



CITY OF YANKTON

2016_04_25

COMMISSION MEETING

YANKTON BOARD OF CITY COMMISSIONERS

Regular City Commission Meeting beginning at 7:00 P.M.

Monday, April 25, 2016

City of Yankton Community Meeting Room

Located at the Technical Education Center • 1200 W. 21st Street • Room 114

Rebroadcast Schedule: Tuesday @ 7:30pm, Thursday @ 6:30 pm, on channels 3 & 45

I. ROUTINE BUSINESS

1. Roll Call

2. Approve Minutes of regular meeting of April 11, 2016

Attachment I-2

3. City Manager's Report

Attachment I-3

4. Proclamation – Arbor Day Motorcycle Awareness

Attachment I-4

5. Public Appearances

II. CONSENT ITEMS

1. Establishing public hearing for sale of alcoholic beverages

Establish May 9, 2016, as the date for the public hearing on the request for a Special Events (on-sale) Liquor License for July 22-23, 2016 from Dayhuff Enterprises, Inc., (Jeff Dayhuff, President) d/b/a Dayhuff Enterprises, The block of 3rd Street between Douglas & Capital Street, Yankton, S.D.

Attachment II-1

2. Establish public hearing for renewal of Malt Beverage Licenses

Establish May 9, 2016, as the date for the public hearing on the applications for renewal of Malt Beverage Licenses for the 2016-17 licensing period

Attachment II-2

3. Establishing public hearing for sale of alcoholic beverages

Establish May 9, 2016, as the date for the public hearing on the request for a Special Events (on-sale) Liquor License for June 3-4, 2016, from Drotzmann & Portillo, LLC (Steve Drotzmann, Partner), d/b/a Rounding 3rd Bar and Casino, The area in front of 309 Cedar Street, Yankton, S.D.

Attachment II-3

III. OLD BUSINESS

1. Public hearing for sale of alcoholic beverages

Consideration of Memorandum #16-99 regarding the request for a Special Malt Beverage (on-sale) Retailers License and a Special (on-sale) Wine Retailers License for 1 day, July 16, 2016 from Yankton Area Arts, (Julie Amsberry, Executive Director) Meridian Bridge, rain date set for City Hall Auditorium, 416 Walnut, Yankton, S.D.

Attachment III-1

2. Public hearing for sale of alcoholic beverages

Consideration of Memorandum #16-100 regarding the hearing on the New Retail (on-off sale) Wine License for January 1, 2016, to December 31, 2016 from City of Yankton d/b/a Fox Run Golf Course, 600 West 27th Street, Yankton, S.D.

Attachment III-2

IV. NEW BUSINESS

1. Radio Presentation

Consideration of Memorandum #16-114 and Resolution #16-31 regarding Radio Presentation by G.J. Therkelsen and Associates

Attachment IV-1

2. State Water Plan Application

Consideration of Memorandum #16-101 and Resolution #16-30 regarding State Water Plan Application

Attachment IV-2

3. Planning Commission Recommendation – Plat Review

Consideration of Memorandum #16-111 recommending approval of Resolution #16-29, a Plat of Lot 20A of Lot 20 of Railroad Subdivision in the NE 1/4 of the SE 1/4 of Section 18, T93N, R55W of the 5th P.M., City of Yankton, Yankton County, SD. Address, 704 East 4th Street. City of Yankton, owner

Attachment IV-3

4. Sale of Remnant Parcel of City Owned Property

Consideration of Memorandum #16-63 regarding Resolution #16-15, consideration of the sale of a remnant parcel of City owned property for economic development purposes. Address, 704 E. 4th Street

Attachment IV-4

5. Planning Commission Recommendation – CUP

Consideration of Memorandum #16-105 recommending approval of Resolution #16-23, a Conditional Use Permit in the Extraterritorial Jurisdiction for a self-storage facility on the North 406.8' of the SE ¼, Section 35, T94N, R56W, lying East of the Railroad ROW, Yankton County, South Dakota. Address, 3207 West City Limits Road. Jerome Poeschl, Revocable Living Trust, owner.

Attachment IV-5

6. Planning Commission Recommendation – Plat Review

Consideration of Memorandum #16-106 recommending approval of Resolution #16-24, a Plat of the Southeast Quarter of the Northwest Quarter and A Vacation of a Portion of Lot 2, Block 6A, Willow Ridge Subdivision to the City of Yankton, located in Section 6, Township 93 North, Range 55 West of the 5th P.M., Yankton, County, South Dakota to be hereafter known as: Lots 1 and 2, Block 1; Lots 1 through 6, Block 2 and Lots 1 through 3, Block 3, Cobh Addition, City of Yankton, Yankton County, South Dakota.

Attachment IV-6

7. Planning Commission Recommendation – Plat Review

Consideration of Memorandum #16-107 recommending approval of Resolution #16-25, a Plat of Halverson Addition, in the S. 1/2 of the N.E ¼ of Section 30, T94N, R55W of the 5th. P.M., Yankton County, SD. Address, 4405 Peninah Street. Ann Norene Halverson, owner

Attachment IV-7

8. Planning Commission Recommendation – Plat Review

Consideration of Memorandum #16-108 recommending approval of Resolution #16-26, a Replat of Lot 6 in Block 5, as recorded in Book S19 on Page 225 and a Vacation of a 25 foot Drainage Easement as recorded in Book S19 on Page 450 all in Ridgeway North Subdivision to the City of Yankton, South Dakota, and to be hereafter known as: Lots 6 – 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota. Location, north of the intersection of 29th Street and Preakness Avenue. Kirby Hofer Construction Company, Inc., owner

Attachment IV-8

9. **Planning Commission Recommendation – Plat Review**
Consideration of Memorandum #16-109 recommending approval of Resolution #16-27 annexing Annexation of the NW 1/4 of the NE 1/4, except Airport Lot A3 and except the south 160.76 feet of the east 266.0 feet and except the North 50 feet of Section 6, T93N, R55W of the 5th P.M., Yankton County, South Dakota containing 32.8 acres more or less
Attachment IV-9
10. **Planning Commission Recommendation – Plat Review**
Consideration of Memorandum #16-110 recommending approval of Resolution #16-28, a Plat of Lots 1 – 6 and Outlot 1 in Block 15 and Lots 1 and 18 in Block 16 of Ridgeway North Subdivision in the SW ¼ of the NW ¼ of the NE ¼ of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota. Location, West of the 3000 Block of Ruth Street. Kirby Hofer Construction Company, Inc, owner.
Attachment IV-10
11. **Purchase of Property Necessary for Highway 50 Project**
Consideration of Memorandum #16-112 recommending approval of the purchase of property necessary for the Highway 50 reconstruction project from Kyle Hochstein, Erica Hochstein and Kent Hochstein
Attachment IV-11
12. **Change Order – Hwy 50 Utilities**
Consideration of Memorandum #16-06 regarding Change Order for Hwy 50 Utilities Project
Attachment IV-12
13. **Addendum to Administration Contract**
Consideration of Memorandum #16-103, regarding Addendum to Administration Contract with McLaury Engineering, Inc.
Attachment IV-13
14. **Funding Request – Onward Yankton**
Consideration of Memorandum #16-113 regarding Funding Request for Onward Yankton
Attachment IV-14

V. **ADJOURN INTO EXECUTIVE SESSION TO DISCUSS
PERSONNEL MATTERS UNDER SDCL 1-25-2**

VI. **RECONVENE AS BOARD OF CITY COMMISSIONERS**

1. Roll Call

VII. **ADJOURN THE MEETING OF APRIL 25, 2016**

The City of Yankton Community Meeting Room is accessible to everyone. If you have any additional accommodation requirements, please call 668-5221.

Should you have any reason to believe an open meetings law has been violated please contact the Open Meetings Commission at the South Dakota Office of the Attorney General at: 1302 E. Hwy 14, Suite 1, Pierre, SD 57501-8501 or by phone at 605-773-3215.

**CHAMBER OF THE BOARD OF CITY COMMISSIONERS
YANKTON, SOUTH DAKOTA
APRIL 11, 2016**

Regular meeting of the Board of City Commissioners of the City of Yankton was called to order by Mayor Carda.

Roll Call: Present: Commissioners Ferdig, Gross, Hoffner, Johnson, Knoff, and Sommer. City Attorney Den Herder and City Manager Nelson were also present. Absent: Commissioners Miner and Woerner.

Quorum present.

Action 16-112

Moved by Commissioner Gross, seconded by Commissioner Johnson, to approve the Minutes of the regular meeting of March 28, 2016.

Roll Call: All members present voting "Aye;" voting "Nay:" None.

Motion adopted.

Action 16-113

Moved by Commissioner Sommer, seconded by Commissioner Johnson, that the Schedule of Bills be approved and warrants be issued.

A T & T-Cell Phone Bill-\$395.36; Ace Hardware-Supplies-\$18.76; ACS Government Inf Service-Maint Program Support-\$1,259.03; Apex Equipment LLC-Switches/Lights-\$133.42; Argus Leader-Advertisement for Bids-\$349.59; Associated Supply Co-Pool Repairs-\$169.82; Avera Education & Staffing-CPR Cards-\$105.00; Banner Associates Inc-SW Scale Design/Bidding-\$2,250.00; Blackstrap Inc-Road Salt-\$19,775.07; Borman/Kathryn-Refund-\$75.00; Brock White Company LLC-Road Materials-\$17,961.52; Brosz Engineering Inc-Pine St Bridge Design-\$35,672.50; Building Sprinkler Inc-Inspect Sprinkler System-\$251.46; Bullseye Fire Sprinkler Inc-Repair Sprinkler Head-\$940.41; Carmike Cinemas-Utility Refund/Overpay-\$4,601.24; Cedar County News-Advertisement-\$71.37; Centurylink-Phone-Mar-\$1,651.14; Chamber of Commerce-Retirement Gift-\$100.00; Chesterman Company-Soft Drinks-\$750.66; City Management Assn SD-Registration-\$50.00; City of Vermillion-Jt Power Cash Trans-\$39,675.04; City of Yankton-Central Garage Rubbish-\$22.00; City of Yankton-Fire Dept Rubble-\$5.50; City of Yankton-Parks Landfill Charges-\$81.85; City of Yankton-Solid Waste Compacted Garbage-\$11,105.31; City Utilities-Water/WW Charges-\$2,891.04; Cleveland Golf-Golf Bags-\$774.80; Cole Papers Inc-Janitorial Supplies-\$448.03; Conkling Dist-Malt Beverages-\$984.20; Cornhusker Intl Truck Inc-Air Filters-\$177.80; Credit Collection Service Inc-Util Collection Feb-\$356.29; Dakota Beverage Co Inc-Malt Beverage-\$782.95; Danko Emergency Equipment-Fittings-\$48.36; De Lage Landen Public Finance-Golf Car Lease-\$24,455.81; Dept of Corrections-DOC Work Program-\$204.00; Dept of Revenue-Malt Bev License Renewal-\$150.00; Dept of Revenue-Testing-\$1,283.00; Dex Media East-Phone Book-\$31.00; Direct Digital Control Inc-Boiler Control Upgrade-\$95.00; Double D Machine Works-Parts-\$40.00; Ethanol Products LLC-Carbon Dioxide-\$231.20; Ez Duz It Laundry-Alter Uniforms-\$30.00; Fejfar Plumbing Inc-Repairs-\$320.80; Ferguson Water Works Supply-Meters/Parts-\$9,909.96; Finance Dept Of-New Wine License-\$650.00; Flannery/Kirt-Officer Stipend-\$25.00; Footjoy-Merchandise-\$5,767.88; Freedom Valu Center-Car Wash-\$108.50; Frick/Adam-Officer Stipend-\$25.00; Frick/Brian-Officer Stipend-\$75.00; Geotek Eng & Testing Serv Inc-Pine St Bridge Replace-\$5,060.00; Girton Adams Company-Boiler Chemicals-\$225.00; Govt Finance Officers Assn-Newsletter-\$50.00; Graymont Capital Inc-Pebble Lime-\$13,401.50; Hanson

Briggs Advertising Inc-Key Chains-\$660.77; Hawkins Inc-Ferric Chloride-\$1,777.25; HD Supply Waterworks Ltd-Parts-\$6,870.44; Hedahl's Parts Plus-Filters-\$330.57; Hoffman Strategy Group-Retail/Hotel Study-\$13,156.24; Howard/Kat-Reimburse Rec Supplies-\$19.22; I-State Truck Center-Fan Drive-\$1,379.64; In Control Inc-Service/Repairs-\$2,736.40; Inland Truck Parts Co-Brake Hose-\$120.30; Intek Cleaning & Restoration-Clean Office Chairs-\$143.00; J&H Care & Cleaning Company-Janitorial Services-\$2,795.00; Jeffers/Tom-Reimburse Moving Expense-\$965.74; Johnson Electric-Wiring-\$6,862.09; Kmart Store-Office Supplies-\$5.38; Kaiser Heating & Cooling Inc-Service Htg/Cooling Unit-\$72.00; Kaschmitter Appraisals Inc-Appraisals-\$5,404.94; Kendell Doors & Hardware Inc-Door Locks-\$225.00; Klein's Tree Service-Stump Removal-\$4,145.00; Klines Jewelry-Retirement Gift-\$99.50; Kramer/Sandi-Training-\$230.00; KVHT Radio Station-Advertisement-\$40.00; Larry's Canvas & Shoe Repair-Repair Fire Suit-\$85.00; Long's Propane Inc-Propane-\$262.50; MidAmerican Energy-Fuel-Mar-\$5,987.08; MidAmerican Energy-Water/WW Fuel-\$10,921.33; Midwest Alarm Company Inc-Testing & Repairs-\$316.78; Midwest Tape-Audio Books-\$122.97; Moser/Brad-Officer Stipend-\$25.00; Motor Vehicle Dept SD-License Plates-\$94.60; MW Automotive Services-Towing-\$160.00; NB Golf Cars Inc-Golf Cart Repairs-\$1,786.99; Nebraska Journal-Leader Advertisement-\$87.78; Northwestern Energy-Elect-Mar-\$59,874.36; Observer-Advertisement-\$148.00; Overhead Door Co-Install Door-\$900.00; Peace Officers Assn/SD-Membership-\$100.00; Petroleum Traders Corp-Fuel-\$5,628.48; Physio-Control Inc-Maintenance Agreement-\$297.96; Powerplan OIB-Clamps-\$35.25; Press Dakota MStar Solutions-Ads Visitor's Guide-\$2,873.15; Racom Corporation-EDACS Access-\$1,568.96; Regional Technical Education-Lease-Mar-\$1,466.67; Reinhart Foods Inc-Entrees-\$427.31; Rylind Manufacturing-Ramp Plow-\$14,224.00; SD Public Assurance Alliance-Property/Liability Ins-\$274,626.84; Sheehan Mack Sales & Equipment Inc-Repair Loader/Excavator-\$2,538.20; Sioux City Foundry Co-Loader Blades-\$3,705.41; Sioux Equipment Company Inc-Parts-\$95.21; South Dakota One Call-Message Fees-\$65.15; Stach/Muriel-Refund Membership-\$281.91; Stern Oil Co Inc-Fuel-\$25,919.37; Stockwell Engineers Inc-Professional Services-\$1,875.00; Titleist and Foot-Joy-Golf Equipment-\$16,076.16; Todd, Inc-Posts & Signs-\$7,670.73; Top Notch Window Cleaning-Window Cleaning Service-\$610.00; Traffic Control Corp-Signal Lights/Cabinet-\$999.00; TRE Environmental Strategies-Testing-\$950.00; Tri-State Cleaning Service LLC-Exhaust Hood Cleaning-\$400.00; Truck Trailer Sales Inc-Truck Repairs-\$523.78; Turfwerks-Parts-\$270.26; US Post Office-Util-Util Postage March\$2016-\$1,200.00; United Parcel Service Inc-Postage-Mar-\$125.67; United States Postal Service-Postage Meter-Mar-\$937.00; Wage Works Flex-Serv Fee-Feb-\$145.00; Walt's Homestyle Foods Inc-Entrees-\$97.80; Welfl Construction Corp-Collector Well-\$1,156,742.93; Wholesale Supply Inc-Soft Drinks-\$372.05; Wiebelhaus/Jean-Taxes-\$156.57; Wilson Sporting Goods Golf-Golf Clubs-\$4,115.99; Woehl/Toby-Officer Stipend-\$25.00; Woods Fuller Shultz & Smith PC-Professional Services-\$650.00; Xerox Corporation-Copier Lease-\$232.08; Xerox Corporation-Copier Lease-\$849.25; Yaggie's Inc-Fertilizer-\$1,461.00; Yankton Area Ice Association-Revenue Payment-March-\$362.72; Yankton Fire & Safety Co-Inspect Extinguishers-\$1,396.00; Yankton Janitor Supply Inc-Supplies-\$172.00; Yankton Medical Clinic-Pre-Emp Physical-\$581.00; Yankton Vol Fire Department-Feb/March Calls Drills-\$3,860.00; Ziegler/William-Winch-\$262.97; A & B Business Inc-Copier Maintenance-\$437.51; Accucut-Office Supplies-\$49.00; Ace Hardware-Equipment Repair-\$683.55; Acushnet Company-Golf Balls-\$14,006.51; Adobe Sub-Software Update-\$25.31; Backpacker Sub-Magazine Subscription-\$19.97; Amazon Digital Svcs-Office Supplies-\$49.99; Amazon Mktplace Pmts-Workout Equipment-\$1,260.51; Amazon.Com-Srt Holster-\$712.49; Amer Library Assoc-Brightkey-Office Supplies-\$34.00; Animal Health Clinic-Animal Care-\$38.57; Appera-Towels-\$249.60; Applebee's-Travel for K9 Expense-\$39.81; Applied Ind Tech-Blower Filters-\$961.65; Army Lodging-Training Lodging-

