. All members present voted aye. Motion carried.

Motion by Cropley, second by Benson, to change Officer Stephanie Ryan’s pay to \$23.83 per hour effective immediately due to a clerical error. All members present voted aye. Motion carried.

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

GILL HAULING	13,471.04	MAY2020 RSNTL WST
LIBERTY NATL BK TIF#3B	25,276.41	WILDFLWR BEND TIF#B PYMT 3
CHRISTENSEN, ERIC	8570.65	EXP REIMB-MVNG EXPNSE
ABSLT SCREEN ART, INC.	809.00	PD SHIRTS(42), SWTSHRTS(5)
AFLAC	1535.19	JULY2020 PRMS
AMRCN UNDRGRND SUPP	156.00	WTR SVC LINE TUBING (100)
BARKLEY ASPHALT, INC	118486.04	STREETER DR-COLD MILL &
BENEFIT ADMINISTRTRN SELF EM	102.00	AUG2020 MTHLY FEE
RITWY BUSNSS FORMS	228.52	ENVLPS(2000)
CRPNTR TONY	250.00	2QTR2020 P&Z MTG
CITY OF SIOUX CITY IOWA	17658.00	2QTR2020 WOODBURY CTY COMM CTR
CITY OF SIOUX CITY	35065.01	JUN2020 SWR CHGS USAGE 14758
CITY OF SIOUX FALLS	159.50	2QTR2020 BCTA WTR TESTS
DAKOTA DUNES/NSC TIMES	586.63	JUL2020 PUBLISHING FEES
THMPSN INNVTN	66.00	PD-MNTRNG AGREEMENT
FIRST FNCL BANK USA	612.11	JUL2020 CC CHGS

GILL HAULING	13946.88	JUNE2020 RSDNTL WST
H2O 4 U	92.06	WTR BOTTLE
HAWKINS, INC	3536.00	CHLORINE (9),SLFR DIOXIDE(1),
PETER HOLBROOK	250.00	2QTR2020 P&Z MTG
INGRAM LIB SVCS	585.23	BOOKS (48)
JACK'S UNFRMS & EQUIP	187.70	CLTHNG ALLWNC
KALINS INDOOR CMFRT	89.00	LIB-AC REP
LINDBLM SVCS	80.92	JULY2020 TOILET RNTL
LINDEN, BAYNE	50.00	2QTR2020 P&Z MTG
LOCAL NO. 749	277.00	AUG2020 DUES
LONG LINES	855.35	2020 PHN & INT CHGS
LYLE SIGNS INC	361.08	STREET SIGNS(14)
MERCY BUSINESS HEALTH SVCS	64.00	JULY2020 EAP
MIDAMERICAN ENERGY	12900.09	JUNE2020 UTLTY CHGS
MITCHELL, DAVE	200.00	2QTR2020 P&Z MTG
NORTHSIDE GLASS	90.72	LIB-GLASS(2)
O'REILLY ATMTV, INC.	16.88	OIL FLTRS(4)
LOFFLER CO	127.91	JUNE-AUG2020 COPY & LEASE EXP
OLSON, DAN	250.00	2QTR2020 P&Z MTG
PETAL PUSHER	119.50	SIMPHTY ARRNGMNT (2)
QLFD PRSRT SVC, LLC	772.35	JUNE2020 PSTG UTLTY BILLS
RBRTSN IMPLMNT CO	577.22	MWR PARTS (2)
SD ONE CALL	64.96	LOCATES (58)
SXLND HUMANE SOCIETY	74.00	JUNE2020 SVCS
STEPHANIE LEVY LICSW LLC	210.00	SVC
STREETER, DONALD	250.00	2QTR2020 P&Z MTG
UNION CO. REG OF DEEDS	30.00	CEMETERY DEED
VERMILLION PLAIN TALK	42.00	LIB-SUBSCRPTN RNWL

Motion to adjourn by Benson, second by Christiansen at 8:48 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: 08/03/20
Re: JEO-Midland's Contracting Final Payment

Background: Midland Contracting was hired to inspect, record and line City sanitary sewer lines. JEO, the engineering firm overseeing the project, has determined that the project is complete and is recommending that the final payment to the contractor be made.

Financial Consideration: \$35,196.57

Recommendation: Administration recommends approving the final payment to Midland Contracting.

Contractor's Application for Payment No. FINAL

Application Period: 5/28/2020-7/2/2020	Application Date: 7/7/2020	FINAL
To (Owner): City of North Sioux City	From (Contractor): Midlands Contracting, Inc.	Via (Engineer): JEO Consulting Group, Inc.
Project: 2019 CIPP Sewer Improvements,	Contract: 2019 CIPP Sewer Improvements	Engineer's Project No.: 190597.00
Owner's Contract No.:	Contractor's Project No.: 1343	

Application For Payment Change Order Summary

Approved Change Orders	Number	Additions	Deductions
	1	\$8,419.40	
TOTALS		\$8,419.40	
NET CHANGE BY CHANGE ORDERS		\$8,419.40	

1. ORIGINAL CONTRACT PRICE..... \$ **\$153,193.50**
2. Net change by Change Orders..... \$ **\$8,419.40**
3. Current Contract Price (Line 1 + 2)..... \$ **\$161,612.90**
4. TOTAL COMPLETED AND STORED TO DATE
(Column F total on Progress Estimates)..... \$ **\$161,612.90**
5. RETAINAGE:

a. 10% X	<input checked="" type="checkbox"/>	Work Completed.....	\$	
b. X	<input checked="" type="checkbox"/>	Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b)..... \$				
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ **\$161,612.90**
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ **\$126,416.33**
8. AMOUNT DUE THIS APPLICATION..... \$ **\$35,196.57**
9. BALANCE TO FINISH, PLUS RETAINAGE
(Column G total on Progress Estimates + Line 5.c above)..... \$

<p>Contractor's Certification</p> <p>The undersigned Contractor certifies, to the best of its knowledge, the following:</p> <p>(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment.</p> <p>(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and</p> <p>(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.</p>	<p>Payment of: \$</p> <p>is recommended by: (Engineer) 7/13/20 (Date)</p> <p>Payment of: \$</p> <p>is approved by: _____ (Owner) (Date)</p> <p>Approved by: _____ Funding or Financing Entity (if applicable) (Date)</p>
<p>Contractor Address Midlands Contracting PO Box 1065 Kearney, NE 68848</p>	<p>Date: 7/7/2020</p>
<p>Contractor Signature </p>	