\$39.00; AT&T Bill Payment-AT&T Mobility-\$314.32; AWWA.Org-Membership Dues-\$182.00; Axel's Bonfire-Travel Expense-\$16.96; Baker-Taylor-Books-\$2,227.45; Boating Magazine-Subscription-\$18.00; Bojangles-Travel for K9 Expense-\$7.17; Bomgaars-K-9 Kennel-\$2,098.34; Buhl's Cleaners- Uniforms-\$8.48; Burger King-Travel for K9 Expense-\$9.38; Butler Machinery-Clamps/Blocks-\$88.87; Caseys Gen Store-Staff Appreciation-\$11.99; Cedar County Veterinary-K-9 Vet Visit-\$522.61; Center Point-Books-\$126.42; Cerilliant Corporation-Supplies-\$549.35; Clarks Rentals-Custom Trencher Rental-\$80.00; Cox Auto Supply-Parts-\$157.92; Crescent Electric-Light Bulbs-\$869.76; CSI Software-POS Software-\$59.90; Dairy Queen-DOC Work Program-\$31.99; Dakota Hose & Fittings-Polymer Air Fittings-\$92.59; Dayhuff Enterprises-Janitorial Supplies-\$1,422.26; Delta-Repair-\$491.70; Dex One-Publishing-\$39.00; DX Service-Salt-\$1,901.20; Ehresmann Engineering-Park Supplies-\$117.25; Embroidery & Screen Works-Uniforms-\$470.00; Facebook-Ads for Fox Run-\$15.00; Fairfield Inn & Suites-Travel for K9 Lodging-\$93.45; Fastenal Company-Grommets-\$364.16; Freight Center-Freight-\$350.00; Firehouse Subs-Training Expense-\$9.96; Fore Reservations-Software License-\$1,500.00; Franks Trading Post-Travel Fuel-\$18.09; Fred Haar Company-Filters-\$1,582.20; Freedom-Event Supplies-\$4.22; Golf Genius-League Software-\$2,800.00; Governor's Office of Economic Dev-Conference-\$195.00; Graham Tire-Tire-\$46.50; Hach Company-Lab Supplies-\$1,934.04; HD Supply Waterworks-Pool Repair-\$869.68; Fire Engineering-Subscription-\$24.00; Hedahl's- Brake Pads/Rotors-\$555.24; Holiday Inn Express-Training Lodging-\$196.70; Home Team-Travel Expense-\$16.92; Hy-Vee-Concessions/Gatorade-\$389.98; H2 Golf Company-Golf Tees/Merchandise-\$1,827.70; Living Here Magazine-Subscription-\$34.00; Independence Waste-Rentals-\$433.90; City Directories Polk-City Directory-\$400.00; J.J. Benji-Uniforms-\$2,051.00; Jack's Uniforms-Uniforms-\$618.13; JCL Solutions-Cleaning Supplies-\$404.20; Jesses Last Stop-Travel for K9/Fuel-\$34.75; Kaiser Heating and Cooling-Boiler Shield-\$31.84; Kaiser Refrigeration-Equipment Repair-\$584.20; Kinsman Garden Company-Agricultural Supplies-\$610.44; Kmart-Janitorial Supplies-\$315.58; Kopetskys Ace Hdwe-Plumbing Supplies-\$330.28; Discover Magazine-Magazine Subscription-\$24.95; Language Line-Interpretation-\$55.85; Learning Opportunities-Books-\$1,170.29; Lewis and Clark Ford-Parts-\$61.58; Lilycrest Office-Picture-\$54.00; Love's Country-Travel for K9 Fuel-\$45.17; Mark's Machinery Inc-Equipment Repairs-\$1,012.94; McDonald's-Travel for K9 Expense-\$4.88; McMaster-Carr-Oil Drum Funnel-\$41.59; Parents Magazine-Magazine Subscription-\$7.99; Rachel Ray Magazine-Magazine Subscription-\$20.00; Wood Magazine-Magazine Subscription-\$29.99; Mead Lumber-Work Bench-\$109.80; Menards-Shop Supplies-\$1,090.26; Midwest Laboratories-Priority Pollutant Test-\$1,161.85; Mother Jones Magazine-Magazine Subscription-\$18.00; Northern Tool Equip-Shop Supplies-\$69.98; Northtown Automotive-Wiper Blades-\$13.27; Office Elements Group-Office Supplies-\$94.53; Olsons Pest Technician-Pest Control-\$68.00; O'Reilly Auto-Wiper Blade-\$9.52; Overdrive Dist-Downloadable Books-\$1,415.45; Overhead Door Co-Control Boxes-\$149.90; Paypal Lot Fancy Inc-Adapter-\$7.19; Paypal Military City-Replace Ballistic Helmet-\$356.80; Paypal Yankton Area-Training Class-\$375.00; Perkins Restaurant-Travel for K9 Expense-\$30.89; Photography By Jerr- Retirement Picture-\$198.75; Pitney Bowes-Mailstation Rental-\$104.00; Pizza Hut-Meeting-\$45.44; Polyvance-Plastic-\$19.90; Prairie Nursery-Agricultural Supplies-\$247.50; Random House-Audio Books-\$199.50; Provantage LLC-Software Subscription-\$144.95; Push Pedal Pull Corp-Equipment Repair-\$2,573.59; QT 654-Travel for K9 Fuel-\$36.19; Quill Corporation-Office Supplies-\$77.09; Farm & Ranch Living-Magazine Subscription-\$14.98; Readers Digest Mag-Magazine Subscription-\$19.98; Recreation Supply Co-Memorial Pool Supplies-\$1,288.18; Redbook Magazine-Magazine Subscription-\$14.97; Riverside Hydraulics-Truck Repair-\$1,237.66; Men's Health-Magazine Subscription-\$25.97; Organic Gardening-Magazine Subscription-\$15.00; Royal Sport Shop-Engraving-\$12.30; SD Property

Management-Park Supplies-\$70.04; Seton Identification-Park Supplies-\$439.16; SF Regional Airport-Airport Parking-\$72.00; Shell Oil-Travel for K9 Fuel-\$27.00; Shell Oil-Travel for K9 Fuel-\$26.94; Shell Oil-Travel for K9/Fuel-\$36.79; Shell Oil-Travel for K9/Fuel-\$31.62; Sherwin Williams-Mop Board-\$251.02; Shur-Co Outlet Service-Tarp/Tubing-\$1,404.93; Sprint Aquatics-Merchandise-\$66.75; Midwest Striping-Pickup Lights-\$936.96; The Pickle Barr-Travel Expense-\$12.68; Steak-N-Shake-Travel for K9 Expense-\$28.45; Stock Seed Farms-Agricultural Supplies-\$71.98; Subway-Event Supplies-\$389.21; Sunoco-Rental Car Fuel-\$6.02; Superior Tech Products-Chemicals-\$7,806.75; The Knox Company-Key Cores-\$285.00; The Library Store Inc-Office Supplies-\$114.09; The Star Tribune-Newspaper Subscription-\$527.80; TMA-Tires-\$4,368.92; Tractor Supply Co-K9 Care-\$156.95; TRK Hosting-Internet Access-\$68.85; Truck Trailer Sales-Pulley and Belt-\$290.94; Ultra Max-Equipment-\$598.00; Universal Printing Solutions-Office Supplies-\$1,256.76; UPS-Shipping-\$16.88; USA Blue Book-Supplies-\$1,765.64; Usborne Books-Books-\$292.41; USD Marketing-Merchandise-\$133.94; USPS-Postage Stamps-\$28.34; Yankton Rod Ctr-Filing Utility Easement-\$32.50; Viddler Inc-Video Hosting-\$30.79; Vistaprint.Com-Office Supplies-\$141.85; VWR International Inc- Electrode-\$387.53; Vzwrllss-Internet Access-\$506.15; Wal-Mart-Event Supplies-\$713.56; Watchguard Video-Patrol Car Camera Maint-\$42.00; Network Solutions-Internet Access-\$37.99; Western Office Product-Wall Pockets/File Folder-\$328.84; Wilsons Lodge Oglebay-Conference Expense-\$50.18; WM Supercenter-Patrol Cars Equipment-\$702.48; WW Grainger-Janitorial Supplies-\$304.51; WWW.Epactnetwork.Com-Software-\$3,000.00; Yankton Winnelson Co-Equipment Repairs-\$1,360.63; Yankton Mall 5-Program Supplies-\$30.00; 5-Star Communications-Advertising-\$1,200.00; AFSCME Council 65-Employee Deduction-\$670.17; American Family Life Corp-Cancer & ICU Premiums-\$7,237.70; Assurant Employee Benefits-Vision Ins-April-\$840.05; Clerk of Courts-Land Purchase-\$238,515.00; Connections Inc-EAP Insurance - March-\$371.28; Delta Dental-Dental Ins-April-\$7,388.44; Dept of Social Services-Employee Deduction-\$1,835.00; First Natl Bank South Dakota-Employee Deduction-\$2,677.78; Hagemann/Dustin-Training-\$150.00; Justra/John-Land Purchase-\$10,350.00; Kasseburg Canine Training-K-9 Purchase-\$9,000.00; Lamb Motor Company-2016 Ford Explorer SUV-\$29,880.00; Minnesota Life Insurance Co-Life Insurance-April-\$737.38; Municipal League SD-District SDML Meeting-\$128.00; Murguia/Javier-Training-\$140.00; Northtown Automotive-2016 Chevy Silverado-\$35,237.42; Northwestern Energy-Electricity-February-\$61,128.98; Retirement SD-SD Retirement March-\$68,645.99; SADA Systems-Office Software-\$40.80; Schramm Properties, LLC-East Hwy 50 Land Purchase-\$58,900.00; SD Municipal-Street Registration-\$50.00; SD Sec of State-Filing Fee-\$10.00; SDSRP-Employee Deduction-\$5,230.00; Summit Activity Center-Employee Deduction-\$811.40; United Way- Employee Deduction-\$89.32; Vast Broadband-Internet Services-\$3,366.33; Visa-Employee Deduction-\$670.17; Wellmark Blue Cross-Health Ins April-\$90,722.71.

SALARIES MARCH, 2016

Administration-\$33,038.79; Finance-\$31,118.66; Community Development-\$22,219.09; Police-\$162,313.46; Fire-\$11,223.24; Engineering-\$38,405.76; Street-\$40,176.89; Snow & Ice-\$1,737.85; Traffic Control-\$1,794.38; Library-\$29,792.56; Parks/SAC-\$57,653.63; Marne Creek-\$3,460.08; Water-\$38,323.34; Wastewater-\$34,289.05; Cemetery-\$3,452.46; Solid Waste-\$19,639.47; Landfill-\$16,972.65; Golf Course-\$17,760.76; Central Garage-\$6,885.93.

PERSONNEL CHANGES & NEW HIRES:

New Hires: Gerrit Dykstra-\$8.55 hr.-Rec. Division; Rachel Houdek-\$8.55 hr.-Rec. Division; Thomas Jeffers-\$1688.46 bi-wk.-Golf Course; Madison Johnson-\$8.55 hr.-Rec. Division; Gretchen Newberry-\$15.00 hr.-Water; Hunter Rockne-\$8.55 hr.-Rec. Division.

Wage Change: Rebecca Johnson-\$14.50 hr.-Rec. Division; Rachel Reiff-\$9.05 hr.-Rec. Division; Vanessa Rockne-\$9.50 hr.-Rec. Division; Kenny Tomek-\$10.30 hr.-Rec. Division; Denise Tramp-\$11.75 hr.-Rec. Division.

Status Change:

Levi Rohde-\$1,772.08 bi-wk.-from Equipment Operator to Public Works Manager Assistant; Amanda Schieffer-\$1,436.81 bi-wk.-from Equipment Operator to Golf Operations Asst. Manager; Kyler Pekarek-\$1,687.27 bi-wk.-from Police Office to K-9 Officer.

Longevity Increase:

Brian Frick-\$1755.78 bi-wk.-Parks & Rec.

Mayor Carda read a proclamation declaring April 10 through 16, 2016, as “National Library Week.”

City Manager Nelson submitted a written report giving an update on community projects and items of interest.

Parks and Recreation Director, Todd Larson, introduced Tom Jeffers, the new Golf Course Operations Manager at Fox Run Golf Course.

Jerry Hoffman, from Hoffman Strategy Group, presented a power point summarizing their findings about retail in Yankton.

Action 16-114

Moved by Commissioner Gross, seconded by Commissioner Ferdig, that the following items on the consent agenda be approved.

1. Assessment Roll; Alley project, set public hearing
Consideration of Memorandum 16-97 and Resolution 16-21, recommending that May 9, 2016, be established as the date for a public hearing on the special assessment roll for Assessment Project to Pave the North-South Alley from Riverside Drive to 2nd Street, between Broadway Avenue and Cedar Street
2. Establishing public hearing for sale of alcoholic beverages
Establish April 25, 2016, as the date for the public hearing on the request for a Special Malt Beverage (on-sale) Retailers License and a Special (on-sale) Wine Retailers License for one day, July 16, 2016 from Yankton Area Arts, (Julie Amsberry, Executive Director) Meridian Bridge, rain date set for City Hall Auditorium, 416 Walnut, Yankton, South Dakota.
3. Work Session
Setting date of April 25, 2016, at 6:00 pm in Room 114 of the Regional Technical Education Center for the next work session of the Yankton City Commission to discuss recycling
4. Establishing public hearing for sale of alcoholic beverages
Establish April 25, 2016, as the date for the public hearing on the New Retail (on-off sale) Wine License for January 1, 2016, to December 31, 2016 from City of Yankton dba Fox Run Golf Course, 600 West 27th Street, Yankton, South Dakota.

Roll Call: All members present voting “Aye;” voting “Nay:” None.
Motion adopted.

Action 16-115

This was the time and place for the public hearing on the application for transfer of ownership of a Retail (on-off sale) Malt Beverage License for July 1, 2015, to June 30, 2016, from Torid, LLC dba 5 O’Clock Somewhere–Parrots Cove (Richard Dolejsi, Member), to YASS Inc. dba 5 O’Clock Somewhere–Parrots Cove (Vikash Patel, President), 2007 Broadway, Suite M-A, Yankton, South Dakota. (Memorandum 16-91) No one was present to speak for or against approval of the license. Moved by Commissioner Knoff, seconded by Commissioner Johnson, to approve the license application.

Roll Call: All members present voting “Aye;” voting “Nay:” None.
Motion adopted.

Action 16-116

This was the time and place for the public hearing on the application for transfer of ownership of a Retail (on-off sale) Malt Beverage License for July 1, 2015, to June 30, 2016, from Torid, LLC dba 5 O’Clock Somewhere (Richard Dolejsi, Member), to YASS Inc. dba 5 O’Clock Somewhere (Vikash Patel, President), 2007 Broadway, Suite M, Yankton, South Dakota. (Memorandum 16-92) No one was present to speak for or against approval of the license. Moved by Commissioner Sommer, seconded by Commissioner Gross, to approve the license application.

Roll Call: All members present voting “Aye;” voting “Nay:” None.
Motion adopted.

Action 16-117

Moved by Commissioner Knoff, seconded by Commissioner Gross, to approve the agreement with Trevor Zimmer to lease office space for his flight instruction services in the building located at 700 East 31st Street, Chan Gurney Airport, for a one year term from January 1, 2016, to December 31, 2016, with automatic renewals on a month-to-month basis after that time. (Memorandum 16-95)

Roll Call: All members present voting “Aye;” voting “Nay:” None.
Motion adopted.

Action 16-118

Moved by Commissioner Knoff, seconded by Commissioner Sommer, to approve the agreement for professional services with Stockwell Engineers, Sioux Falls, South Dakota, to conduct a topographic and boundary survey of the Summit Activities Center Softball Complex, to determine if more softball fields can be added, for a cost of \$29,860.00 to be funded out of the Parks & Recreation Department budget. (Memorandum 16-93)

Roll Call: Members present voting “Aye:” Commissioners Ferdig, Gross, Hoffner, Johnson, Knoff, and Sommer; voting “Nay:” Mayor Carda.
Motion adopted.

Action 16-119

Moved by Commissioner Knoff, seconded by Commissioner Johnson, to approve the proposal from TSP Design Refined, Sioux Falls, South Dakota, in the amount of \$1,040.00 plus reimbursable expenses not to exceed \$300.00, to be funded out of the Parks & Recreation Department budget, to

update the 2010 cost estimates to a current opinion of probable costs for constructing new aquatics facilities and features at Memorial Park. (Memorandum 16-94)

Roll Call: Members present voting “Aye:” Commissioners Ferdig, Gross, Hoffner, Johnson, Knoff, and Sommer; voting “Nay:” Mayor Carda.

Motion adopted.

Action 16-120

Kerry Hacecky, Heartland Humane Society Executive Director, was present to answer questions about the Humane Society’s request for funding in the amount of \$10,000.00 for upgrading and expanding of their facility. (Memorandum 16-90) Moved by Commissioner Knoff, seconded by Commissioner Ferdig, to approve funding in the amount of \$6,500.00.

Roll Call: Members present voting “Aye:” Commissioners Ferdig, Gross, Johnson, Knoff, Sommer, and Mayor Carda; voting “Nay:” None; Abstaining: Commissioner Hoffner.

Motion adopted.

Action 16-121

This was the time and place to award the bid for a new heavy duty Ten-Yard Fourteen-Foot Dump Box Body, Hydraulic Hoist, and Underbody Scraper for the Department of Public Works, Street Division. (Memorandum 16-96) The following bids were receive and opened on March 30, 2016: Northern Truck & Equipment, Sioux Falls, South Dakota-\$34,244.00; Sanitation Products, Inc., Sioux Falls, South Dakota-\$36,844.00. Moved by Commissioner Sommer, seconded by Commissioner Knoff, to award the bid for the Ten-Yard Fourteen-Foot Dump Box, Hydraulic Hoist, and Underbody Scraper to the low bidder, Northern Truck & Equipment of Sioux Falls, in the amount of \$34,244.00.

Roll Call: All members present voting “Aye;” voting “Nay:” None.

Motion adopted.

Action 16-122

Moved by Commissioner Knoff, seconded by Commissioner Gross, to approve “Amendment Number 1 to Agreement Number 715753,” between the South Dakota Department of Transportation and the City of Yankton, and to adopt Resolution 16-22. (Memorandum 16-98)

TRANSPORTATION ALTERNATIVES PROGRAM AUTHORIZING RESOLUTION 16-22

WHEREAS the City of Yankton endorses the Transportation Alternatives Program grant application for Phase 1, Phase 2, and Phase 3 for a project that will improve non motorized vehicle access along South Dakota Highway 50 in the vicinity of the Fox Run Neighborhood; and

WHEREAS the project will comply with all local planning and zoning requirements; and

WHEREAS the City of Yankton assumes full responsibility for providing all necessary match funding, project coordination, and future site maintenance.

NOW THEREFORE BE IT RESOLVED by the Yankton City Commission hereby agrees to the combining of Phase 1, Phase 2, and Phase 3 into one project under the Transportation Alternatives

Program Grant, as well as provide the administrative assistance needed to ensure compliance with all grant requirements; and

BE IT FURTHER RESOLVED that the Yankton City Commission authorizes the City Manager to execute all documents associated with Phase 1, Phase 2, and Phase 3 of the Transportation Alternatives Program Grant including the Amendment Number 1 to Agreement Number 715753 and the administration thereof.

Roll Call: All members present voting “Aye;” voting “Nay:” None.
Motion adopted.

Action 16-123

Moved by Commissioner Johnson, seconded by Commissioner Sommer, to adjourn into Executive Session at 8:42 p.m., to discuss personnel and contractual matters under SDCL 1-25-2.

Roll Call: All members present voting “Aye;” voting “Nay:” None.
Motion adopted.

Regular meeting of the Board of City Commissioners of the City of Yankton was reconvened by Mayor Carda.

Roll Call: Present: Commissioners Ferdig, Gross, Hoffner, Johnson, Knoff, and Sommer. City Attorney Den Herder and City Manager Nelson were also present. Absent: Commissioners Miner, and Woerner. Quorum present.

Action 16-124

Moved by Commissioner Knoff, seconded by Commissioner Sommer, to adjourn at 9:31 p.m.

Roll Call: All members present voting “Aye;” voting “Nay:” None.
Motion adopted.

David Carda
Mayor

ATTEST:

Al Viereck
Finance Officer

Published April 21, 2016



OFFICE OF THE CITY MANAGER

www.cityofyankton.org

VOL. 51, NUMBER 8

Commission Information Memorandum

The Yankton City Commission meeting on Monday, April 25, 2016, will begin at 7:00 pm.

Non-Agenda Items of Interest

1) Human Resources Update

We have processed lateral transfers to fill the two vacant Equipment Operator positions. Guy Graff and Shawn Stuen transferred from Sanitation/Truck Operators to Equipment Operators on April 2. We are advertising externally for two Sanitation/Truck Operators with an application deadline of April 22.

We are also advertising for a Police Officer. Applicants are to be currently State Certified by South Dakota as a Law Enforcement Officer with two years of experience as a South Dakota Law Enforcement Officer. Applications close on April 29.

2) Parks and Recreation Department Update

Enclosed in your packet is an update on the various activities in the Parks and Recreation Department.

3) Fire Department Update

The Yankton Fire Department assisted the Special Olympics organization by filling its pool for the polar plunge. This event was held on Sunday, April 10 at the parking lot of Yankton Bowl.

The volunteers of the Yankton Fire Department were sponsors of the "Spencer Speaks" event held on April 14 at Yankton High School. Chief Kurtenbach attended the event.

Chief Kurtenbach and Deputy Chief Nickles participated in the Pre-Disaster Mitigation Meeting held on April 18 at Fire Station #2. This plan and program looks at ways to mitigate (prevent or make less damaging) disasters in Yankton County from all risks. Additional meetings will be held in the future on this project.

4) Information Services Update

Information & Technology Services' new GIS Analyst Kristin Sternhagen will start May 16. Kristin is a Yankton native moving back to town. Kristin's most recent position was with the South Dakota Game, Fish & Parks Department and she worked on many of the public map based products that you frequently see from GF&P.

The new schedule for the nextgen 911 equipment installation is June 20. Training will take place the week of June 27 and final cutover will be on June 29.

5) Community Development Update

The annual notice to cut or chemically treat noxious vegetation was published on April 8 & 15, 2016. The ordinance requires that weeds be cut or chemically treated and that grasses are kept at a height of no greater than eight inches.

As the City Wide Cleanup Program comes to a close, Community Development staff will follow up on various properties with identified scrap/junk nuisance violations. Our hope was that property owners have taken advantage of the City Wide Cleanup Program to spruce up their property. This is not always the case so we will proceed with other methods of gaining compliance with the ordinance requirements. Additionally, there are always a few property owners that did not understand the types of materials that are included in the cleanup. We will be contacting those owners who have set out tires, yard waste, and other items that are not on the list of items allowable for the City Wide Cleanup Program.

6) Finance Update

The field work portion of the 2015 fiscal year financial audit will be conducted the week of May 2. A team of auditors from Williams & Company of LeMars, Iowa will be performing the audit.

The annual special assessment installment payments are due to the Finance Office by April 30.

Please see the enclosed Finance Monthly Report for March and the first quarter 2016 Revenues and Expenditures Report.

7) Police Department Update

Lt Burgess has been invited to present at SD Girls State in Vermillion. It's an honor to have staff presenting in other venues, it shows the quality of employees we have in the Police Department.

The DEA Drug Take-back will be held on Saturday, April 30, 2016 from 10:00 am – 2:00 pm in the south entrance of the Police Department. We are continuing to work on a year round depository for illegal drugs.

Our activities are starting to pick up with area events; Fishing Derby at the State Hatchery, RiverRat Marathon, and Yankton High School Prom will close out April.

We are looking at a change of uniform for Animal Control. We plan to remove the police patch and change color of her uniform from our standard blue to a grey color. With no arrest powers and weapon we feel it's a safety issue and want to make this change in uniform.

8) Library Update

Enclosed in your packet is an update on the various activities at the Library Department.

9) Public Works Department Update

Enclosed with this packet is the bid advertisement for the annual supply of transport and tank wagon petroleum products and the bid advertisement for durable pavement marking installation.

The Street Department crews plan to complete the curbside pickup of the 2016 Citywide Cleanup on Friday April 22, 2016. The weather has been cooperative and it appears the results of the event were comparable to previous years. Staff will compile a report of materials collected upon completion.

The contractor has installed the main line water from 29th Street to 31st Street on the Douglas Avenue construction project. Bacterial test results were negative allowing the contractor to now swap the

service lines from the old main to new main. Work for the next couple of weeks will concentrate on completing the service connections and the installation of storm sewer on this section of the project.

Underground work on the Highway 50 project has progressed to the point that D&G Concrete anticipates paving from Mulberry to Burleigh towards the end of the last week of April. All eastbound traffic will be routed to the 2nd Street detour during the paving operation.

Extended Hours for Grass Disposal – Beginning May 2, 2016 and ending November 3, 2016 the City of Yankton Transfer Station will be open Monday and Thursday evenings from 6 pm to 8 pm for leaf and grass clipping disposal. Only leaves and grass clippings will be accepted during the extended evening hours. Please keep materials such as garbage, tree limbs and branches, trash bags, batteries, rocks, concrete and any other items out of the grass clippings. Customers are to empty all leaves and grass from garbage bags and dispose of the empty bags in the dumpsters. Leaves and grass clippings may also be disposed of during regular daytime transfer station hours, Monday through Saturday, 8:00 am to 3:45 pm. Questions may be directed to the City of Yankton Transfer Station at 668-5212.

Missouri River Events in May

Missouri River Watershed Education Festival will be held on Friday, May 6, 2016 at Riverside Park for registered area schools. Students will attend six 15 minute sessions during the morning. Some of the sessions are hands on, showing students how to identify factors that can cause changes in stability of populations, communities and ecosystems along the Missouri River. A look at the historical and cultural aspects of the Missouri River will also be presented in the forms of reenactment and tribal lore. 300 area students are registered to attend.

The National Park Service along with the City of Yankton will be conducting the 13th Annual Missouri River Cleanup on May 7, 2016 meeting at Riverside Park boat ramp picnic shelter at 8:00 am for registration, coffee and doughnuts. All volunteers will be issued official T-shirts. Boats from the National Park Service and partner agencies will transport volunteers to and from cleanup sites along the river. The cleanup will end at noon with a lunch of bratwursts, chips, and cold drinks.

Sponsors of these events and participants are: National Park Service (Missouri National Recreational River), City of Yankton, SD Game Fish and Parks, NE Game and Parks Commission, Izaak Walton League, USD, Missouri River Institute, US Army Corps of Engineers, US Fish & Wildlife Service, Yankton Daily Press & Dakotan, Keep Yankton Beautiful, KYNT Radio, Healthy Rivers Partnership, Lewis & Clark NRD, SD Canoe & Kayak Association, SD Dept. of Corrections, Yankton Minimum Unit, SD Geological Survey, Ponca Sioux Tribe, Dave Rambow, TransCanada, NuStar, Applied Engineering, Kolberg-Pioneer, Vishay, First Dakota National Bank, Koletzky Implement, Yankton Ikes, Santee Sioux Tribe, Casey's General Stores, Freedom ValuCenter, Gene Borman, Camille Swift-Slowey.

10) Environmental Services Update

The Notice of Award was completed for the Lift Station Project. Staff is working with Gridor Construction on final contracts and is scheduled to have the Notice to Proceed completed by May 15. Staff continues to work with Banner engineering on the Water Fill Design. The design is roughly 50% complete. The project is scheduled to be bid this summer with a fall completion date. Staff is working with Bartlett and West on a design contract for the force main project. The project is scheduled to get started this fall or early spring of 2017 to coordinate with the second phase of Highway 50 project.

11) Minutes

Joint Powers Solid Waste monthly report is included for your review. Minutes from the Planning Commission and Airport Board are also included for your review.

Have an enjoyable weekend and do not hesitate to contact us if you have any questions about these or other issues. If you will not be able to attend the Commission meeting on Monday, please inform my office.

Sincerely,

Amy Nelson
City Manager

Commission Information Memorandum

PARKS AND RECREATION DEPARTMENT

SUMMIT ACTIVITIES CENTER and RECREATION PROGRAMS

1st - half of April information:

Fitness Classes-	
Early Bird Boot Camp class	37 participants
Power Abs	47 participants
Prime Time Senior class	36 participants
Tabata class	56 participants
Water aerobics	174 participants
Work-Out Express class	42 participants
Yoga classes	69 participants
Zumba class	37 participants

Rentals-	
o Birthday rentals-	8 parties
o SAC courts-	11 hours
o Theater-	0 hours
o Meeting rooms-	4 hours
o City Hall courts-	7 hours
o Capital Building-	2 dates
o Riverside shelters-	0 rentals
o Memorial shelters-	0 rentals
o Westside shelter-	0 rentals
o Rotary outdoor classroom-	0 rentals
o Sertoma shelter-	0 rentals
o Tripp shelter-	0 rentals
o Meridian Bridge	0 rental

SAC members-	2,085 people
SAC memberships-	876
SAC attendance-	2,796 visits
New members-	10 people

Saturday, April 2- SAC Spring Swim Lessons Started. 33 participants.

Monday, April 4- 2016 Summer Programs Brochure distributed.

Monday, April 11- No School Special. 23 paid participants. Members free.

The South Dakota Lacrosse organization will be using the Sertoma Park football field this spring. They have 34 kids signed up to learn the game of lacrosse.

Sumer Recreation registration for SAC Members is April 18. On-line registration for all area residents begins at 11:00am on Tuesday, April 19.

The City of Yankton is applying to be "Capital for the Day" with the Governor's Office for a day in the summer of 2016.

Todd, Brittany LaCroix, and Tracey Grotenhuis are working on the 2016 Ribfest event. Saturday, June 4, 2016. The event is going to expand and have music, food, and beer on Friday evening, June 3, also.

Todd and Brittany LaCroix are working on the 2016 Rockin' Rumble event. The event is expanding into Friday night also. Dates are July 22 and July 23.

Todd and Brittany LaCroix are working on an ADA Celebration event for Tuesday, July 26.

Yankton Area Arts has informed the City that they will not sponsor any musical groups in the amphitheater in the evening of July 4. City fireworks only on the night of July 4.

PARKS

The Parks Department thanks Missouri Valley Christian Academy for cleaning up the parks, cemetery, and other properties during their Service Day. The group also planted 10 trees at the Cemetery in the row of trees along Broadway.

The Parks Department has started to prepare the Fantle Memorial Pool for the summer swimming season in 2016.

The Parks Department is working with the contractor to help prepare the two north Sertoma fields for the installation of field turf. The Parks Department has been hauling crushed concrete from the Transfer Station to the fields as that is what is used for a base material under the artificial turf. The wet weather has delayed progress on the fields.

The City of Yankton has met with the National Park Service and a representative from the Regional office. The City Engineering Department will be surveying the City property and ditch leading down to the trails system to design an ADA accessible path that can be built down through the ditch to provide more access to the trail system. The City will also be determining if this path can be constructed by City crews in the fall of 2016.

GOLF

With the nice weather, outside golf activity at Fox Run Golf Course has been very good. Season Passes are being sold along with walk-up golfers playing at the course.

Fox Run hosted a small school golf tournament on Thursday, April 14.

League play will be starting the week of April 25.