Progress Estimate

Contractor's Application

For (Contract):		2019 CIPP Sewer Improvements		Application Number: 1114						
Application Period:		5/28/2020-7/7/2020		Application Date: 7/7/2020						
Bid Item No	Item Description	Contract Information			C	D	E	F	G	
		Item Quantity	Units	Unit Price						Total Value of Item (\$)
1	Mobilization	1	LS	\$8,000.00	\$8,000.00	1	\$8,000.00	\$8,000.00	100.0%	
2	Bonding and Insurance	1	LS	\$1,000.00	\$1,000.00	1	\$1,000.00	\$1,000.00	100.0%	
3	Removal of Preexisting Tap	7	EA	\$500.00	\$3,500.00	7	\$3,500.00	\$3,500.00	100.0%	
4	8" Sanitary Sewer Main Root Cutout	146	LF	\$0.75	\$109.50	146	\$109.50	\$109.50	100.0%	
5	8" CIPP Sewer Lining	5,148	LF	\$23.00	\$118,404.00	5,148	\$118,404.00	\$118,404.00	100.0%	
6	By Pass Pumping	1	LS	\$300.00	\$300.00	1	\$300.00	\$300.00	100.0%	
7	Remediate Existing Sanitary Sewer Service Lateral	92	EA	\$65.00	\$5,980.00	92	\$5,980.00	\$5,980.00	100.0%	
8	Clean and Teleport Sanitary Sewer Main	12,000	LF	\$1.40	\$16,800.00	12,000	\$16,800.00	\$16,800.00	100.0%	
CHARGE ORDER NO. 1										
1	8" CIPP Sewer Lining	96	LF	\$33.00	\$3,168.00	96	\$3,168.00	\$3,168.00	100.0%	
2	Remediate Existing Sanitary Sewer Service Lateral	7	EA	\$65.00	\$455.00	7	\$455.00	\$455.00	100.0%	
3	Clean and Teleport Sanitary Sewer Main	7,766	LF	\$1.40	\$10,872.40	7,766	\$10,872.40	\$10,872.40	100.0%	
Total					\$161,612.90		\$161,612.90	\$161,612.90	100.0%	

CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	City of North Sioux City, SD	Owner's Contract No.:	
Contractor:	Midlands Contracting, Inc	Contractor's Project No.:	1343
Engineer:	JEO Consulting Group, Inc.	Engineer's Project No.:	190597.00
Project:	2019 CIPP Sewer Improvements	Contract Name:	

This Certificate of Substantial Completion applies to:

All Work The following specified portions of the Work:

July 9, 2020

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract.

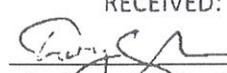
The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows:

Amendments to Owner's responsibilities: None As follows

Amendments to Contractor's responsibilities: None As follows:

The following documents are attached to and made a part of this Certificate: *None*

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER:		RECEIVED:		RECEIVED:	
By:		By:	_____	By:	
	(Authorized signature)		Owner (Authorized Signature)		Contractor (Authorized Signature)
Title:	Branch Manager	Title:	_____	Title:	Pm
Date:	7/20/20	Date:	_____	Date:	7/9/2020



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: 08/03/20
Re: Brad Green Insurance Request

Background: Brad Green has requested that the City reimburse him for the cost of the insurance the City asked him to get for his vendor fair.

Financial Consideration: \$148.63

Recommendation: Administration recommends not reimbursing Brad for this expense. Insurance to protect the City when an event is held on City property should be considered a part of the organizer's cost of doing business. Though his end goal was charitable, Brad Green organized and operated this event as a private citizen and reimbursing this cost would set a bad precedent.

Sales Receipt

Special Event Coverage



Sale# **s1709** | Certificate# **TM201493**

Date: **07/07/2020**

Sold To

Green Enterprises
Bradley Green
210 Victor Ave
North Sioux City, SD 57049
712-203-9036
bradley1green@aol.com

EVENT INFORMATION

Type of Event: Craft Fair
Event Location (State): SD
Event Start Date: 07/18/2020

Payment Method Credit Card

Payment From

Cardholder Name: Bradley Green
Cardholder Name: **** * 830
Card Type: Visa

Description of Coverage	Amount
Liability Coverage	\$90.90
State Tax	\$2.73
Policy Fee	\$55.00
TOTAL	\$148.63

Thank You For Your Purchase!



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: 08/03/2020
Re: Stockwell Engineers Report

Background: Jon Brown of Stockwell Engineers LLC is presenting an Engineer's Report which provides an update on the following projects: the Northshore Master Plan; the Lift Station Generator project; the Streeter Drive Reconstruction (S-curve) project; the Streeter Drive Mill & Overlay project; and the Water Study/New Water Tower projects.

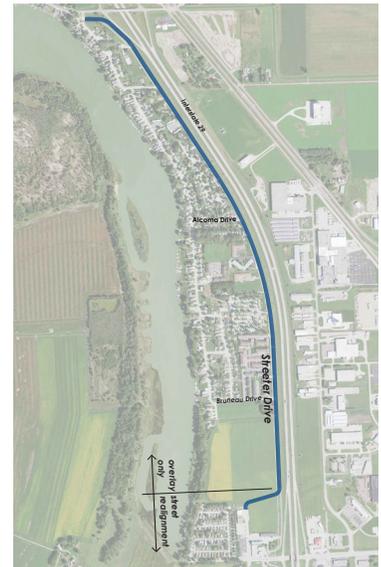
Financial Consideration: none at this time

Recommendation: none

Streeter Drive Mill & Overlay

Streeter Drive Mill and Overlay project extends from River Drive to Northshore Drive. The project consists of miscellaneous asphalt removal and replacement, 2" cold asphalt milling, 2" asphalt overlay, and replacement of pavement markings. The project length is approximately 10,350 feet long.

Update | The project was completed in July. Warranty items have been identified and will be completed by the contractor. Final pay application, change order and closeout documents will be submitted to the City in the coming weeks.



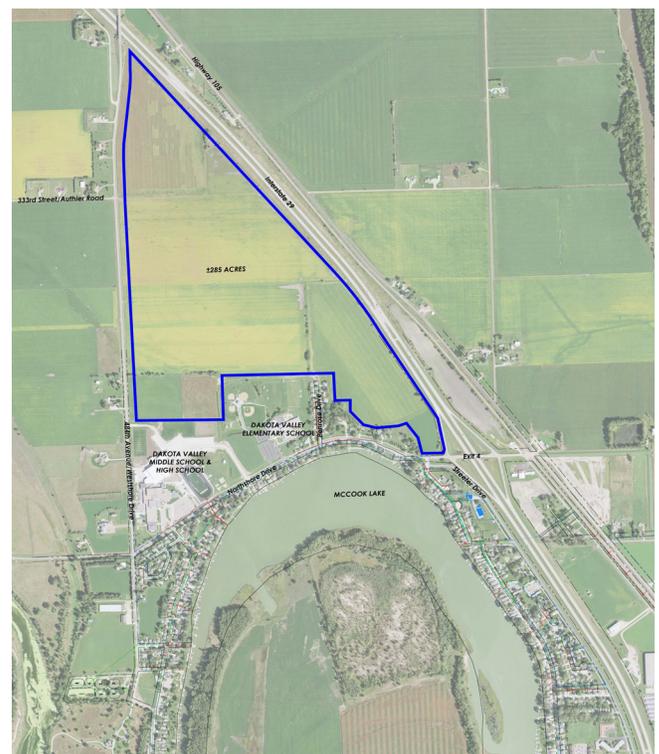
Action | None.