FINANCE MONTHLY REPORT

Activity	MAR 2016	MAR 2015	MAR 2016 YTD	MAR 2015 YTD
UTILITY BILLING:				
Water				
	39,501	39,934	122,863	127,563
Water Billed	\$337,917.34	\$328,546.84	\$1,036,332.33	\$1,022,782.62
Basic Water Fee/Rate per 1000 gal	\$15.91/\$5.23	\$15.45/\$5.08		
Number of Accounts Billed	5,137	5,112	15,442	15,343
Number of Bills Mailed	5,137	5,112	15,442	15,343
Total Meters Read	5,557	5,567	16,660	16,687
Meter Changes/pulled	4	4	11	11
Total Days Meter Reading	1	1	3	3
Misreads found prior to billing	0	0	0	0
Customers requesting Rereads	0	0	0	0
Sewer				
Sewer Billed	\$250,614.64	\$245,073.01	\$788,275.55	\$768,683.25
Basic Sewer Fee/Rate per 1000 gal	\$8.79/\$5.32	\$8.37/\$5.06		
Solid Waste				
Solid Waste Billed	\$79,714.90	\$76,847.23	\$239,347.43	\$230,777.14
Basic Solid Waste Fee	\$17.13	\$16.63		
Total Utility Billing:	\$668,246.88	\$650,467.08	\$2,063,955.31	\$2,022,243.01
Adjustment Total:	(\$6,794.23)	(\$390.00)	(\$7,235.64)	(\$1,537.35)
Misread Adjustments	\$0.00	\$0.00	\$0.00	\$0.00
Other Adjustments	(\$6,524.23)	\$0.00	(\$6,525.64)	(\$787.35)
Penalty Adjustments OFF	(\$300.00)	(\$390.00)	(\$740.00)	(\$810.00)
Penalty Adjustments ON	\$30.00	\$0.00	\$30.00	\$60.00
New Accounts/Connects	40	34	135	111
Accounts Finaled/Disconnects	40	45	147	132
New Accounts Set up	2	4	5	11
Delinquent Notices	383	422	1184	1224
Doorknockers	130	131	365	400
Delinquent Call List	95	96	260	281
Notice of Termination Letters	17	21	31	42
Shut-off for Non-payment	8	6	15	14
Delinquent Notice Penalties	\$3,830.00	\$4,220.00	\$11,840.00	\$12,240.00
Doorknocker Penalties	\$1,300.00	\$1,310.00	\$3,650.00	\$4,000.00
Other Office Functions:				
Interest Income	\$11,972.38	\$6,560.30	\$34,047.01	\$16,110.34
Interest Rate-Checking Account	0.69%	0.38%		
Interest Rate-CDs	N/A	N/A		
# of Monthly Vendor Checks	185	136		
Payments Issued to Vendors	\$2,156,952.92	\$1,543,509.43	\$5,438,207.01	\$4,044,205.64
# of Employees on Payroll	210	208		
Monthly Payroll	\$400,054.21	\$369,608.78	\$1,231,409.89	\$1,350,583.40

	01Jan2016 31Mar2016	01Jan2015 31Mar2015	YTD 2016	YTD 2015
101 General Fund				
Revenues	2,076,109.15	2,006,162.17	2,076,109.15	2,006,162.17
Expenditures	1,885,988.97	1,675,628.63	1,885,988.97	1,675,628.63
201 Parks				
Revenues	2,114.58	1,922.60	2,114.58	1,922.60
Expenditures	171,002.64	164,524.08	171,002.64	164,524.08
202 Memorial Pool				
Revenues	40.06	7.97	40.06	7.97
Expenditures	1,386.21	1,107.46	1,386.21	1,107.46
203 Summit Activity Center				
Revenues	118,018.51	120,124.58	118,018.51	120,124.58
Expenditures	120,473.52	134,129.88	120,473.52	134,129.88
204 Marne Creek				
Revenues	109.96	28.07	109.96	28.07
Expenditures	16,454.16	14,328.09	16,454.16	14,328.09
205 Casualty Reserve				
Revenues	63.34	14.08	63.34	14.08
Expenditures				
207 Bridge and Street				
Revenues	141.57	33.52	141.57	33.52
Expenditures	12,707.50		12,707.50	
211 Lodging Sales Tax				
Revenues	94,869.69	86,993.48	94,869.69	86,993.48
Expenditures	143,215.75	107,175.75	143,215.75	107,175.75
241 Infrastructure Improvement				
Revenue	3,607.78	2,832.60	3,607.78	2,832.60
Expenditures				
501-504 Improvements/Capital				
Revenues	94,358.31	149,230.44	94,358.31	149,230.44
Expenditures	104,560.06	13,221.36	104,560.06	13,221.36
506 Special Capital Improvements				
Revenues	600,468.61	588,243.79	600,468.61	588,243.79
Expenditures	333,108.94	71,234.77	333,108.94	71,234.77
601-604 Water				
Revenues	6,883,416.66	1,043,775.86	6,883,416.66	1,043,775.86
Expenditures	1,408,799.09	1,527,476.35	1,408,799.09	1,527,476.35
611 Wastewater				
Revenues	781,041.91	768,831.00	781,041.91	768,831.00
Expenditures	1,031,098.18	1,103,773.10	1,031,098.18	1,103,773.10
621 Cemetery				
Revenues	3,808.25	6,744.24	3,808.25	6,744.24
Expenditures	16,001.03	15,015.86	16,001.03	15,015.86
631 Solid Waste Collection				
Revenues	237,433.63	230,988.56	237,433.63	230,988.56
Expenditures	245,318.76	260,042.09	245,318.76	260,042.09
637 Joint Powers Landfill				
Revenues	248,865.53	225,180.43	248,865.53	225,180.43
Expenditures	228,090.07	271,546.74	228,090.07	271,546.74
641 Fox Run Golf Course				
Revenues	198,599.18	234,406.84	198,599.18	234,406.84
Expenditures	160,429.69	181,817.94	160,429.69	181,817.94

Yankton Community Library

Children's Book Week:

We are celebrating Children's Book Week May 2-8. May the Fourth Be With You Jedi Training Academy takes place Wednesday, May 4, at 3:45 p.m. We'll host a Storypalooza on May 5, at 3:45 p.m., as well as holding our regular story and toddler times.

Yankton Seed Library Class:

Twenty-eight people attended our second class, Your "Growing" Questions, which was a panel discussion facilitated by the Missouri Valley Master Gardeners.

LifeServe Blood Drive:

The Blood Bank will be here Friday, April 22, 9 a.m. to 1 p.m., accepting donations.

Painting Project:

Our painting project is progressing very nicely. The walls on the main floor are done and they are now working on staff areas. I anticipate they will complete everything by the end of May and we will be under the budgeted amount for the project.

Summer Reading Registration:

We've got all of our programs planned for summer reading and open our registration on May 2. Special programs and reading incentive plans are formulated for all ages.

Publishing Dates: May 19 and May 26, 2016

NOTICE TO BIDDERS

Sealed bids will be received by the City Commission of the City of Yankton, South Dakota, at 416 Walnut Street, Yankton, South Dakota, at the Office of the City Finance Officer of said City until 3:00 P.M. or may be hand delivered to the place of opening at 3:00 P.M. on the 1st day of June, 2016, at which time they will be publicly opened and read in the Second Floor Meeting Room of City Hall, Yankton, South Dakota. Disposition of said bid will be held on the 13th day of June, 2016 at 7:00 P.M. in the City of Yankton Community Meeting Room located in the Technical Education Center at 1200 W. 21st Street, Yankton, South Dakota.

Bids will be received on the following:

ANNUAL SUPPLY OF TRANSPORT – TANKWAGON PETROLEUM PRODUCTS

Copies of the specifications may be obtained at the Office of the Manager of Public Works, 700 Levee Street, Yankton, South Dakota 57078 or by telephoning (605) 668-5211.

All bids must be submitted on forms provided by the City of Yankton.

The City of Yankton, South Dakota reserves the right to reject any or all bids and to waive any informalities therein to determine which is the best and the lowest bid, and to approve the bond, if required.

Adam Haberman, PE
Director of Public Works
City of Yankton,
South Dakota

Dated: May 19, 2016

-THE CITY OF YANKTON IS AN EQUAL OPPORTUNITY EMPLOYER-

Publishing Dates: TBD

NOTICE TO BIDDERS

Sealed bids will be received by the City Commission of the City of Yankton, South Dakota, at the office of the City Finance Officer of said City until 3:00 PM or may be hand delivered to the place of opening at 3:00 PM on TBD at which time they will be publicly opened and read in Meeting Room A located at 416 Walnut Street in Yankton, South Dakota. Disposition of said bids is expected to be held on TBD after 7:00 PM, in the Technical Education Center at 1200 W. 21st Street, Yankton, South Dakota.

Bids will be received on the following:

DURABLE PAVEMENT MARKING INSTALLATION

Estimated quantities of the installation are listed below:

TO BE DETERMINED

Copies of the specifications and bidding forms can be obtained at the office of the Public Works Manager, 700 Levee Street, Yankton, South Dakota 57078 or by telephoning (605) 668-5211. All bids must be submitted on forms provided by the City of Yankton.

Payment shall be in cash based on 90% monthly payments for all completed work including the actual cost (exclusive of overhead and profit to the contractor and subcontractors) of materials suitably stored at the site.

The City of Yankton, South Dakota reserves the right to reject any or all bids and to waive any informalities therein to determine which is the best and lowest bid and to approve the bond.

Adam Haberman PE
Director of Public Works
City of Yankton, South Dakota

Dated: TBD
mlr

-THE CITY OF YANKTON IS AN EQUAL OPPORTUNITY EMPLOYER-

Joint Powers Solid Waste Authority
Financial Report Thru March 31, 2016

Description	Yankton Transfer	Vermillion Landfill	Total Joint	3 Month Budget	Legal 2016 Budget
Joint Power Transfer/Landfill					
<i>Total Revenue</i>	\$223,485.55	\$178,619.64	\$402,105.19	\$393,040.00	\$1,572,160.00
<i>Expenses:</i>					
Personal Services	57,481.62	74,285.05	131,766.67	152,121.75	608,487.00
Operating Expenses	56,653.17	73,909.43	130,562.60	184,843.00	739,372.00
Depreciation (est)	27,017.79	70,135.44	97,153.23	102,276.00	409,104.00
Trench Depletion	0.00	35,354.10	35,354.10	19,193.75	76,775.00
Closure/Postclosure Resrv	0.00	1,859.22	1,859.22	2,002.50	8,010.00
Amortization of Permit	0.00	243.56	243.56	265.00	1,060.00
<i>Total Operating Expenses</i>	141,152.58	255,786.80	396,939.38	460,702.00	1,842,808.00
<i>Non Operating Expense-Interest</i>	0.00	11,951.86	11,951.86	17,311.25	69,245.00
<i>Landfill Operating Income</i>	82,332.97	(89,119.02)	(6,786.05)	(84,973.25)	(339,893.00)
Joint Recycling Center					
<i>Total Revenue</i>	24,926.10	31,744.20	56,670.30	69,385.00	277,540.00
<i>Expenses:</i>					
Personal Services	4,934.99	42,795.03	47,730.02	59,736.00	238,944.00
Operating Expenses	10,031.60	14,314.55	24,346.15	39,080.75	156,323.00
Depreciation (est)	10,114.80	9,993.45	20,108.25	19,712.50	78,850.00
<i>Total Operating Expenses</i>	25,081.39	67,103.03	92,184.42	118,529.25	474,117.00
<i>Non Operating Expense-Interest</i>	0.00	0.00	0.00	0.00	0.00
<i>Recycling Operating Income</i>	(155.29)	(35,358.83)	(35,514.12)	(49,144.25)	(196,577.00)
<i>Total Operating Income</i>	\$82,177.68	(\$124,477.85)	(\$42,300.17)	(\$134,117.50)	(\$536,470.00)
Tonage in Trench:	<u>3/31/2015</u>	<u>3/31/2016</u>			
Asbestos	31.99	37.40	37.40	12.50	50.00
Centerville	72.67	63.42	63.42	82.50	330.00
Beresford	293.94	301.13	301.13	287.50	1,150.00
Clay County Garbage	2,192.19	2,987.50	2,987.50	3,025.00	12,100.00
Elk Point	239.67	242.90	242.90	275.00	1,100.00
Yankton County Garbage	4,553.73	4,818.62	4,818.62	5,500.00	22,000.00
<i>Total Tonage in Trench</i>	7,384.19	8,450.97	8,450.97	9,182.50	36,730.00
Operating Cost per ton			<u>\$48.38</u>	<u>\$52.06</u>	<u>\$52.06</u>

This report is based on the following:

Revenue accrual thru March 31, 2016

Expenses cash thru March 31, 2016 with April Bills

Joint Powers Solid Waste Authority
Financial Report Thru March 31, 2016

Description	Yankton Transfer	Vermillion Landfill	Total Joint	3 Month Budget	Legal 2016 Budget
Source of Funds					
<i>Beginning Balance</i>	\$224,362.00	\$587,584.00	\$811,946.00	\$811,946.00	\$811,946.00
<i>Operating Revenue:</i>					
Net Income	82,177.68	(124,477.85)	(42,300.17)	(134,117.50)	(536,470.00)
Depreciation	37,132.59	80,128.89	117,261.48	121,988.50	487,954.00
Trench Depletion	0.00	35,354.10	35,354.10	19,193.75	76,775.00
Amortization of Permit	0.00	243.56	243.56	265.00	1,060.00
<i>Non Operating Revenue:</i>					
Grant	0.00	0.00	0.00	93,750.00	375,000.00
Loan Proceeds	0.00	0.00	0.00	93,750.00	375,000.00
Contributed Capital	0.00	55.65	55.65	6,000.00	24,000.00
Sale Proceeds	0.00	0.00	0.00	1,250.00	5,000.00
Comp. for Loss & Damage	0.00	0.00	0.00	0.00	0.00
Fire Related Expenses	0.00	0.00	0.00	0.00	0.00
Interest	453.88	248.46	702.34	625.00	2,500.00
<i>Cash Flow Transfer:</i>					
Joint Power Transfer/Landfill	(104,088.93)	104,088.93	0.00	(8,090.00)	(32,360.00)
Joint Recycling Center	(10,262.46)	10,262.46	0.00	0.00	0.00
<i>Total Funds Available</i>	<u>229,774.76</u>	<u>693,488.20</u>	<u>923,262.96</u>	<u>1,006,560.75</u>	<u>1,590,405.00</u>
Application of Funds Available					
<i>Joint Power Transfer/Landfill</i>					
Equipment	0.00	0.00	0.00	53,000.00	212,000.00
Trench	0.00	0.00	0.00	0.00	0.00
Closure/Postclosure Cash Res.	0.00	1,859.22	1,859.22	2,002.50	8,010.00
<i>Joint Recycling Center</i>					
Equipment	6,750.00	0.00	6,750.00	207,875.00	831,500.00
<i>Payment Principal</i>	0.00	15,367.35	15,367.35	39,584.75	158,339.00
<i>Appropriation to Reserve</i>	0.00	0.00	0.00	0.00	0.00
<i>Total Applied</i>	<u>6,750.00</u>	<u>17,226.57</u>	<u>23,976.57</u>	<u>302,462.25</u>	<u>1,209,849.00</u>
<i>Ending Balance</i>	<u>\$223,024.76</u>	<u>\$676,261.63</u>	<u>\$899,286.39</u>	<u>\$704,098.50</u>	<u>\$380,556.00</u>

Joint Power Transfer/Landfill Description	Yankton Transfer	Vermillion Landfill	Total Joint	3 Month Budget	Legal 2016 Budget
<i>Revenue: (accrual)</i>					
Asbestos	\$0.00	\$2,430.99	\$2,430.99	\$1,000.00	\$4,000.00
Elk Point	0.00	11,294.94	11,294.94	12,375.00	\$49,500.00
Centerville	0.00	2,949.09	2,949.09	3,712.50	14,850.00
Bon Homme	0.00	0.00	0.00	0.00	0.00
Union County	0.00	0.00	0.00	0.00	0.00
Beresford	0.00	14,002.68	14,002.68	12,937.50	51,750.00
Clay County Garbage	0.00	154,572.97	154,572.97	143,625.00	574,500.00
Compost-Yd Waste-Wood	0.00	1,044.61	1,044.61	500.00	2,000.00
Contaminated Soil	0.00	298.70	298.70	125.00	500.00
White Goods	0.00	845.71	845.71	1,875.00	7,500.00
Tires	0.00	701.80	701.80	625.00	2,500.00
Electronics	0.00	590.00	590.00	375.00	1,500.00
Other Revenue	5,326.61	673.00	5,999.61	1,900.00	7,600.00
Less Recycling Tipping Fee	(13,952.94)	(10,784.85)	(24,737.79)	(27,260.00)	(109,040.00)
Cash long	(0.25)	0.00	(0.25)	0.00	0.00
Yard Waste	0.00	0.00	0.00	0.00	0.00
Rubble	7,602.08	0.00	7,602.08	12,500.00	50,000.00
Transfer Fees	224,510.05	0.00	224,510.05	228,750.00	915,000.00
Total Revenue	223,485.55	178,619.64	402,105.19	393,040.00	1,572,160.00
<i>Expenses: (cash)</i>					
Personal Services	57,481.62	74,285.05	131,766.67	152,121.75	608,487.00
Insurance	13,528.55	0.00	13,528.55	6,763.00	27,052.00
Professional Service/Fees	2,124.01	2,132.03	4,256.04	14,250.00	57,000.00
Non Professional Fees	0.00	0.00	0.00	0.00	0.00
Processing- Reduction	0.00	0.00	0.00	3,750.00	15,000.00
State Fees	0.00	8,450.97	8,450.97	9,170.00	36,680.00
Professional - Legal/Audit	0.00	0.00	0.00	62.50	250.00
Publishing & Advertising	58.58	286.83	345.41	325.00	1,300.00
Rental	0.00	0.00	0.00	125.00	500.00
Hauling fee	0.00	0.00	0.00	0.00	0.00
Equipment repair	67.84	14,647.06	14,714.90	11,500.00	46,000.00
Motor vehicle repair	0.00	1,302.79	1,302.79	5,750.00	23,000.00
Vehicle fuel & maintenance	26,131.41	6,437.23	32,568.64	59,750.00	239,000.00
Equip, Mat'l & Labor	2,649.56	0.00	2,649.56	3,000.00	12,000.00
Building repair	2,949.40	1,236.30	4,185.70	4,750.00	19,000.00
Facility repair & maintenance	0.00	1,358.42	1,358.42	6,250.00	25,000.00
Postage	116.55	1.72	118.27	187.50	750.00
Office supplies	182.98	174.60	357.58	750.00	3,000.00
Copy supplies	25.52	8.15	33.67	75.00	300.00
Uniforms	55.93	867.50	923.43	1,125.00	4,500.00
Small Tools & Hardware	58.53	0.00	58.53	62.50	250.00
Travel & Training	0.00	358.53	358.53	1,250.00	5,000.00
Operating supply	477.82	29,463.12	29,940.94	38,150.00	152,600.00
Electricity	1,917.52	3,359.89	5,277.41	6,550.00	26,200.00
Heating Fuel - Gas	5,321.50	3,337.30	8,658.80	9,250.00	37,000.00
Water	422.33	96.60	518.93	750.00	3,000.00
WW service	238.94	0.00	238.94	425.00	1,700.00
Landfill	51.39	0.00	51.39	50.00	200.00
Telephone	274.81	390.39	665.20	772.50	3,090.00
Depreciation (est)	27,017.79	70,135.44	97,153.23	102,276.00	409,104.00
Trench Depletion		35,354.10	35,354.10	19,193.75	76,775.00
Closure/Postclosure Resrv		1,859.22	1,859.22	2,002.50	8,010.00
Amortization of Permit		243.56	243.56	265.00	1,060.00
Total Op Expenses	141,152.58	255,786.80	396,939.38	460,702.00	1,842,808.00

Joint Powers Solid Waste Authority
Financial Report Thru March 31, 2016

Joint Power Transfer/Landfill Description	Yankton Transfer	Vermillion Landfill	Total Joint	3 Month Budget	Legal 2016 Budget
<i>Non Operating Expense-Interest</i>	0.00	11,951.86	11,951.86	17,311.25	69,245.00
<i>Operating Income (Loss)</i>	\$82,332.97	(\$89,119.02)	(\$6,786.05)	(\$84,973.25)	(\$339,893.00)
<i>Capital:</i>					
Capital Outlay	\$0.00	\$0.00	\$0.00	\$53,000.00	\$212,000.00
Landfill Development	0.00	0.00	0.00	12,500.00	\$50,000.00
Capital Lease	0.00	0.00	0.00	0.00	\$0.00
<i>Total Capital Expenditures</i>	\$0.00	\$0.00	\$0.00	\$65,500.00	\$262,000.00
<i>Grant Reimbursement</i>	\$0.00	\$0.00	\$0.00	\$93,750.00	\$375,000.00
<i>Equipment Sale Proceeds</i>	\$0.00	\$0.00	\$0.00	\$1,250.00	\$5,000.00
<i>Cash Flow Transfer</i>	(\$104,088.93)	\$104,088.93	\$0.00	\$0.00	\$0.00
<i>Tonage in Trench:</i>					
Asbestos		37.40	37.40	12.50	50.00
Beresford		301.13	301.13	287.50	1,150.00
Centerville Garbage		63.42	63.42	82.50	330.00
Clay County Garbage		2,987.50	2,987.50	3,025.00	12,100.00
Elk Point		242.90	242.90	275.00	1,100.00
Yankton County Garbage		4,818.62	4,818.62	5,500.00	22,000.00
<i>Total Tonage in Trench</i>		8,450.97	8,450.97	9,182.50	36,730.00
Operating Cost per ton			\$48.38	\$52.06	\$52.06

Joint Recycling Center	Yankton	Vermillion	Total	3 Month	Legal
Description	Transfer	Center	Joint	Budget	2016 Budget
<i>Revenue:</i>					
Tipping Fees	\$13,952.94	10,784.85	\$24,737.79	27,260.00	\$109,040.00
Magazines	0.00	0.00	0.00	2,125.00	8,500.00
Metal/Tin	710.70	1,116.50	1,827.20	2,500.00	10,000.00
Plastic	0.00	1,903.00	1,903.00	8,000.00	32,000.00
Aluminum	2,966.30	7,825.95	10,792.25	8,750.00	35,000.00
Newsprint	3,193.51	2,577.58	5,771.09	4,250.00	17,000.00
Cardboard	4,102.65	6,955.22	11,057.87	12,250.00	49,000.00
High Grade Paper	0.00	0.00	0.00	3,750.00	15,000.00
Other Material	0.00	581.10	581.10	500.00	2,000.00
Contributions/Operating Grants	0.00	0.00	0.00	0.00	0.00
Total Revenue	24,926.10	31,744.20	56,670.30	69,385.00	277,540.00
<i>Expenses:</i>					
Personal Services	4,934.99	42,795.03	47,730.02	59,736.00	238,944.00
Insurance	215.10	0.00	215.10	568.25	2,273.00
Professional Service/Fees	0.00	0.00	0.00	5,000.00	20,000.00
Hazardous Waste Collection	0.00	695.36	695.36	8,125.00	32,500.00
Professional-Legal	0.00	0.00	0.00	0.00	0.00
Publishing & Advertising	0.00	36.85	36.85	625.00	2,500.00
Rental	0.00	0.00	0.00	0.00	0.00
Equipment repair	0.00	1,138.64	1,138.64	3,062.50	12,250.00
Vehicle repair & maintenance	0.00	0.00	0.00	250.00	1,000.00
Vehicle fuel	1,264.06	449.25	1,713.31	3,425.00	13,700.00
Building repair & maintenance	85.00	659.15	744.15	875.00	3,500.00
Postage	0.00	0.53	0.53	162.50	650.00
Freight	0.00	420.00	420.00	500.00	2,000.00
Office supplies	0.00	102.20	102.20	250.00	1,000.00
Uniforms	0.00	0.00	0.00	187.50	750.00
Materials Purchases	0.00	1,001.75	1,001.75	2,125.00	8,500.00
Travel & Training	0.00	478.04	478.04	375.00	1,500.00
Operating Supplies	0.00	4,681.40	4,681.40	2,500.00	10,000.00
Copy Supply	0.00	8.15	8.15	87.50	350.00
Electricity	0.00	1,515.42	1,515.42	1,375.00	5,500.00
Heating Fuel-Gas	0.00	1,082.81	1,082.81	1,375.00	5,500.00
Water	0.00	92.01	92.01	137.50	550.00
WW service	0.00	510.23	510.23	250.00	1,000.00
Telephone	0.00	195.77	195.77	200.00	800.00
Revenue Sharing	0.00	1,246.99	1,246.99	2,750.00	11,000.00
Transportation to Vermillion	1,080.00	0.00	1,080.00	1,125.00	4,500.00
Processing Recyclables	7,387.44	0.00	7,387.44	3,750.00	15,000.00
Depreciation (est)	10,114.80	9,993.45	20,108.25	19,712.50	78,850.00
Total Op Expenses	25,081.39	67,103.03	92,184.42	118,529.25	474,117.00
<i>Non Operating Expense-Interest</i>	0.00	0.00	0.00	0.00	0.00
Operating Income (Loss)	(\$155.29)	(\$35,358.83)	(\$35,514.12)	(\$49,144.25)	(\$196,577.00)
Capital Outlay	\$6,750.00	\$0.00	\$6,750.00	\$207,875.00	\$831,500.00
Grant Reimbursement/Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash Flow Transfer	(\$10,262.46)	\$10,262.46	\$0.00	\$0.00	\$0.00

This report is based on the following:

Revenue accrual thru March 31, 2016

Expenses cash thru March 31, 2016 with April Bills

2016 Joint Powers Total Operations Recap

Month	Yankton Transfer	Vermillion Landfill	Total	Total Tons	\$ per ton	Recycling			Yankton Operations	Vermillion Operations	Total Operations
						Yankton	Vermillion	Total			
January	27,219.60	(37,872.18)	(10,652.58)	2,453.74	51.32	623.65	(6,724.34)	(6,100.69)	27,843.25	(44,596.52)	(16,753.27)
February	24,442.56	(16,927.43)	7,515.13	2,801.55	46.48	(2,489.50)	(15,845.95)	(18,335.45)	21,953.06	(32,773.38)	(10,820.32)
Subtotal	51,662.16	(54,799.61)	(3,137.45)	5,255.29	51.02	(1,865.85)	(22,570.29)	(24,436.14)	49,796.31	(77,369.90)	(27,573.59)
March	30,670.81	(22,367.55)	8,303.26	3,195.68	44.06	1,710.56	(12,788.54)	(11,077.98)	32,381.37	(35,156.09)	(2,774.72)
Subtotal	82,332.97	(77,167.16)	5,165.81	8,450.97	48.38	(155.29)	(35,358.83)	(35,514.12)	82,177.68	(112,525.99)	(30,348.31)

4/1/2016

City of Yankton Transfer Station
Recap of Customer Tonnage

Date	City	Licensed Haulers								Sub-Total	All Other	Total Transfer	Recycling
	Compactors (577)	Bartunek (587)	Janssen (547)	Arts (586)	Fischer (590)	Independence (627)	Loren Fischer (648)	Kortan (673)	Plastic Tonnage				
January 2015	228.32	0.00	537.70	380.58	44.72	0.00	50.18	3.33	1,016.51	255.24	1,500.07	4.91	
February 2015	188.52	0.00	476.61	351.74	32.51	0.00	47.29	6.86	915.01	215.54	1,319.07	3.91	
March 2015	219.10	0.00	577.32	455.17	44.54	0.00	50.43	7.15	1,134.61	294.01	1,647.72	4.66	
April 2015	235.49	0.00	609.05	540.52	41.41	0.00	51.08	4.03	1,246.09	654.13	2,135.71	4.88	
May 2015	236.92	0.00	654.70	529.94	37.37	0.00	62.42	4.08	1,288.51	286.48	1,811.91	5.81	
June 2015	246.19	0.00	664.97	528.54	56.29	6.41	58.67	10.10	1,324.98	326.95	1,898.12	5.30	
July 2015	268.28	0.00	812.20	538.36	47.21	1.45	67.02	3.24	1,469.48	380.13	2,117.89	6.08	
August 2015	258.02	0.00	733.79	513.07	42.35	0.00	70.36	8.20	1,367.77	324.92	1,950.71	5.06	
September 2015	252.89	0.00	666.62	490.70	54.08	0.00	46.02	7.43	1,264.85	340.81	1,858.55	5.05	
October 2015	232.03	0.00	706.02	514.42	45.91	0.00	45.48	8.08	1,319.91	399.76	1,951.70	5.95	
November 2015	223.63	0.00	583.04	384.68	52.06	0.00	47.80	10.78	1,078.36	287.15	1,589.14	3.38	
December 2015	263.45	0.00	568.04	433.13	54.97	0.00	48.53	10.03	1,114.70	252.49	1,630.64	5.98	
2015 Total	2,852.84	0.00	7,590.06	5,660.85	553.42	7.86	645.28	83.31	14,540.78	4,017.61	21,411.23	60.97	
January 2016	204.72	0.00	506.69	368.30	53.23	0.00	46.55	7.51	982.28	238.64	1,425.64	3.88	
February 2016	206.87	0.00	495.25	333.19	49.59	0.00	58.99	6.40	943.42	302.26	1,452.55	4.63	
March 2016	238.82	0.00	589.39	463.33	61.55	0.00	19.86	6.91	1,141.04	392.93	1,772.79	4.61	
2016 Total	650.41	0.00	1,591.33	1,164.82	164.37	0.00	125.40	20.82	3,066.74	933.83	4,650.98	13.12	
											Total Tons	1,772.79	
											X \$3	3.00	
											Recycling Fee	5,318.37	

CITY OF VERMILLION
LANDFILL TONS

	2016	Independence Waste	Fischer Disposal	Art's Garbage	Verm. Garbage	City of Elk Point	Loren Fischer	Turner County	City of Beresford	Other	2016 Tons
\$45.00 PER TON	Jan	254.19	90.52	74.58	37.07	72.35	229.36	20.45	90.07	106.39	974.98
	Feb	286.52	110.84	33.01	39.74	78.20	244.08	20.34	98.28	418.45	1329.46
	Mar	329.04	119.55	44.85	40.83	92.35	284.77	22.63	112.78	281.11	1327.91
	April										0.00
	May										0.00
	June										0.00
	July										0.00
	Aug										0.00
	Sept										0.00
	Oct										0.00
	Nov										0.00
	Dec										0.00
			869.75	320.91	152.44	117.64	242.90	758.21	63.42	301.13	805.95
\$40.00 PER TON	Jan	268.49	113.11		41.76	82.53	199.71	26.77	106.70	123.70	962.77
	Feb	230.93	109.12		39.98	68.24	187.06	21.79	79.56	52.29	788.97
	Mar	308.67	129.33		43.59	88.90	232.92	24.11	107.68	143.52	1078.72
	April	368.21	140.64		46.81	83.08	257.99	23.21	114.26	220.04	1254.24
	May	461.23	157.80		52.20	86.49	313.58	26.12	101.75	180.49	1379.66
	June	429.91	145.53		42.30	95.93	320.00	24.61	128.88	314.60	1501.76
	July	351.03	158.78		51.73	88.68	337.56	18.62	132.18	210.85	1349.43
	Aug	419.10	179.45		49.66	95.58	296.77	21.99	132.40	267.08	1462.03
	Sept	422.71	131.50		43.49	93.64	309.29	27.96	94.83	260.80	1384.22
	Oct	390.49	131.96		41.76	85.17	313.89	26.16	115.37	226.32	1331.12
	Nov	322.64	137.95		43.33	94.97	312.82	22.26	116.57	140.95	1191.49
	Dec	320.63	120.50		43.10	100.68	285.57	20.41	108.45	292.08	1291.42
			4294.04	1655.67	0.00	539.71	1063.89	3367.16	284.01	1338.63	2432.72

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
April 11, 2016

In the absence of a Chair or Vice-Chair, the meeting was called to order at 5:31 p.m. by Secretary Dave Mingo

ROLL CALL:

Present – Deb Specht, Mike Healy, Lynn Peterson, Jon Economy, Steve Pier, and City Commission Representative Chris Ferdig, ETJ Members Michael Welch and Dean Christensen.

Marc Mooney arrives at point noted in the minutes.

Unable to attend: Dr. Scott Shindler, Bruce Viau and Chairman Brad Wenande.

Mr. Mingo asked for nominations for a temporary chairman. Commissioner Steve Pier was nominated and accepted the nomination to be temporary Chairman for the April 11, 2016 meeting.

- 16-14 **MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Economy to nominate Commissioner Steve Pier as temporary Chairman for April 11, 2016 meeting.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

Chairman Pier asked for approval of the March 14, 2016 meeting minutes.

MINUTES – March 14, 2016

- 16-15 **MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Specht to approve the minutes of the March 14, 2016 meeting.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

Chairman Pier asked for staff comments regarding a request for a public hearing to consider a Conditional Use Permit in the Extraterritorial Jurisdiction for a self-storage facility on the North 406.8’ of the SE ¼, Section 35, T94N, R56W, lying East of the Railroad ROW, Yankton County, South Dakota. Address, 3207 West City Limits Road. Jerome Poeschl, Revocable Living Trust, owner.

Mr. Mingo described some of the details related to the request. It is compatible with the zoning district and surrounding land uses. The owner has already planted screening vegetation on the west side of the property even though it is not required.

Chairman Pier asked the applicants in the audience if they wanted to comment on the agenda item. They did not. Staff recommends approval.

- 16-16 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Peterson to recommend establishing the hearing date.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED Moves to City Commission Meeting on April 25, 2016.

Chairman Pier read the action item to consider a plat of the Southeast Quarter of the Northwest Quarter and A Vacation of a Portion of Lot 2, Block 6A, Willow Ridge Subdivision to the City of Yankton, located in Section 6, Township 93 North, Range 55 West of the 5th P.M., Yankton, County, South Dakota to be hereafter known as: Lots 1 and 2, Block 1; Lots 1 through 6, Block 2 and Lots 1 through 3, Block 3, Cobh Addition, City of Yankton, Yankton County, South Dakota.

Mr. Mingo described the plat location and answered questions from the Commissioners regarding street size and driving lanes. Staff recommends approval.