Northshore Master Plan

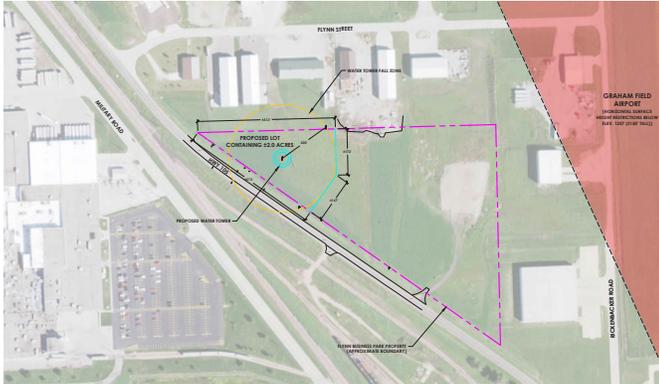
The Northshore Master Plan consists of creating a utilities and land use master plan and final report to aid in attracting developers for the area north of Dakota Valley schools and Northshore Drive. The scope of work also includes a topographic survey of the study area, stakeholder meetings with property owners, development of two concepts, and review with City staff to select final concept and cost estimate.

Update | Final concepts and exhibits have been presented to City council on July 20th, and will be utilized for future planning of this area. This project is complete.

Action | None.



Water Study & New Water Tower



Action | None.

The water study consists of updating the previously prepared Preliminary Report for Water Supply Improvements. The new water tower scope of work includes a survey, geotechnical investigation, design, bidding, and construction administration services for a new 750,000-gallon water tower to be located in the Flynn Business Park.

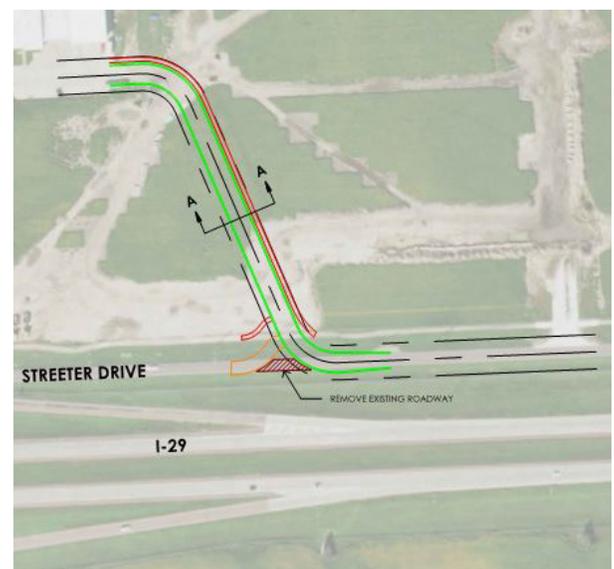
Update | The Preliminary Report for Water Supply Improvements update is well underway, and the draft will be submitted to the City for review and comment mid-August.

On the water tower project the 60% plans and associated cost estimate (currently \$2.7MM) were submitted to the City in early July and a review meeting was conducted on July 20th. City feedback will be incorporated into the design, and a 95% design review meeting is scheduled with City staff in mid-August. The current plan is to bid out the project in November and start construction spring of 2021.

Streeter Drive Reconstruction

Streeter Drive Reconstruction Project consists of survey, design, bidding, and construction administration and staking services to realign Streeter Drive from the connection to Sodrac Drive north approximately 800' and overlay the remainder of Streeter Drive to Northshore Drive. The scope of work also includes property owner and private utility meetings, one public meeting, and design of necessary drainage facilities.

Update | Stockwell Engineers provided preliminary cost estimates and exhibits for the City. SDDOT is working on putting together a funding package (currently proposing 50/50 split funding) for the City and an agreement to turn the roadway over to the City after improvements are made. Funding won't be available until 2021 for the re-alignment of Streeter Drive.



Action | None.

Lift Station Generators



The Lift Station Generators project consists of survey, design, bidding and construction administration services for generators at the Lakeshore Drive, Streeter Drive, Flynn Business Park, and Sioux Laundry lift stations.

Update | Project is on hold until grant funding is released.

Action | None.

Force Account Private Development Progress

Lakeshore Estates 3rd Addition

Stockwell Staff is performing periodic inspections. The streets and storm sewer are nearly complete.

Fimco Addition Plan Review

Stockwell staff is currently reviewing Fimco Addition.

North Canterbury Circle Site Plan Review

Stockwell staff has completed the review and has provided comments to City staff.



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: 08/03/20
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. This was discussed at the July 20 meeting and tabled due to a lack of a resolution number

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 2020-06

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: 08/03/20
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. This was discussed at the July 20 meeting and tabled due to a lack of a resolution number

Financial Consideration: none at this time

Recommendation: Administration recommends that the City Council 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 to use based on financial need and final project costs.

RESOLUTION NO. 2020 -07

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: 08/03/20
Re: River Valley Lots 36-40 Plat

Background: The developer of River Valley 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.

Financial Consideration: n/a

Recommendation: Administration recommends approving the plat. The request is consistent with the R-2 zoning and has been done previously. Stockwell Engineering has looked into the proposal and it would be in compliance with state requirements. Additionally, the developer believes this plan will make the properties more attractive for development



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:

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

UNAPPROVED MINUTES
North Sioux City Planning Commission
July 22, 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: Holbrook, Linden, Mitchell, Olson and Streeter. Absent: Carpenter. Also, in attendance were Building Inspector Gary Roan and finance assistant Jennifer Roupe.

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

Motion by Holbrook, second by Olson to approve the July 8, 2020 minutes as presented. All members present voted aye.

Variance Hearing – Hearing did not take place due to Notice and Order was not published.

Plat – STREETER LOT E1 OF LOT 8 OF LOT D, NORTH ½ OF NW ¼, SECTION 15, T89N, R48W NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Memo: Land is part of the old access road this will give Streeter’s access to the back garden

Motion by Mitchell, second by Holbrook to approve the Plat as presented and recommend it to City Council 08-12-2020. All members present voted aye.

Plat – STREETER LOT E2 OF LOT E, NORTH ½ OF NW ¼, SECTION 15, T89N, R48W NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Memo: land will allow developer to create another buildable lot

Motion by Mitchell, second by Olson to approve the Plat as presented and recommend it to City Council 08-12-2020. All members present voted aye.

Discussion – Draft 2020 Revised North Sioux City Zoning Ordinance – Mitchell would like to see the numbers referenced on the charts (on the different ordinances) to match and be easier to follow. Roan address the request of changing the side yard setback from 15’ to 25’. This option makes it harder for the developer and reduces the size of the building envelope. Mitchell asked that the 30’ set back from a public street be added to the mobile/manufactured home park be added. Roan requested that the reference to concrete pads for the mobile/manufactured home be changed to the City’s adopted Building Code. Mitchell mentioned a few references that will be updated. Roan mentioned that the City Council would like to see a red-line version of the changes. Patrick with SECOG claims this is not available in redline format. Commission member will have another meeting to look over changes and a potential hearing date will be set for August 26, 2020 meeting.