- 16-17 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Economy to recommend approval of the plat review of the Southeast Quarter of the Northwest Quarter and A Vacation of a Portion of Lot 2, Block 6A, Willow Ridge Subdivision to the City of Yankton, located in Section 6, Township 93 North, Range 55 West of the 5th P.M., Yankton, County, South Dakota to be hereafter known as: Lots 1 and 2, Block 1; Lots 1 through 6, Block 2 and Lots 1 through 3, Block 3, Cobh Addition, City of Yankton, Yankton County, South Dakota.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED Moves to City Commission Meeting on April 25, 2016.

Chairman Pier read the action item to consider a plat of Halverson Addition, in the S. 1/2 of the N.E ¼ of Section 30, T94N, R55W of the 5th. P.M., Yankton County, SD. Address, 4405 Peninah Street. Ann Norene Halverson, owner.

Mr. Mingo described the plat location. Commissioner Economy asked if the County would have more interaction with this plat due to its location. Mr. Mingo confirmed. The County is working on farmstead preservation. Staff recommends approval.

- 16-18 **MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Specht to recommend approval of Halverson Addition, in the S. 1/2 of the N.E ¼ of Section 30, T94N, R55W of the 5th. P.M., Yankton County, SD. Address, 4405 Peninah Street. Ann Norene Halverson, owner.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED Moves to City Commission Meeting on April 25, 2016.

Chairman Pier read the action item to consider a plat review of a Replat of Lot 6 in Block 5, as recorded in Book S19 on Page 225 and a Vacation of a 25 foot Drainage Easement as recorded in Book S19 on Page 450 all in Ridgeway North Subdivision to the City of Yankton, South Dakota, and to be hereafter known as: Lots 6 – 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota. Location, north of the intersection of 29th Street and Preakness Avenue. Kirby Hofer Construction Company, Inc., owner.

Mr. Mingo described the plat location. Staff recommends approval.

- 16-19 **MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Economy to recommend approval of a plat review of a Replat of Lot 6 in Block 5, as recorded in Book S19 on Page 225 and a Vacation of a 25 foot Drainage Easement as recorded in Book S19 on Page 450 all in Ridgeway North Subdivision to the City of Yankton, South Dakota, and to be hereafter known as: Lots 6 – 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota. Location, north of the intersection of 29th Street and Preakness Avenue. Kirby Hofer Construction Company, Inc., owner.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED Moves to City Commission Meeting on April 25, 2016.

Chairman Pier read the action item to consider a plat review of Lots 1 – 6 and Outlot 1 in Block 15 and Lots 1 and 18 in Block 16 of Ridgeway North Subdivision in the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota. Location, West of the 3000 Block of Ruth Street. Kirby Hofer Construction Company, Inc, owner.

Mr. Mingo described the plat location and added that the attached Developer’s Agreement was signed by Kirby Hofer on Friday April 8th. Questions were asked by the Commissioners regarding B-Y Water and how that will work with this property. Mr. Mingo answered all questions regarding water being supplied to the property. If approved, this area will also be annexed at the City Commission meeting. Staff recommends approval.

- 16-20 **MOTION** – It was moved by Commissioner Peterson and seconded by Commissioner Healy to recommend approval of the plat review of Lots 1 – 6 and Outlot 1 in Block 15 and Lots 1 and 18 in Block 16 of Ridgeway North Subdivision in the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota. Location, West of the 3000 Block of Ruth Street. Kirby Hofer Construction Company, Inc, owner.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED Moves to City Commission Meeting on April 25, 2016.

Chairman Pier read the action item to consider a plat review of Lot 20A of Lot 20 of Railroad Subdivision in the NE 1/4 of the SE 1/4 of Section 18, T93N, R55W of the 5th P.M., City of Yankton, Yankton County, SD. Address, 704 East 4th Street. City of Yankton, owner.

Mr. Mingo described the plat location. Commissioner Economy asked if this property is being sold to the property owner or given to them. Mr. Mingo stated it is being sold for an amount that will be determined by the City Commission. Staff recommends approval.

- 16-21 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Economy to recommend approval of the plat review of Lot 20A of Lot 20 of Railroad Subdivision in the NE 1/4 of the SE 1/4 of Section 18, T93N, R55W of the 5th P.M., City of Yankton, Yankton County, SD. Address, 704 East 4th Street. City of Yankton, owner.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.
MOTION – PASSED Moves to City Commission Meeting on April 25, 2016.

March Building Permit Report Update - Mr. Mingo advised numbers for March 2016 are ahead of last year’s permits.

Mr. Mingo discussed the Façade Grant. After discussing the grant and its purpose. Mr. Mingo asked for a volunteer to assist with reviewing the applications and determining who would receive grant funds. There are 9 applications and a total of \$15,000 that can be awarded. Commissioner Specht volunteered to attend the meeting, which will be held Monday April 25th at 1:30 in Meeting Room A of City Hall.

ADJOURNMENT

- 16-22 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Peterson to adjourn at 6:19 p.m.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

Respectfully submitted,

Dave Mingo
Secretary

City of Yankton
Airport Advisory Board Meeting Notes
for
March 16, 2016
(unapproved)

ROLL CALL:

Present – Jim Cox, George Munn, Jr., Brad Woerner, Roger Huntley, Dawn Steffes, Mark Yonke and Steve Hamilton

Also Present – Amy Nelson, Dave Mingo, Jake Hoffner, Mike Roinstad and Chris Nelson

MINUTES – January 20, 2016

MOTION – It was moved by Roger Huntley and seconded by Brad Woerner to approve the January 20, 2016 meeting minutes.

MOTION – PASSED

Monthly Fuel Report

For the month of January fuel report, there were 50 transactions and sold 4,230 gallons. Last year, 1,703 gallons were sold. For the month of February there were 56 transactions and sold 3,473 gallons. Last February, 1,916 gallons were sold. Fuel prices are similar around the area.

Airport Conference Report

South Dakota Airport Conference is scheduled for April 5-7 in Deadwood. The sponsor meeting will be held Tuesday April 5th at 4:30.

Staff Report

Apron Expansion project is on track for 2017. Grant Oversight Risk Assessment form has been submitted to the Federal Aviation Administration (FAA) and no feedback has been received. The FAA is also working with the State Historic Preservation Office (SHPO) and Dave Mingo will follow up.

Other Business

→ Fly-In Breakfast scheduled for September 17th & 18th. Jake Hoffner said that the “Miss Mitchell” will be here and provide rides for a fee.

→ City is working with the Ridgeway North developer, Kirby Hofer, to create a clause to ensure future home buyers are made aware, prior to purchasing, that there is a functioning airport nearby.

→ Jim Cox discussed the need for a marketing plan for the west development property at the airport.

→ Mike Roinstad stated that due to a power outage, lights on 1 & 19 are not working. Parts will arrive in 4-6 weeks.

→Mike Roinstad also reported that there are technical issues with the automated weather observing system (AWOS).

→Also Chris Nelson added that there is a broken roller guide on the fuel hose.

ADJOURNMENT

MOTION – It was moved to adjourn by Roger Huntley and seconded by George Munn, Jr.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

Arbor Day Proclamation

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world with the City of Yankton celebrating its 32nd year of being a Tree City USA; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, David Carda, Mayor of the City of Yankton, do hereby proclaim April 29, 2016 as

ARBOR DAY

in the City of Yankton, South Dakota, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

April 25, 2016

April 25, 2016

Mayor David Carda

Finance Officer Al Viereck

PROCLAMATION

WHEREAS, the arrival of May and the onset of warmer weather signals the unofficial start to "motorcycle season"; and,

WHEREAS, motorists are encouraged to be aware of motorcycles, especially at intersections, when performing lane changes or passing other vehicles; and

WHEREAS, the safety and security of the citizens of the City of Yankton and surrounding areas are vitally important;

WHEREAS, a large percentage of our citizens regularly drive or ride in motor vehicles on our roadways; and

WHEREAS, motorcyclists require a combination of experience and rider training, good judgment and knowledge of traffic laws; and

WHEREAS, motorcycle organizations from across the nation join together to promote Motorcycle Awareness Month.

Now, Therefore, I, David Carda, Mayor of the City of Yankton, South Dakota, do hereby proclaim the month of May 2016 as

Motorcycle Awareness Month

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the City of Yankton, South Dakota, this 25th day of April, 2016.

David Carda, Mayor

April 25, 2016

Al Viereck, Finance Officer

April 25, 2016

NOTICE OF HEARING UPON APPLICATION
FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton, South Dakota, for a Special Events (on-sale) Liquor License for July 22-23, 2016 from Dayhuff Enterprises, Inc., (Jeff Dayhuff, President) d/b/a Dayhuff Enterprises, The block of 3rd Street between Douglas & Capital Street, Yankton, S.D.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, May 9, 2016, at 7:00 p.m. in the City of Yankton Community Meeting Room at the Technical Education Center, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota,
this 25th day of April, 2016.



Al Viereck
FINANCE OFFICER

____ Voice vote

NOTICE OF PUBLIC HEARING ON APPLICATIONS
FOR SALE OF MALT BEVERAGES FOR 2016-2017

NOTICE IS HEREBY GIVEN THAT: The Board of City Commissioners will consider the following renewal of applications for the 2016-2017 Malt Beverages Licenses, at their regular session on Monday, the 9th day of May, 2016, at 7:00 p.m.. in the City of Yankton Community Meeting Room at the Technical Education Center, 1200 West 21st Street, Yankton, South Dakota. Said applications have been presented to the Board of City of Commissioners and filed in the Finance Officer's Office.

RETAIL (ON-OFF SALE) MALT BEVERAGE:

Hanten, Inc. dba Ben's Brewing Company, 222 West 3rd St.
Chuck Stop, LLC dba Charlie's Pizza House, 804 Summit St.
Cheers Bar & Grill, LLC dba Cheers Bar & Grill, 310 Walnut St.
Chuck Stop, LLC dba Chuck Stop, 800 Summit Street
City of Yankton, dba Fox Run Golf Course, 600 West 27th St.
Cork 'N Bottle, Inc., dba Cork 'N Bottle, 1500 Broadway
Czechers, Inc., dba Czechers, Inc., 407 Walnut
Diggers Inc., dba Diggers Casino, 2020 Elm St. #7
El Tapatio Family Mexican Restaurant, Inc., dba El Tapatio Family Mexican Restaurant, 2502 Fox Run Parkway
Fryn' Pan of Yankton, Inc., dba Fryn'Pan Family Restaurant, 502 West 21st St.
JAY AMBE-8, LLC dba Freedom Valu Center, 301 Broadway
Xtreme, Inc., dba Gramps, 700 East 4th St.
GNA Ventures, Inc., dba Happy Hourz, 311 Douglas Ave.
SYMS, LLC, dba Holiday Inn Express, PO Box 113
SHREENISH, LLC dba JR's Oasis, 2400 East Hwy 50
King Buffet Mongolian Grill, Inc., dba King Buffet, 3013 N. Broadway, Suite 5
WR Capital I, LLC dba Minerva's Grill & Bar, 1607 E. Hwy 50, Suite A
A'VIANDS, LLC dba Mount Marty College, 1105 W. 8th St.
Annis Properties, Inc., dba Patriot Express, 2217 Broadway
Annis Properties, Inc., dba Patriot Express 02, 100 E. 4th St. Suite A
TST, Inc., dba Phinney's Pub & Casino, Yankton Mall
NPC International, Inc., dba Pizza Hut #2791, 2003 Broadway
Pump-N-Stuff Yankton, Inc., dba Pump-N-Stuff, 215 West 2nd St.
Pure Ice Partners, LLC dba Pure Ice Company, 101 Capital St.
RB Beer & Burgers, LLC dba RB Beer & Burgers 2901 Broadway, Suite C
TST, Inc., dba River City Harbor, Yankton Mall
Bernard Properties, LLC dba Riverfront Events Center & Emporium, 121-113 W. 3rd
Bernard Properties, LLC dba The Brewery, 200-204 Walnut
Zaccon, Inc., dba Roadrunner Convenience Mart, 300 West 23rd St.
Drotzmann & Portillo, LLC dba Rounding 3rd Bar & Casino, 304 West 3rd St.
Kathy J. Shelburg, dba Shelburg's Concessions, Sertoma Park
Diggers Inc., dba Smokey Hollow, 2020 Elm St. Suite 7A
Morgen, LLC dba South Point, 1101 Broadway, Suite 109
Morgen, LLC dba South Point, 1101 Broadway, Suite 107A

RETAIL (ON-OFF SALE) MALT BEVERAGE (continued):

Morgen, LLC dba South Point, 1101 Broadway, Suite 107B
Flusswerks, LLC, dba The Landing, 104 Capital St.

Tokyo Japanese Cuisine of Yankton, Inc., dba Tokyo Japanese Cuisine of Yankton, Inc., 2007 Broadway, Suite J
Gerstner Oil Company, Inc., dba Triple Time Rudy's, 1606 Broadway
Dave Tunge, dba Mule Train, 901 Broadway, Suite A
Dave Tunge, dba Kankota's, 901 Broadway, Suite C
Dave Tunge, dba Sportsman's, 901 Broadway, Suite B
Upper Deck, Inc., dba Upper Deck, 311-315 Broadway
Walnut Tavern, Inc., dba Walnut Tavern, 100 West 3rd St.
WILLA B's LLC dba WILLA B's, 215 W. 3rd St., Suite A
Yankton Morning Optimist, Inc., dba Yankton Morning Optimist, Riverside Park
Yesterday's Inc., dba Yesterday's Café, 2216 Broadway
Dayhuff Enterprises, Inc., dba Zebra Club & Cockatoo II & Safari Club, 106-112 East 3rd St.
YASS, INC., dba 5 O'Clock Somewhere, 2007 Broadway, Suite M
YASS, INC., dba 5 O'Clock Somewhere, Parrots Cove, 2007 Broadway, Suite M-A

RETAIL (ON-OFF SALE) MALT BEVERAGE & SD FARM WINE

East Eight, LLC, dba EconoLodge, 611 West 23rd St.
SHREE, LLC dba Muggsys Sub Galley, 821 Broadway
Annis Properties, Inc., dba Prairie Pumper, 909 Broadway
Annis Properties, Inc., dba Patriot Express 02, 100 East 4th Street

PACKAGE (OFF-SALE) MALT BEVERAGE:

JAY AMBE-8, LLC dba Freedom Valu Center, 301 Broadway
Hy-vee Inc., dba Hy-vee Gas, 2110 Broadway
Wal-Mart Stores, Inc. dba Wal-Mart SuperCenter #1483, 3001 Broadway
Walgreen Co., dba Walgreens #09806, 2020 Broadway

PACKAGE (OFF-SALE) MALT BEVERAGE & SD FARM WINE:

Boomers, Inc., dba Boomers Lounge, 100 East 3rd St.
Casey's General Stores, Inc., dba Casey's General Store, 1000 Broadway
Casey's General Stores, Inc., dba Casey's General Store, 801 Burleigh
Casey's General Stores, Inc., dba Casey's General Store, 515 West 4th St.
JoDeans Corp. dba JoDeans, 2809 Broadway

NOTICE IS FURTHER GIVEN THAT any person, persons or their attorney may appear and be heard at said scheduled Public Hearing, who are interested in the approval or rejection of any such application.

Dated at Yankton, South Dakota, this
25th day of April, 2016



Al Viereck
Finance Officer

NOTICE OF HEARING UPON APPLICATION
FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton, South Dakota, for a Special Events (on-sale) Liquor License for 2 days, June 3-4, 2016, from Drotzmann & Portillo, LLC (Steve Drotzmann, Partner), d/b/a Rounding 3rd Bar and Casino, The area in front of 309 Cedar Street, Yankton, S.D.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, May 9, 2016 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Technical Education Center, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota,
this 25th day of April, 2016.



Al Viereck
FINANCE OFFICER

____ Voice vote

Memorandum #16-99

To: City Manager
From: Finance Department
Date: April 12, 2016
Subject: Special Events Malt Beverage and Wine License-Yankton Area Arts

We have received an application for a Special Malt Beverage (on-sale) Retailers License and a Special (on-sale) Wine Retailers License for 1 day, July 16, 2016 from Yankton Area Arts, (Julie Amsberry, Executive Director) Meridian Bridge, rain date set for City Hall Auditorium, 416 Walnut, Yankton, S.D.

The above applicant is in compliance with the City Code of Ordinances, as checked by the Department of Finance. A police check on the applicant revealed no felony convictions or wants. The applicant is in compliance with all building and fire codes.



Al Viereck
Finance Officer

Memorandum #16-100

To: City Manager
From: Finance Officer
Date: April 12, 2016
Subject: New Retail (on-off sale) Wine License-Fox Run Golf Course

We have received an application for a New Retail (on-off sale) Wine License for January 1, 2016, to December 31, 2016, from City of Yankton d/b/a Fox Run Golf Course, 600 West 27th Street, Yankton, S.D.

The above application is in compliance with the City Code of Ordinances, as checked by the Department of Finance. A Police check on the applicant revealed no felony convictions or wants. An inspection by the Building Inspector and Fire Marshal has been done and is in compliance with all city codes.



Al Viereck
Finance Officer

Memorandum #16-114

To: Amy Nelson, City Manager
From: Duane Johnson, Information Services Manager / Special Projects
Subject: Radio Needs Assessment - Phase 1
Date: April 18, 2016

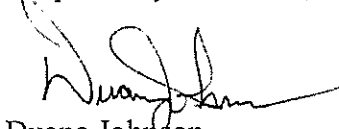
In preparation of the 2014 budget, City staff identified the need to replace aging and outdated 911 radio consoles, police mobile radios and police portable radios. The City budgeted \$185,700 for replacement of 29 police radios and 7 mobile radios purchased in 1997. Also, the county budgeted approximately \$75,000 for replacement of the 911 radio consoles from the 911 fund. The 911 consoles were purchased in 2001 (\$72,089.50). All of the systems are past or nearing end of life status and it has become difficult to procure used replacement radios and / or parts.

To effectively evaluate the options, the City retained G. J. Therkelsen and Associates in July, 2015. The findings of the needs assessment outlined the recommended solutions and the steps needed to replace the aging equipment.

Phase 1 of the project includes the replacement of the subscriber radios – mobiles & portables. The estimated cost for the project is \$185,961. The \$185,700 budgeted originally in 2014 was carried over into the 2016 budget and is available to proceed with Phase 1 of the project.

I would recommend the City Commission review the attached needs assessment report from G. J. Therkelsen and Associates and if it chooses authorize the City Manager to execute the agreement for \$3,610.90 for services to assist in procuring the replacement of the subscriber radios.

Respectfully submitted,



Duane Johnson
 Information & Technology Services Director

Recommendation: It is recommended that the City Commission approve proceeding with Phase 1 replacement of the mobile and portable radios and the procurement agreement with G. J. Therkelsen and Associates to be funded from the Police budget and authorize the City Manager to execute contract documents.

I concur with this recommendation.

I do not concur with this recommendation.



 Amy Nelson, City Manager

_____ Roll call

City of Yankton Police Department

Needs Assessment

Land Mobile Radio

02/25/16

REVISION "A" 03/29/16


G.J. Therkelsen
and Associates, Inc.

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Report

Needs Assessment - Land Mobile Radio

City of Yankton Police Department

February 25, 2016

1. INTRODUCTION:

The City of Yankton Police Department retained G.J. Therkelsen & Associates, Incorporated to study the land mobile radio systems and facilities operated by the department for public safety operations. This effort is driven by fact that the current radio environment used by the department for over two decades has reached its end of life and ongoing support cannot be assured. The intent of this study is to assess the performance of the existing radio communications facilities and capabilities in terms of their responsiveness to the needs of the users and develop recommendations and develop a conceptual design for replacement of the existing system.

This document is the report that describes our findings and recommendations.

2. EXECUTIVE SUMMARY: The Yankton Police Department's existing land mobile radio is sufficient in terms of coverage and capacity. Excellent coverage, a lack of interference, privacy¹ and wide area access are system attributes that Yankton Police Department has benefitted from since joining the RACOM EDACS system. The system is privately owned and the Yankton Police Department is a subscriber on the system. This system meets the national standard for portable radio service in the City of Yankton. The industry standard² for law enforcement radio communications are 95% of the service area, 95%³ of the time with a belt worn portable radio to and from the interior of low density buildings.

- RACOM Corporation operates a proprietary 800 MHz analog trunked radio network manufactured by a predecessor of Harris Radio Corporation. This trunking technology is commonly known as "EDACS"⁴.
- The EDACS trunking protocol is nearly 3 decades old and the format is no longer offered or supported on an infrastructure basis.⁵

¹ Encryption of voice communications

² National Council of Justice Standards

³ See Section 4.2 for additional information on coverage standards.

⁴ EDACS: Enhanced Digital Access Communications System: A trunking radio platform developed by General Electric that meets the APCO 16 standard.

Report

Needs Assessment - Land Mobile Radio

City of Yankton Police Department

February 25, 2016

- RACOM does not have a sufficient subscriber base in the Yankton, South Dakota area to justify a replacement system at their expense and intends to abandon when it can no longer be maintained or the existing subscriber base transitions to another platform or system. While many RACOM EDACS subscribers exist in Nebraska, Minnesota, and Iowa, the City is the only remaining subscriber of the Yankton, SD facility.
- The aged mobile and portable subscriber radios operated by the police department have exceeded their expected life cycle and replacement parts and maintenance are generally unavailable. At 20 years or more of age, the fleet has greatly exceeded the typical 5 – 10 year life expectancy of such equipment. See Table 2.1 on subsequent page for normal public safety life cycles.
 - ✓ The return on investment for the City is excellent.
- The existing Public Safety Answering Point (PSAP) requires complete replacement of operator console electronics and links to the future host system and other interoperability systems and networks.
- The existing penthouse radio equipment room and related antenna systems are specifically a poor installation.
 - ✓ This is the most likely location for a significant system or PSAP failure due to the generally poor installation practices, lack of legitimate grounding, and lightning protection.
 - ✓ Site is at high risk of lightning being induced to the building through these systems which may affect other systems such as telephone and information technologies as well as presenting risk to operating personnel

⁵ Subscriber equipment may still be procured.

Report

Needs Assessment - Land Mobile Radio
City of Yankton Police Department
February 25, 2016

- The PSAP today relies entirely on RF control station radios or telephone lines to control remotely installed radio stations. These should be replaced to be used as back-up stations.
- RACOM's company owned equipment at the Yankton west reservoir is well managed and installation and maintenance activities are consistent with critical infrastructure practices. The nature of trunked radio operation provides significant local redundancy although any single site system will have single points of critical failure that should be understood.

Normal public safety equipment life is shown in Table 2.1. Since public safety equipment is relied upon by responders and the public for life and property safety, it requires a replacement schedule that is generally shorter than general government radio communications and commercial systems. This does not mean that the still functional equipment necessarily be discarded. It is often practical and financially prudent to reassign equipment into a non-public safety role and replace the public safety equipment with new.

TABLE 2.1: PUBLIC SAFETY RADIO COMMUNICATIONS-INDUSTRY RECOMMENDED REPLACEMENT SCHEDULE		
EQUIPMENT TYPE	REPLACEMENT SCHEDULE	COMMENTS
Dispatch Consoles	100,000 hours of continuous use or about 11.4 years	<ul style="list-style-type: none">• Computers, Monitors, Headsets every 3 years. These can be passed on to low priority use.• Chairs-5 years⁶• Full center replacement with furniture 11.4 Years
Base and Repeater Stations	15 years	<ul style="list-style-type: none">• Service contracts• Preventive maintenance inspection spring and fall.• Purchase top of line.
Mobiles	10 Years	Purchase top of line.

⁶ Dispatch Center Chairs: These chairs are a 24-7-365 furniture. Purchase only chairs designed for this specifically for this purpose. Purchase a selection of high back and low back chairs as selected by the operators.

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Portables	7 Years if assigned to person 5 Years if pooled	Purchase midline or top of line
Pagers	5-7 Years Never buy used.	Always purchase factory parts and labor warranty package with pager for as long as possible.

REPLACEMENT SYSTEM CONSIDERATIONS:

We have evaluated 4 approaches to long-term radio communications operations for the Yankton Police Department. They are listed in order of our recommendations:

- A. P-25⁷ 4 - 5 channel 800 MHz trunking system installed at the west water reservoir.
- B. P-25 4 - 5 channel UHF⁸ trunked radio system installed at the west water reservoir.
- C. P-25 2 - 3 channel 800 MHz conventional⁹ system at west water reservoir.
- D. South Dakota State Radio System full, day-to-day user.
DMR¹⁰ 4 - 5 channel 800 MHz or UHF system at west water reservoir.

It is our recommendation that the Yankton Police Department should begin planning efforts in support of Option A - the engineering and construction of an independent 800 MHz P-25 digital trunked radio system.

The estimated cost of replacing the Yankton Police Department's land mobile radio network to achieve the necessary levels of coverage, capacity, reliability and performance is \$1,258,979. The recommended approach will lend itself to

⁷ P-25- APCO P-25 standard for digital public safety radio systems

⁸ UHF - Ultra High Frequency (450 - 470 MHz)

⁹ Conventional - Non-trunked (less efficient) radio system

¹⁰ DMR - Digital Mobile Radio, an European (ESRI) standard for digital voice system that is business/industrial grade and does not offer voice encryption.

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phased implementation and future expansion to support other eligible users such as municipal services and the Fire Department if desired.

It would be prudent to replace the mobile and portable radios with “multi-mode”¹¹ radio equipment that can operate on the existing RACOM network until the replacement stand-alone network is funded and constructed. The radios can then be reprogrammed for P-25 operation when the new system is implemented. The conceptual plan provided later in this report is structured in a way that will provide the ability to make incremental improvements toward the ultimate goal of public safety grade coverage and facilities in a logical and planned manner.

Although the EDACS system was fully operational as of the date of this report, the City should begin immediately to engineer, fund and implement a replacement system since a catastrophic failure of the EDACS system may not be timely and economically recoverable.

3. SCOPE OF STUDY:

This study was limited to the police radio system consisting of the base facility owned by RACOM Corporation, the PSAP, and the police subscriber radios. This firm did however, as part of this effort study and provide analysis of the South Dakota State Radio System (SDSRS) as a potential candidate system.

4. METHODOLOGY:

The work that is represented in this report was accomplished through the performance of the following tasks:

4.1. Tasks:

- 4.1.1. Visit, document and assess all existing sites and system conditions.

¹¹ Multi-mode: Capable of operation on the present platform of Harris EDACS, and the national standard of Project 25 conventional, trunked, and analog FM operation.

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- 4.1.2.** Meet with key personnel and organizations to receive information regarding existing system conditions and expectations for system continued system performance.
 - 4.1.3.** Perform comprehensive coverage modeling of existing and potential future infrastructure sites.
 - 4.1.4.** Performed comparative field testing of both the current EDACS system and the South Dakota State Radio System Gavin's Point facility.
 - 4.1.5.** Analyze all data in relation to requirements for performance.
 - 4.1.6.** Evaluate alternatives for consideration in conceptual design. Provide design services to develop preliminary voice and mobile data radio system design that is responsive to the current and future needs of the City of Yankton.
 - 4.1.7.** Present and discuss preliminary designs with the Project Manager and others as needed.
 - 4.1.8.** Modify preliminary design as required to meet operational requirements.
 - 4.1.9.** Structure design to be scalable or phased to address funding constraints.
 - 4.1.10.** Prepare a thorough, comprehensive written report that provides:
 - 4.1.10.1.** The state of existing conditions;
 - 4.1.10.2.** A conceptual system design and recommendations;
 - 4.1.10.3.** Coverage analysis of existing and conceptual systems;
 - 4.1.10.4.** Estimated construction, implementation and recurring costs;
 - 4.1.10.5.** Provide printed copies of the report and recommendations;
 - 4.1.10.6.** Present report and recommendations to the Yankton Police Department and others as required.
-

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4.2. Coverage Modeling and Methodology:

Each existing radio facility has been modeled with a highly capable radio coverage software prediction program.

Coverage studies for this project have been performed using Softwright's TAP (Terrain Analysis Program) program with the industry accepted Longley-Rice model for 800 MHz and VHF¹² radio systems. The program uses topographic elevation data spaced at 10 meters (about every 30 feet) for 360 degrees surrounding the radio facility. For most sites, the land is studied from 25 to 50 kilometers depending on the height of the antenna. The program calculates the radio signal in tiles of about 1/10 of a mile square. The signal propagation is then adjusted by the land use losses within each tile. Land use losses are tied to the US Department of Commerce 2010 census and land occupancy is assigned a loss in accordance within industry standards.

Coverage is calculated at a 95% of the locations, 95% of the time basis. A tile is not painted a color (other than white) unless 95% of the locations within that tile meet or exceed the signal level for 95% of the time. If the signal level is not met, then the tile will be recalculated again for a lesser signal level. White or clear tiles do not meet any criteria. This does not mean white is an area of no coverage. It means the coverage may be any value between 94 and 0 percent. 95% is the threshold for a color plot. Many times elevating portable to head height will provide quality service in a white tiled area. This amounts to an 8-10 db gain in signal.

Why 95%?

95% Is chosen by radio engineers as a reasonable compromise between system cost and system reliability. 96% does not cost 1% more than 95% but may cost 25% more. 97% may increase the cost by 50% while 99% may double and even triple the system's cost. 100% coverage is

¹² VHF: 30-173 MHz band.

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scientifically not possible even though the user may perceive such. This means within a tile, 95% of the locations or more (at least 25 locations within a tile) meet the criteria. 5% or less, of course may not. The tile is then painted to a color code shown in the drawings.

What is the color code criteria?

Radio coverage criteria is based on terrain variance, buildings, manmade and environmental noise, and natural objects such as trees. The industry standard for public safety communications is 95%-95% to and from low-density buildings (at or above grade) from a belt mounted radio.

Note: Color-coding may vary between various channels or systems.

What Is the Term NBA?:

You will see the term NBA on the legends of the VHF coverage studies. This is narrow band analog meaning the system meets the January 1, 2013 FCC narrow band mandate. The FCC narrow band emissions mandate does not apply to 800 MHz systems.

Low Density (LD) Buildings:

Low density (LD) buildings are wood framed homes with 4 exposed walls each having a window surface area of at least 15% of the wall. If a wall does not have windows, then a LD condition may not exist within parts of the building especially against the walls with no windows facing the transmitter. Here are important exceptions each radio system user must know:

- Coverage is only at or above grade. Basement offices, dwellings, or shops are not low density areas. The earth, piping, and ducting all block the signal.

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- If the building is sheathed with metal clad under board or aluminum siding, the location may no longer be low density. The key here is quantity of window openings and type of glazing.

If the property has a higher than normal electronic noise level from:

- Cable TV cable leakage,
- Computers,
- CFL¹³ and LED¹⁴ lighting,
- Certain plug-in transformers¹⁵,

A dwelling with these conditions may no longer be low density.

High Density (HD) Buildings:

High Density buildings are multi-family homes with two or more walls facing the exterior. They can also be of low-density construction but have the issues bulleted above. High-density buildings can also be central business districts of buildings no more than two stories. Again, coverage is at or above grade and the front and rear walls must have 15% window openings.

What are not high density buildings?

- Metal sheathed buildings such as Butler, Menards, General Steel, etc
- Interiors of hospitals
- Interior rooms of schools
- Interiors of banks and computer centers.
- Below grade of any building.

¹³ CFL: Compact Fluorescent Lighting

¹⁴ LED: Light Emitting Diode.

¹⁵ Plug-in Transformers or "wall warts": Even the transformer in the charger used to charge the pager may be a source of signal degrading noise to the pager.

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- Buildings with high interference as outlined above. If the building contains machinery or computer systems, it is probably not high density.

Very High Density (VHD) Buildings:

Very high density buildings are buildings with 15% windowed walls and generally are the following:

- Hospitals except near the ER, radiology, and operating rooms.
- Banks except vaults.
- Interiors of schools.
- Interiors of computer centers
- Interiors of manufacturing plants.

Coverage modeling is always at or above grade.

Service Not Provided or Assured:

- Generally buildings constructed with or covered in metal with few or no windows.
- Buildings that have high noise levels due to electrical and electronic devices.

4.2.1 COVERAGE MODELING SUMMARY:

In summary, high level radio signals may be provided into buildings but excessive in-building noise or interference may limit or entirely prevent effective operation. Our coverage studies and field testing have proven that a properly designed, engineered, maintained and operated radio system will provide sufficient coverage within most buildings within the City of Yankton with the current RACOM

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EDACS system and the proposed replacement P-25 trunked radio system.

4.2.2 How to Read Coverage Studies:

Coverage studies are graphically illustrated in the 80 series drawings of the drawing package. That is the drawings are xx80-xx89 where xx is the site number in accordance with drawing 2000. See an excerpt from Drawing 2000 in Table 4.1.

DRAWING RANGE	LOCATION	DRAWING RANGE	LOCATION
2000-2099	Overview - Multiple Locations	3000-3099	Overview -Candidate Sites
2100-2199	Police Dept/PSAP	3100-3199	SDSRS - Yankton
2200-2299	RACOM - Yankton	3200-3299	Reservoir - Memorial Park

5. EXISTING SYSTEM DESCRIPTION:

Existing System Architecture: The Yankton Police Department's land mobile radio system consists of the following. Please see drawings 2090 - 2095 in the attached Drawing package attached to this report.