Other Business: Michael Albrecht addressed members that he was scheduled for a Conditional Use hearing on today’s date July 22, 2020 for the Albrecht’s to park and occupy a travel trailer (RV) on their property while they demo and build a new home at 221 Westshore Dr. Due to an error with the newspaper, the required publication did not get published in time. The new Conditional Use hearing date is August 12, 2020 at 4:00 p.m.. Both he and his wife Nancy are not very happy with the process

and the new hearing date. The requirements were explained prior to today's date. Streeter questioned how long the trailer would be located on the property and if they were going to hook up to the sewer line. Michael stated the time frame would be a minimum of 6 months and that their intent was to make a permanent connection to the water and sewer lines. Michel claims that the water and sewer lines are available and easily connectable. The RV business that rents the trailers would come out and put skirting around bottom of the trailer and the design would be able to withstand the cold weather. Eric Christensen addressed the members with information on the proposed Conditional Use Permit request. The ordinance does state in two different sections that this is not a permitted use. **5.32.040 Premises of occupied dwelling.** No person shall park or occupy any trailer on the premises of any occupied dwelling or on any lot which is not a part of the premises of any occupied dwelling, either of which is situated outside a trailer camp; except the parking of only one unoccupied trailer in an accessory private garage building, or in a rear yard in any district, is permitted providing no living quarters shall be maintained or any business practiced in the trailer while such trailer is so parked or stored. (Ord. 365 § 3, 2002: prior code § 4.0103)

17.24.030 Accessory uses. B. The parking of an unoccupied travel trailer, camping trailer, pick-up topper or pick-up camper, shall be permitted in the rear or side yard only. Patrick with SECOG referenced the fact that if it is in anywhere in the municipal code it is not variable. Rich Headid was asked if this request has been permitted in the past, his response was no. Olson referenced that a person on Lakeshore Drive within the past year was required to move the trailer that they were living in to a different location.

Other Busines-Lakeshore Estates has provided a Design Review Committee Checklist for us to give to potential residents/contractors building homes in the Lakeshore Estates Development. Covenants will be included at a later time.

Update of building permits –

New Houses

221 Westshore Dr

907 Lakeshore Cir

Fences

109 Merrill Ave

209 S Churchill Cir

Detached Garage

916 Harvest Bend

118 Louis (Portable Garage)

Shed

60 Northshore Dr

Motion by Holbrook, second by Mitchell to adjourn at 5:02 p.m. All members present voted aye.

Dated this July 22, 2020

Jennifer Roupe

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: 08/03/20
Re: Streeter/Lakeshore Estates Plats

Background: Lakeshore Estates and Don & Judy Streeter Wish to swap parcels of land.

Financial Consideration: n/a

Recommendation: Administration recommends approving both the Streeter and Lakeshore plats.



Planning and Zoning MEMO

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

To: North Sioux City, Planning and Zoning Board Members
From: Jen Roupe on behalf of Gary Roan
Date: P&Z 07/22/2020
Re: Plat: Lakeshore Estates – Streeter Lot E1 of Lot 8 of Lot D

Item A:

This is a land swap between Lakeshore Estates and Don Streeter.
Reference Plat: Streeter – Streeter Lot E2 of Lot E

Recommendation: Approval

UNAPPROVED MINUTES
North Sioux City Planning Commission
July 22, 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: Holbrook, Linden, Mitchell, Olson and Streeter. Absent: Carpenter. Also, in attendance were Building Inspector Gary Roan and finance assistant Jennifer Roupe.

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

Motion by Holbrook, second by Olson to approve the July 8, 2020 minutes as presented. All members present voted aye.

Variance Hearing – Hearing did not take place due to Notice and Order was not published.

Plat – STREETER LOT E1 OF LOT 8 OF LOT D, NORTH ½ OF NW ¼, SECTION 15, T89N, R48W NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Memo: Land is part of the old access road this will give Streeter’s access to the back garden

Motion by Mitchell, second by Holbrook to approve the Plat as presented and recommend it to City Council 08-12-2020. All members present voted aye.

Plat – STREETER LOT E2 OF LOT E, NORTH ½ OF NW ¼, SECTION 15, T89N, R48W NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Memo: land will allow developer to create another buildable lot

Motion by Mitchell, second by Olson to approve the Plat as presented and recommend it to City Council 08-12-2020. All members present voted aye.

Discussion – Draft 2020 Revised North Sioux City Zoning Ordinance – Mitchell would like to see the numbers referenced on the charts (on the different ordinances) to match and be easier to follow. Roan address the request of changing the side yard setback from 15’ to 25’. This option makes it harder for the developer and reduces the size of the building envelope. Mitchell asked that the 30’ set back from a public street be added to the mobile/manufactured home park be added. Roan requested that the reference to concrete pads for the mobile/manufactured home be changed to the City’s adopted Building Code. Mitchell mentioned a few references that will be updated. Roan mentioned that the City Council would like to see a red-line version of the changes. Patrick with SECOG claims this is not available in redline format. Commission member will have another meeting to look over changes and a potential hearing date will be set for August 26, 2020 meeting.

Other Business: Michael Albrecht addressed members that he was scheduled for a Conditional Use hearing on today’s date July 22, 2020 for the Albrecht’s to park and occupy a travel trailer (RV) on their property while they demo and build a new home at 221 Westshore Dr. Due to an error with the newspaper, the required publication did not get published in time. The new Conditional Use hearing date is August 12, 2020 at 4:00 p.m.. Both he and his wife Nancy are not very happy with the process

and the new hearing date. The requirements were explained prior to today's date. Streeter questioned how long the trailer would be located on the property and if they were going to hook up to the sewer line. Michael stated the time frame would be a minimum of 6 months and that their intent was to make a permanent connection to the water and sewer lines. Michel claims that the water and sewer lines are available and easily connectable. The RV business that rents the trailers would come out and put skirting around bottom of the trailer and the design would be able to withstand the cold weather. Eric Christensen addressed the members with information on the proposed Conditional Use Permit request. The ordinance does state in two different sections that this is not a permitted use. **5.32.040 Premises of occupied dwelling.** No person shall park or occupy any trailer on the premises of any occupied dwelling or on any lot which is not a part of the premises of any occupied dwelling, either of which is situated outside a trailer camp; except the parking of only one unoccupied trailer in an accessory private garage building, or in a rear yard in any district, is permitted providing no living quarters shall be maintained or any business practiced in the trailer while such trailer is so parked or stored. (Ord. 365 § 3, 2002: prior code § 4.0103)

17.24.030 Accessory uses. B. The parking of an unoccupied travel trailer, camping trailer, pick-up topper or pick-up camper, shall be permitted in the rear or side yard only. Patrick with SECOG referenced the fact that if it is in anywhere in the municipal code it is not variable. Rich Headid was asked if this request has been permitted in the past, his response was no. Olson referenced that a person on Lakeshore Drive within the past year was required to move the trailer that they were living in to a different location.

Other Business-Lakeshore Estates has provided a Design Review Committee Checklist for us to give to potential residents/contractors building homes in the Lakeshore Estates Development. Covenants will be included at a later time.

Update of building permits –

New Houses

221 Westshore Dr

907 Lakeshore Cir

Fences

109 Merrill Ave

209 S Churchill Cir

Detached Garage

916 Harvest Bend

118 Louis (Portable Garage)

Shed

60 Northshore Dr

Motion by Holbrook, second by Mitchell to adjourn at 5:02 p.m. All members present voted aye.

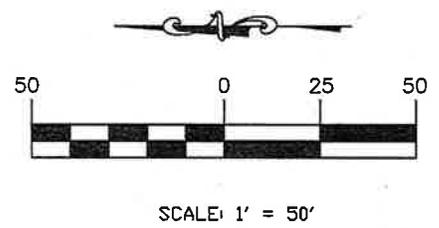
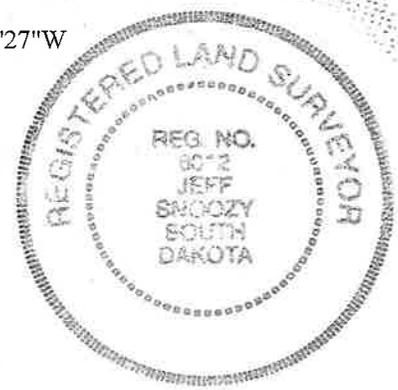
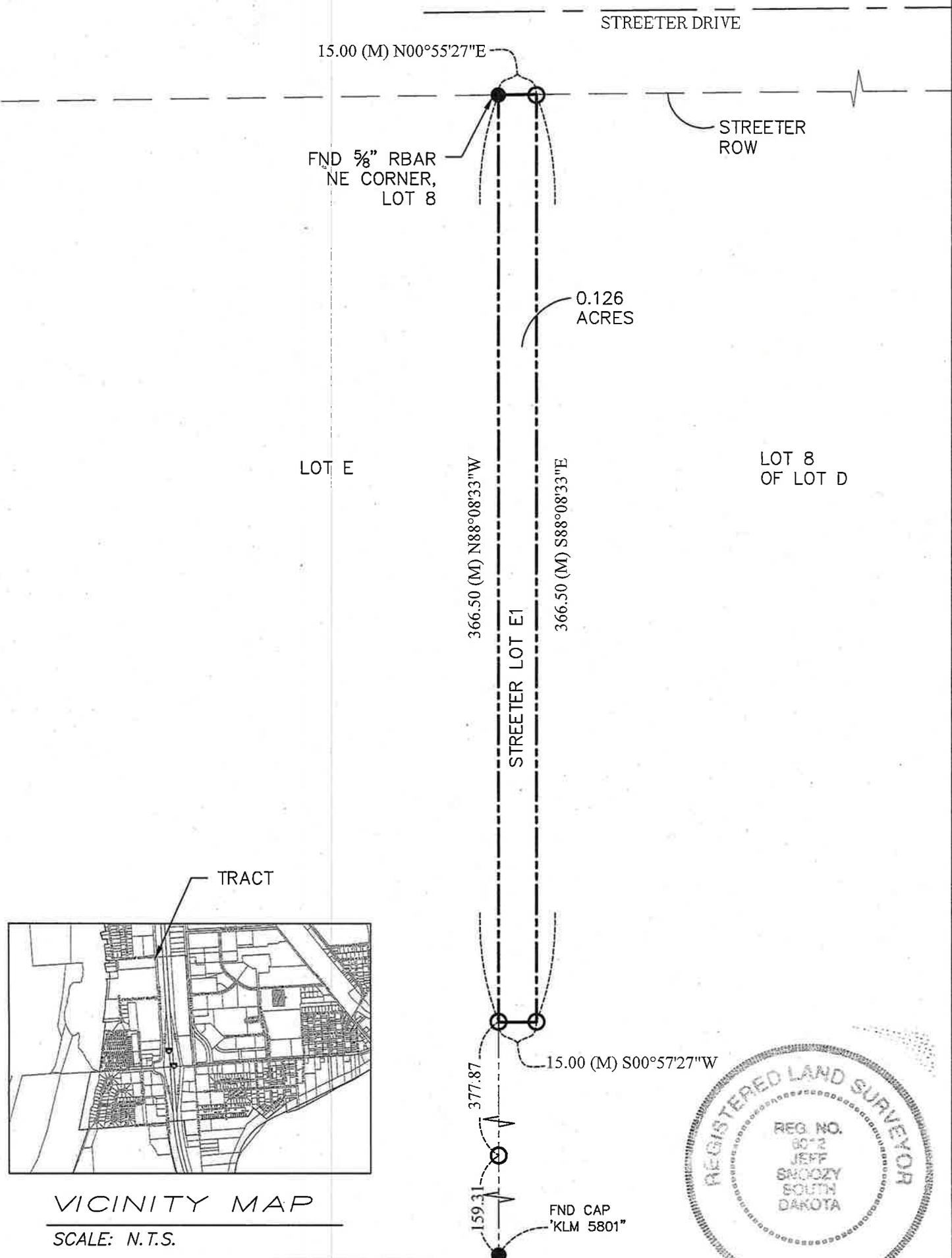
Dated this July 22, 2020

Jennifer Roupe

Finance Assistant

PLAT OF SURVEY

STREETER LOT E1 OF LOT 8 OF LOT D
 NORTH 1/2 OF NW 1/4, SECTION 15, T89N, R48W
 NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA



LEGEND

- SET MONUMENT
- FOUND MONUMENT AS NOTED
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- PDB POINT OF BEGINNING

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 Snoozy 7-3-20
 JEFF S. SNOOZY, PLS #6012 DATE
 LICENSE RENEWAL DATE: DEC. 31, 2021
 SHEETS COVERED BY THIS SEAL: 3

SNOOZY SURVEYING
 19 ALCOMA DRIVE
 NORTH SIOUX CITY, SD 57049
 605-292-3032
 605-281-3922

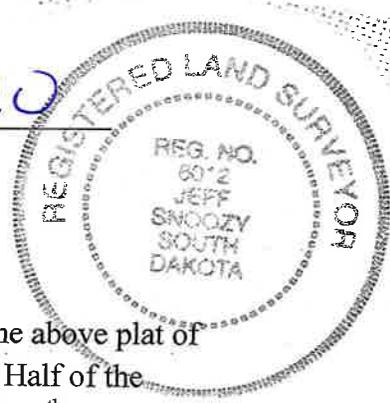
STREETER LOT E1
 NORTH SIOUX CITY,
 UNION COUNTY, SOUTH DAKOTA

SURVEYED BY: JSS DATE: 07/02/20
 DRAWN BY: ANG DATE: 07/02/20
 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 Streeter Lot E1 in Lot 8 of Lot D, in the North One Half of the Northwest One Quarter of Section 15, Township 89 North, Range 48 West of the 5th P.M., Union County, South Dakota, and that all acres and dimensions are correct.

Jeff Snoozy, No. 6012 Date 7-3-20
Licensed Land Surveyor



OWNERS CERTIFICATE:

I, the undersigned, do hereby certify that the owner of all the land included in the above plat of and here after described as Streeter Lot E1, in Lot 8 of Lot D, in the North One Half of the Northwest One Quarter of Section 15, Township 89 North, Range 48 West of the 5th P.M., Union County, South Dakota, and that said plat has been made at my request and in accordance with my instructions for the purpose of transfer, and I further certify 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.

[Signature] Date 7/8/20
General Manager
Lakeshore Estates, LLC



Acknowledgement of Owners

Be it remembered that on this 8th Day of July 2020,
Before me the undersigned, a Notary Public, personally appeared, Bart Connelly,
General Manager of Lakeshore Estates, LLC., known to me to be the person described in and
who executed the forgoing certificate.

My Commission Expires: 10-6-20 Notary Public: [Signature]

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 Streeter Lot E1 in Lot 8 of Lot D, in the North One Half of the Northwest One Quarter in Section 15, Township 89 North, Range 48 West of the 5th 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 Streeter Lot E1 in Lot 8 of Lot D, in the North One Half of the Northwest One Quarter in 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 true.

Chairman, Planning Commission, City of North Sioux City
08-03-20

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__

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: 08/03/20
Re: Streeter/Lakeshore Estates Plats

Background: Lakeshore Estates and Don & Judy Streeter Wish to swap parcels of land.

Financial Consideration: n/a

Recommendation: Administration recommends approving both the Streeter and Lakeshore plats.



Planning and Zoning MEMO

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

To: North Sioux City, Planning and Zoning Board Members
From: Jen Roupe on behalf of Gary Roan
Date: P&Z 07/22/2020
Re: Plat: Streeter – Streeter Lot E2 of Lot E

Item B:

This is a land swap between Don & Judy Streeter and Lakeshore Estates.
Reference Plat: Lakeshore Estates – Streeter Lot E1 of Lot 8 of Lot D

Recommendation: Approval

UNAPPROVED MINUTES
North Sioux City Planning Commission
July 22, 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: Holbrook, Linden, Mitchell, Olson and Streeter. Absent: Carpenter. Also, in attendance were Building Inspector Gary Roan and finance assistant Jennifer Roupe.

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

Motion by Holbrook, second by Olson to approve the July 8, 2020 minutes as presented. All members present voted aye.

Variance Hearing – Hearing did not take place due to Notice and Order was not published.

Plat – STREETER LOT E1 OF LOT 8 OF LOT D, NORTH ½ OF NW ¼, SECTION 15, T89N, R48W NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Memo: Land is part of the old access road this will give Streeter’s access to the back garden

Motion by Mitchell, second by Holbrook to approve the Plat as presented and recommend it to City Council 08-12-2020. All members present voted aye.

Plat – STREETER LOT E2 OF LOT E, NORTH ½ OF NW ¼, SECTION 15, T89N, R48W NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Memo: land will allow developer to create another buildable lot

Motion by Mitchell, second by Olson to approve the Plat as presented and recommend it to City Council 08-12-2020. All members present voted aye.

Discussion – Draft 2020 Revised North Sioux City Zoning Ordinance – Mitchell would like to see the numbers referenced on the charts (on the different ordinances) to match and be easier to follow. Roan address the request of changing the side yard setback from 15’ to 25’. This option makes it harder for the developer and reduces the size of the building envelope. Mitchell asked that the 30’ set back from a public street be added to the mobile/manufactured home park be added. Roan requested that the reference to concrete pads for the mobile/manufactured home be changed to the City’s adopted Building Code. Mitchell mentioned a few references that will be updated. Roan mentioned that the City Council would like to see a red-line version of the changes. Patrick with SECOG claims this is not available in redline format. Commission member will have another meeting to look over changes and a potential hearing date will be set for August 26, 2020 meeting.

Other Business: Michael Albrecht addressed members that he was scheduled for a Conditional Use hearing on today’s date July 22, 2020 for the Albrecht’s to park and occupy a travel trailer (RV) on their property while they demo and build a new home at 221 Westshore Dr. Due to an error with the newspaper, the required publication did not get published in time. The new Conditional Use hearing date is August 12, 2020 at 4:00 p.m.. Both he and his wife Nancy are not very happy with the process

and the new hearing date. The requirements were explained prior to today's date. Streeter questioned how long the trailer would be located on the property and if they were going to hook up to the sewer line. Michael stated the time frame would be a minimum of 6 months and that their intent was to make a permanent connection to the water and sewer lines. Michel claims that the water and sewer lines are available and easily connectable. The RV business that rents the trailers would come out and put skirting around bottom of the trailer and the design would be able to withstand the cold weather. Eric Christensen addressed the members with information on the proposed Conditional Use Permit request. The ordinance does state in two different sections that this is not a permitted use. **5.32.040 Premises of occupied dwelling.** No person shall park or occupy any trailer on the premises of any occupied dwelling or on any lot which is not a part of the premises of any occupied dwelling, either of which is situated outside a trailer camp; except the parking of only one unoccupied trailer in an accessory private garage building, or in a rear yard in any district, is permitted providing no living quarters shall be maintained or any business practiced in the trailer while such trailer is so parked or stored. (Ord. 365 § 3, 2002: prior code § 4.0103)

17.24.030 Accessory uses. B. The parking of an unoccupied travel trailer, camping trailer, pick-up topper or pick-up camper, shall be permitted in the rear or side yard only. Patrick with SECOG referenced the fact that if it is in anywhere in the municipal code it is not variable. Rich Headid was asked if this request has been permitted in the past, his response was no. Olson referenced that a person on Lakeshore Drive within the past year was required to move the trailer that they were living in to a different location.

Other Business-Lakeshore Estates has provided a Design Review Committee Checklist for us to give to potential residents/contractors building homes in the Lakeshore Estates Development. Covenants will be included at a later time.

Update of building permits –

New Houses

221 Westshore Dr

907 Lakeshore Cir

Fences

109 Merrill Ave

209 S Churchill Cir

Detached Garage

916 Harvest Bend

118 Louis (Portable Garage)

Shed

60 Northshore Dr

Motion by Holbrook, second by Mitchell to adjourn at 5:02 p.m. All members present voted aye.

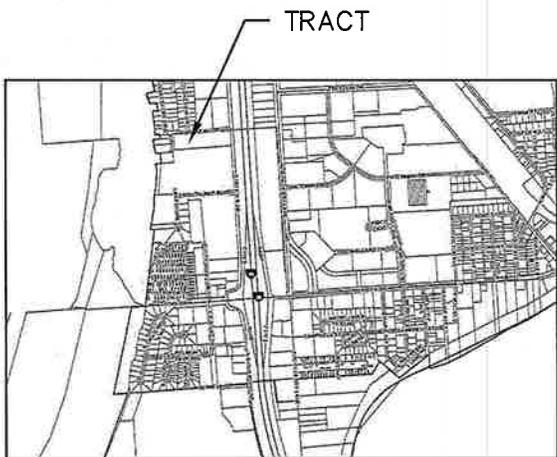
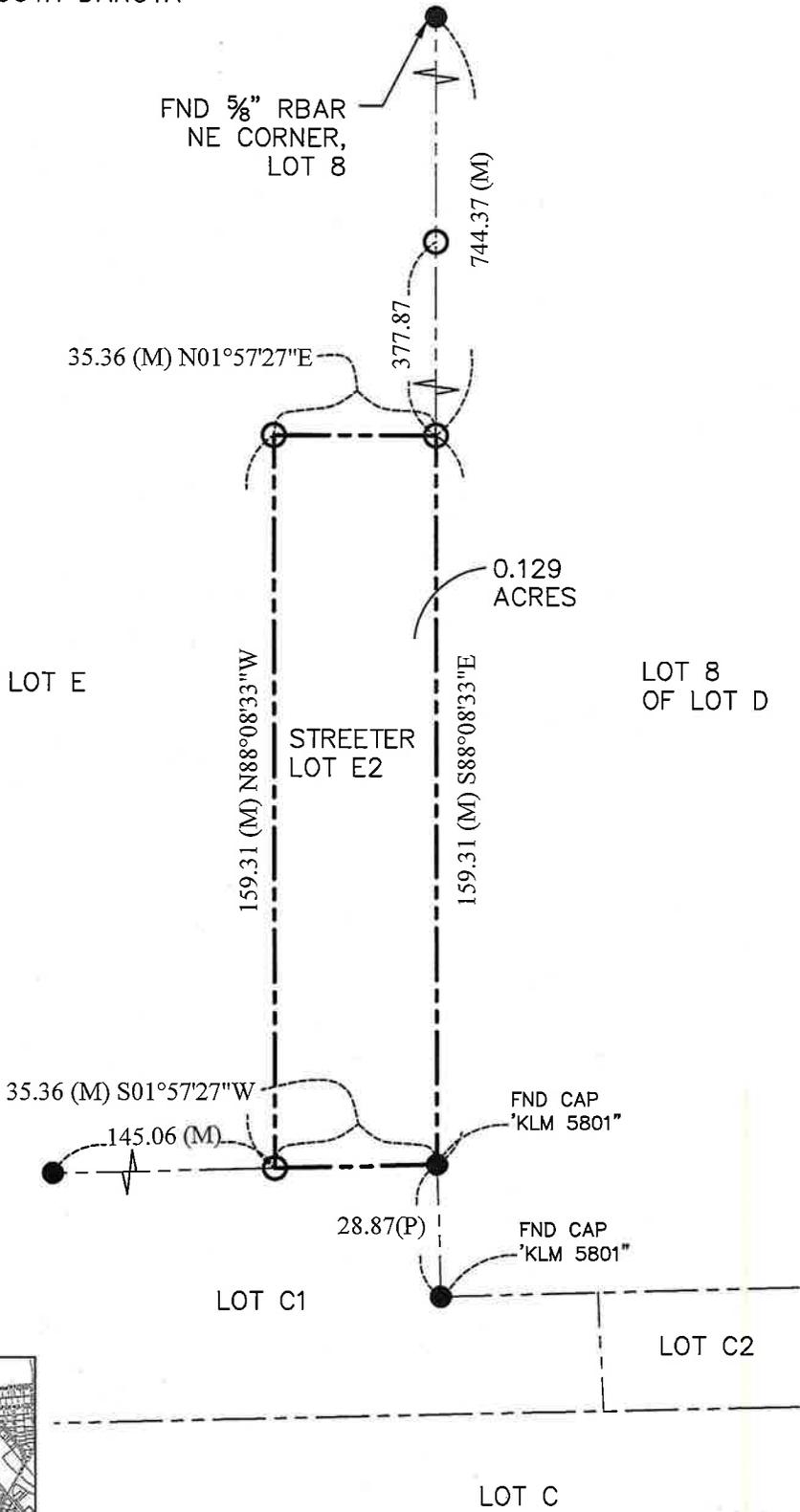
Dated this July 22, 2020

Jennifer Roupe

Finance Assistant

PLAT OF SURVEY

STREETER LOT E2 OF LOT E
 NORTH 1/2 OF NW 1/4, SECTION 15, T89N, R48W
 NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA



VICINITY MAP

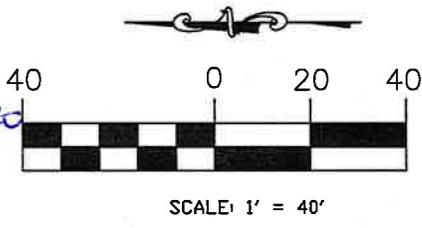
SCALE: N.T.S.



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 Snoozy
 JEFF SNOOZY, PLS #6012 DATE 7-3-20
 LICENSE RENEWAL DATE: DEC. 31, 2021
 SHEETS COVERED BY THIS SEAL 3



LEGEND

- SET MONUMENT
- FOUND MONUMENT AS NOTED
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- PDB POINT OF BEGINNING

SNOOZY SURVEYING
 19 ALCOMA DRIVE
 NORTH SIOUX CITY, SD 57049
 605-232-3032
 08-0312/881-3922

STREETER LOT E2
 NORTH SIOUX CITY,
 UNION COUNTY, SOUTH DAKOTA

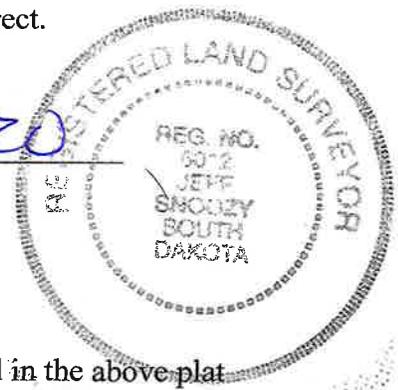
SURVEYED BY: JSS DATE: 07/02/20
 DRAWN BY: ANG DATE: 07/02/20
 PAGE 1 OF 3

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 Streeter Lot E2 in Lot E in the North One Half of the Northwest One Quarter of Section 15, Township 89 North, Range 48 West of the 5th P.M., Union County, South Dakota, and that all acres and dimensions are correct.

Jeff Snoozy
Jeff S. Snoozy, No. 6012
Licensed Land Surveyor

7-3-20
Date



OWNERS CERTIFICATE:

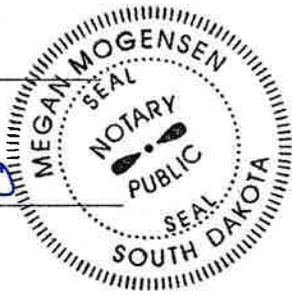
We, the undersigned, do hereby certify that the owners of all the land included in the above plat of and here after described as Streeter Lot E2, in Lot E, in the North One Half of the Northwest One Quarter of Section 15, Township 89 North, Range 48 West of the 5th P.M., Union County, South Dakota, and that said plat has been made at our request and in accordance with my instructions for the purpose of transfer, and I further certify 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.

Donald B Streeter
Donald B. Streeter

7-8-20
Date

Judy Streeter
Judy Streeter

7-8-20
Date



Acknowledgement of Owners

Be it remembered that on this 8th Day of July 2020, Before me the undersigned, a Notary Public, personally appeared, Donald Streeter and Judy Streeter, known to me to be the person described in and who executed the forgoing certificate.

My Commission Expires: 10.6.20 Notary Public: Megan Mogensen

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 Streeter Lot E2 of Lot E, in the North One Half of the Northwest One Quarter in Section 15, Township 89 North, Range 48 West of the 5th 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 Streeter Lot E2 of Lot E, in the North One Half of the Northwest One Quarter in 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 true.

Chairman, Planning Commission, City of North Sioux City

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__

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: 08/03/20
Re: Sioux City Airport Air Service Funding

Background: The City of Sioux City is pursuing direct air service to Denver from Sky West Airways which operates as United Express. The Siouxland Chamber of Commerce is seeking \$240,000 in commitments from neighboring cities for air service marketing of which \$10,000 would come from North Sioux City.

Financial Consideration: \$10,000 billed in quarterly installments over 18 months

Recommendation: The City has participated in a similar effort a few years ago to secure air service to Dallas. Administration recommends approving this request.

X	Regular Session
	Study Session
	Closed Session

**CITY OF SIOUX CITY
REQUEST FOR CITY COUNCIL ACTION**

MEETING DATE: July 13, 2020 **ACTION ITEM #** _____

FROM: Mike Collett, Assistant City Manager

SUBJECT: Resolution approving a Transportation Services Agreement between SkyWest Airlines, Inc. and the City of Sioux City, Iowa for nonstop jet service between Sioux City, Iowa and Denver, Colorado.

Reviewed By:	X	Department Director	Finance Department	City Attorney	City Manager
---------------------	----------	------------------------	-----------------------	------------------	-----------------

RECOMMENDATION:
Staff respectfully requests the City Council approve a resolution authorizing the Airport Director to execute a Transportation Services Agreement with SkyWest Airlines, Inc. to provide one daily scheduled United Express-branded round trip flight between Sioux Gateway Airport (SUX) and Denver International Airport (DEN) beginning October 1, 2020.

DISCUSSION:
Western bound air service and specifically Denver has been at the top of our priority list for new service in Sioux City. SkyWest has been interested in starting air service in Sioux City but many factors go into making a commitment to start new service. The term of this agreement is October 1, 2020 – February 28, 2022. During this period we will have the opportunity to show the local demand for long term viability. We are hopeful that at the end of this period the service will have shown to be successful and they will continue past the initial term date.

The City Council accepted and approved under Resolution No. 2018-0753 on September 17, 2018 a USDOT SCASDP Grant which was designed to help small communities address air service and airfare issues. The grant was intended to be used as part of an overall plan to recruit and support air service to Denver, Colorado and we have attended many air service development meetings to solidify new service.

FINANCIAL IMPACT:
The total cost potential is \$1,200,000 and is listed under CIP No. 741-212. The USDOT grant share is \$600,000, City contribution is \$360,000, surrounding communities and other local support share is \$240,000. We will also provide \$70,000 of marketing value to promote the new service and agree to waive rent and landing fees for the term of the agreement.

RELATIONSHIP TO STRATEGIC PLAN:
Economic Opportunity
Expand Development Opportunities

ALTERNATIVES:

N/A

ATTACHMENTS:

Resolution

Hard Copy

RESOLUTION NO. 2020-_____
with attachments

RESOLUTION APPROVING A TRANSPORTATION SERVICES AGREEMENT
BETWEEN SKYWEST AIRLINES, INC. AND THE CITY OF SIOUX CITY, IOWA
FOR NONSTOP JET SERVICE BETWEEN SIOUX CITY, IOWA AND DENVER,
COLORADO.

WHEREAS, SkyWest Airlines, Inc. desires to provide nonstop jet service between Sioux City, Iowa and Denver, Colorado; and

WHEREAS, SkyWest Airlines, Inc. has agreed to provide such service commencing October 1, 2020 and ending February 28, 2022 subject to the terms and conditions set forth in the attached Transportation Services Agreement, a copy of which is attached hereto and by this reference made a part hereof; and

WHEREAS, the City Council is advised and does believe that said Transportation Services Agreement should be approved as to form and content.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, that the Transportation Services Agreement between SkyWest Airlines, Inc. and the City of Sioux City, Iowa for nonstop jet service between the Sioux Gateway Airport and Denver, Colorado commencing October 1, 2020 and ending February 28, 2022, be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Airport Director be and he is hereby authorized and directed to execute said Transportation Services Agreement for and on behalf of the City.

PASSED AND APPROVED: July 13, 2020

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

RESOLUTION 2020-08

RESOLUTION APPROVING AN APPROPRIATION TO SUPPORT AIR SERVICE MARKETING EFFORTS FOR NONSTOP JET SERVICE BETWEEN SIOUX CITY, IOWA AND DENVER, COLORADO.

WHEREAS, SkyWest Airlines, Inc. desires to provide nonstop jet service between Sioux City, Iowa and Denver, Colorado; and

WHEREAS, SkyWest Airlines, Inc. has agreed to provide such service commencing October 1, 2020 and ending February 28, 2022; and

WHEREAS, the Siouxland Chamber of Commerce is requesting that area communities participate in funding air service marketing for this new route; and

WHEREAS, the Siouxland Chamber of Commerce is requesting the City of North Sioux City participate in bringing this service to the area by appropriating \$10,000 over a period of 18 months to help fund air service marketing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH SIOUX CITY, that the City of North Sioux City agrees to appropriate \$10,000 over a period of 18 months to help fund air service marketing for air service to Denver.

BE IT FURTHER RESOLVED that this appropriation is contingent upon air service to Denver being secured.

Approved and adopted this 3rd day of August, 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: 08/03/20
Re: Sewer Rate Chart

Background: At the last meeting, the City Council approved raising the sewer rates by the 10% increase from Sioux City, or \$.24 per 1,000 gallons. Though the council approved the correct rate increase, the chart that accompanied the rate increase memo showed the current rates, not the proposed rates.

Financial Consideration: none

Recommendation: Administration is presenting for information purposes the rate chart that reflects the approved rate increase effective September 1st.

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>
Class I User Base Charge	0-3,000	\$ 30.17 **	N/A	\$ 27.22
	0-3,000	ANNUAL AVG ~~	ANNUAL AVG ~~	ANNUAL AVG ~~
	3,000 +	\$ 4.38 **	N/A **	\$ 3.97 **

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

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

Sewer Rates

	<u>Gallons</u>	<u>Rate In or Outside City Limits</u>
Class II User Base Charge	0-3,000	\$35.83 (NO AVG)
	3,000 +	\$4.38 **
	120,000	\$6.28
Class III User Base Charge	0,000 +	\$56.08 (NO AVG)
		\$6.88 **

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