5.1. POLICE CHANNELS (Talk-Groups) AND EQUIPMENT:

5.1.1. RACOM EDACS System: (Drawing 2090) The primary law enforcement radio system is an 800 MHz analog trunked radio network. The local base stations are located at the west water reservoir. Within this system, the Yankton Police Department operates on the following talk-groups¹⁶;

- Dispatch

¹⁶ Talk Groups: Talk groups are time shared communications circuits that only existing when there is a demand for service. As opposed to a channel with is a reservation of physical space in the electromagnetic spectrum whether used or not.

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- Admin
- Investigations
- SRT
- TAC
- Mutual Aid (not encrypted)

Radio coverage of the RACOM System Yankton site is shown in Drawings 2080A, 2080B, 2080C and 2080D for the transmitters at the west water reservoir communicating to mobiles and portables.

It should be noted that the RACOM network covers significant areas of Iowa, South Dakota, Illinois, Nebraska and Minnesota. This provided an important benefit that allowed users to communicate over an extremely wide area without additional radios or equipment. When the RACOM EDACS system, is no longer in service, or when the Yankton Police Department does not have EDACS capable radios, this functionality will no longer be available to the Yankton Police Department.

5.1.2. Other Radio Facilities: The Yankton Police Department PSAP has the following law enforcement mutual aid facilities to communicate on the following channels:

- Yankton (SDSRS)
- Turkey Ridge (SDSRS)
- Vermillion (SDSRS)
- Public Works
- Local Government
- ICOM
- Yankton Sheriff (SDSRS)

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6. EXISTING INFRASTRUCTURE:

6.1. Civil & Land Mobile Radio:

6.1.1. Law Enforcement Center: (2100 Series Drawings)

Primary control of the Yankton Police Department's land mobile radio network is located at the Law Enforcement Center in Yankton. This is a modern, permanent facility that houses the primary functions of the Yankton County Sheriff and Yankton Police Departments to include the 911 Center.

A rooftop penthouse provides the vertical structure for 911 Center PSAP antenna systems. Radio equipment is located in the rooftop penthouse. Various equipment and antenna installations have occurred over time but apparently, no removals. There are many abandoned antennas at this location. Grounding and climate controls are poor or non-existent.

The console electronics are installed in a room adjacent to the PSAP. This site is interconnected to the RACOM west water reservoir site over-the-air via two control station radios. The fire base is connected with a dedicated telephone company provided central office circuit. The PSAP equipment room appears to be adequately sized to accommodate near future console control equipment and is neat and orderly.

The site is protected with an automatic emergency generator system and some equipment is further protected by battery or UPS.¹⁷

¹⁷ Uninterruptable Power Supply

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**TABLE 6.1.1: LAW CENTER
CIVIL & RADIO ISSUES**

✓	Generally poor installations of control station radios and related antenna systems.
✓	Abandoned / unused radio antennas attached to structure.
✓	Little or no legitimate grounding or lightning protection.

6.1.2. WEST RESERVOIR SITE: (2200 Series Drawings) Location of RACOM Yankton EDACS facility.

The City of Yankton's West Reservoir is the fixed site for RACOM's Yankton site land mobile operations. This site hosts the RACOM EDACS trunked radio repeaters and control equipment.

The existing 155' hydro pillar style water tank is relatively new and recently painted. The RACOM equipment is located in the structure beneath the tank in a fenced area. The City's fire base station and other City equipment are also located at this site. .

Physical security of the site is good. The compound is illuminated at night. The site is fenced and the man door is equipped with a lock to protect the structure. The radio equipment area within the "pillar" is also equipped with a lock.

The site does not have any climate control equipment and is expected to experience significant temperature and humidity extremes depending on the time of year.

Antenna systems for the City's and RACOM's equipment are installed at the top of the structure as shown in Drawing 2231. See Drawing 2230 and 2232 for additional information on this site.

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The site is well maintained with effective fencing. The compound exterior is tidy with no surplus or unused equipment. An emergency generator supports the RACOM equipment and is powered by natural gas.

The City & RACOM's equipment is installed and maintained in a professional manner with proper grounding and lightning protection.

TABLE 6.1.6: CIVIL / LMR ISSUES

✓	No heating or air-conditioning
---	--------------------------------

6.2. Backhaul:

The City of Yankton has no investment in dedicated backhaul¹⁸ technology in support of the radio system. The remotely controlled equipment is completely dependent on leased telephone circuits to RACOM head quarters in Marshalltown, Iowa and control station radios at the Yankton PSAP.

7. EXISTING SYSTEM ISSUES:

Thanks to the foresight of City and Department leadership, the Yankton Police Department's radio needs have been served by a highly effective trunked communications technology that provided significant capacity, reliability and functionality that until recently was usually limited to the largest metropolitan areas.

The EDACS system infrastructure is owned and operated by RACOM Corporation of Marshalltown Iowa as part of a larger, multi-site radio network that supports many public safety and service organizations as well as private

¹⁸ Backhaul: This is a wireless point to point circuit, microwave or fiber optic, operating in the T-1 mode. T-1 is a synchronized 1.544 Megabit circuit used in traditional telephony systems as opposed to Ethernet which is an unsynchronized system used in information technology systems.

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business and industrial customers. This arrangement allowed the Police Department to leverage the many significant benefits what was then cutting edge technology with no capital investment in the infrastructure. The police department's only capital investment was in mobile, portable, and console control station radios.

- ✓ The fact that the mobile and portable radio equipment has lasted for two decades is a testament to the purchase and maintenance of public safety grade equipment.
- ✓ The Yankton Police Department has effectively avoided significant capital costs through the use of the RACOM EDACS network.

The existing RACOM EDACS system provides excellent coverage within the City of Yankton. And for the remaining life of the RACOM system, will provide wide area coverage for the Yankton Police Department.

The issues the Yankton Police Department is facing in regard to land mobile radio are listed below:

7.1. AGED SUBSCRIBER EQUIPMENT:

The mobile and portable radios used by the Yankton Police Department are near or more than 20 years old. This is a remarkably long lifetime for two-way radios, particularly portables. The manufacturer of the equipment no longer supports it in terms of spares or replacement parts.

- ✓ The Police Department mobile and portable radios must be replaced.
- ✓ The PSAP console control station radios are overdue for replacement.
- ✓ The PSAP console operator positions and central electronics are due for replacement.

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7.2. AGED & UNSUPPORTED INFRASTRUCTURE: The RACOM EDACS system has also reached or exceeded its life expectancy. The EDACS trunking protocol is no longer in production and the manufacture is no longer providing spares or parts. The system owner no longer has the subscriber base in the Yankton that makes replacement of the system at their expense viable. Eventually, the system will become inoperable or the owner will decommission leaving the only local subscriber, the Yankton Police Department without radio communications.

8. APPROACHES CONSIDERED:

8.1. Considerations:

In most of the Needs Assessments studies performed by the consultants, the primary issue is coverage, indoor coverage in particular. This is not the case in Yankton. During our investigation and analysis of the RACOM EDACS system performance in Yankton, we found reliable coverage and performance that meets the standard for law enforcement communications and would be the envy of many organizations.

The replacement of obsolete equipment and the desire to effectively transition to a new system without creating degradation in performance or functionality is the goal of the Yankton Police Department.

System users and the public they serve expect modern communications systems to support in-building coverage. In Yankton, the police department has this grade of service today and have placed a high priority on preserving it for the future.

Normally, one of the approaches or concepts that must be considered is the upgrading of the existing system infrastructure. In any case, that decision can only be made by the system owner which in this case is RACOM Corporation and they have determined that it is not feasible for the Yankton area. There simply are not enough subscribers to justify the

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additional and continued investment. Therefore, the following approaches were considered.

- ✓ From a consulting perspective, the challenge is to identify and recommend a course that will preserve the excellent coverage and functionality the police department has today.

8.1.1. APCO P-25 5 Channel 800 MHz Trunked Radio System:

This would involve the construction of a single radio site at the Yankton West Reservoir. This could initially be equipped to provide links between the SDSRS and the Yankton VHF fire channel.

- ✓ the "linking" of diverse systems should be weighed carefully due to the ability of such links to adversely affect system capacity.

Eventually, the police department may consider integrating as a sub-system to the SDSRS and reassign the SDSRS linking equipment to the Nebraska State Radio system site at Niobrara.

This system could be competitively procured and if done initially¹⁹, would also allow the purchase of subscriber radios from multiple P-25 manufacturers. See Paragraph 8.1.6 for alternate approach to achieving this alternative in a phased manner.

The Yankton West Reservoir has proven its ability to effectively serve Yankton as a radio site for decades. We validated the user's performance claims in actual controlled field testing is also supported by the coverage studies shown in Drawings 2280A and 2280B.

¹⁹ If the project is phased over time, the subscriber radios must be EDACS capable which will limit potential providers. We believe this can be mitigated in terms of cost impact.

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8.1.2. South Dakota State Radio System:

The State of South Dakota has constructed and operates a digital trunked radio system (SDSRS) throughout the state and permits eligible governmental entities to participate either for interoperability or as full time, daily users. The Yankton Police Department has the ability to interoperate on the SDSRS today.

The SDSRS is a VHF system and like all "state-wide" radio systems, is designed to provide mobile service²⁰ throughout the state. Portable service may be achieved if a user is:

- Close to a tower site,
- Uses a supplementary mobile radio as a in-car portable repeater,
- Or if in building, the structure is equipped with a bi-directional amplifier system.

Field testing throughout the City of Yankton in many buildings found performance does not meet the national standards for public safety in-building coverage and falls far short of what the Yankton Police Department experiences today. The coverage studies for the SDSRS Yankton site are Drawing 3181.

During our testing and supported with system management reports from the State of South Dakota, we found that the existing SDSRS Yankton site was often unavailable (at capacity) due to high traffic demands. This had been reported to us by 911 center personnel as well. This is reportedly worse during winter weather when State DOT snowplows are on the road. We also found that a significant amount of non local radio traffic was forced²¹ to the site making the

²⁰ MOBILE SERVICE: Meaning communications to a vehicle with full power and a full sized antenna. These have much better range than a low powered portable radio, mounted on the users belt, with a compromised antenna system.

²¹ FORCED: A trunk system term whereby traffic on a foreign site to rebroadcasted on the local site for the scanning benefit of the local users.

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problem worse. And finally, a local para-transit operator adds significant voice traffic to the system.

Traffic reports provided by the State of South Dakota revealed the following;

- ✓ In September of 2015, there were 16 times when the demand on the Yankton site exceeded capacity. In other words, during those times, some calls could not be processed for the duration of the busy condition.
- ✓ In August of 2015, there were 19 occasions when the Yankton site was busy.
- ✓ In October of 2015, there were 7 occasions when the Yankton site was busy.

911 Center personnel reported that busy conditions that prevented call processing occurred at a greater frequency during winter months when snow plowing operations are more active.

A this time, the State has no plans to manage traffic on the system to effectively control contention for channels.

It is unlikely that the coverage, traffic and site loading issues can be resolved with additional channels or sites since the VHF band is unorganized and largely consumed.

- ✓ The VHF frequency spectrum for two-way radio is virtually exhausted in South Dakota. The same is true in near-by Nebraska.

The SDSRS operates on an obsolete digital platform (non - APCO P-25) that severely limits mobile and portable procurement opportunities.

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For the following reasons, we believe that the SDSRS is not a viable candidate for the City of Yankton;

- ✓ Insufficient Coverage
- ✓ Insufficient Capacity
- ✓ Obsolete Digital Protocol

The obsolete protocol will eventually be resolved, but not until every mobile and portable radio on the system is replaced with a APCO P25 capable device.

8.1.3. Mobile (Cellular) Network:

With the development and broad acceptance of cellular telephone service, when faced with replacement or expansion of a radio system it is natural to wonder if it could replace traditional two-way radio.

Although cellular services can supplement two-way radio they cannot effectively or reliably replace push-to-talk services for a number of reasons;

- Subscribers have no control over the ability of the network to support any particular level of traffic.
- Normally only one voice call can be processed simultaneously.
- Text and data messages can experience extended periods of latency or delays.

- Maintenance and outages are outside of the control of users.
- Generally, cellular networks do not prioritize between classes of users.

And most importantly, during emergencies, cellular sites can become saturated when subscriber voice and data calls demands invariably increase. When this occurs - communications stops.

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8.1.4. APCO P-25 UHF Trunked Radio System:

This would be the same as Paragraph 8.1.1 except that it would be constructed in the UHF frequency band. This approach would not lend itself to a phased approach to implementation.

8.1.5. DMR 800 MHz or UHF Trunked Radio System:

Although APCO P-25 is the United States public safety standard for public safety radio systems there are other digital platforms. It is important to understand that this type of protocol differs from P-25 in the following ways:

- Subscriber equipment is proprietary. In other words, once you purchase the system, you must purchase new or replacement radios from the manufacturer that constructed the system.
- DMR trunking is message based as opposed to transmission based. This may pose training and contention issues for users.
- A standard for encryption does not exist. This means the general public and others using scanning receivers can monitor your messages.

This approach would not lend itself to a phased approach to implementation. All elements would have to be procured and implemented simultaneously.

8.1.6. APCO P-25 800 MHz Conventional System:

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This approach would construct a conventional²² system with an initial compliment of 3 channels at the Yankton west water reservoir. Over time, as funding permits and capacity demands require, additional channels and a trunking controller could be added which would provide additional capacity and functionality. This additional capacity could provide service to other City departments rather than upgrade or replace their legacy VHF systems.

This could ultimately evolve to the concept (P-25 Trunking) described in Paragraph 8.1.1 but in a phased approach.

9. RECOMMENDED SYSTEM:

Following careful study and thoughtful consideration, it is our recommendation that the Yankton Police Department construct and implement an APCO P-25 Trunked radio system that is ultimately capable of supporting all City departments and divisions and is integrated to the South Dakota Trunked Radio System.

G.J.Therkelsen & Associates recommends a multi-phase approach to build the system in 3 phases:

9.1. Phase 1: Subscribers

Replace all mobile and portable radios with multi-mode devices capable of 800 MHz P-25 trunking, EDACS trunking, and conventional operation at a minimum.

- The Police Department may wish to consider the purchase of multi-band radios that would allow users to communicate on the SDSRS without multiple radios once the SDSRS is converted to P-25 operation.

²² Non-Trunked. Channel assignments and selection are manual.

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Phase 1 Operation: Phase 1 would have minimal impact on operation. This phase would begin with the replacement of all police department mobile and portable radios. These radios would initially be configured to operate on the RACOM EDACS network and users would have no operational change other than that associated with user equipment functions.

9.2. Phase 2: Conventional 800 MHz 3 Channel System

- Replace and supplement PSAP control station radios with EDACS and P-25 capable stations.
- Install coordination radio at PSAP.
- Replace PSAP operator console electronics (not furniture)
- Radio equipment shelter at west water reservoir.
- Emergency generator at west water reservoir.
- 3 channel P25 conventional radio system at west water reservoir.
- Replace console electronics to prepare the PSAP to control, transmit and receive all current channels and talk-groups and capacity for future growth.
- Replace penthouse radio and antenna facility with a new 100-150-foot tower adjacent to the police department building. Height to be determined by the next engineering phase of this project.

Phase 2 Operation: This Phase would provide the facilities for a new 3 channel P-25 conventional 800 MHz system. Police radio operations would then be able to be transitioned to the new conventional 3 channel P-25 system. At this point the wide area coverage

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(outside of the Yankton area) and other feature sets unique to the EDACS platform would be lost.

Local policy will dictate channel assignments and usage based on local requirements.

User training would be minimal, limited to the lack of system access and denial signals that were provided with the EDACS system.

9.3. Phase 3 - Upgrade System to P-25 Trunking:

- Upgrade console electronics to P-25 trunking.
- Install links to SDSRS and VHF Fire channel
- Add 2-channels as part of the conversion to trunking bring the facility to 5-channels.
- Add P-25 trunking site controller
- Reprogram fleet

Phase 3 Operation: The most significant aspect of Phase 3 will be to convert the 3 channel conventional P-25 system to a 5 channel trunked radio system. This change will improve the ability of the system to carry additional traffic loads and even other user groups or departments.

Operationally, the users will need to receive training in some of the new features that a trunked radio system offers and perhaps other operational impacts such as interoperability with other system users. Depending on timing, this could be minimal since current department members are familiar with trunked radio operation.

If the system is interfaced to the South Dakota State Radio System, users will require training on its operation and functionality.

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9.4. Phase 4 - Migrate Other City Services to System:

The recommended trunked radio network has the ability to serve all City departments and divisions with no loss of autonomy. As the existing VHF conventional radio systems supporting City services become obsolete or require significant capital investment to remain viable, those users should be moved to the trunked radio network.

- Sharing the system among all City users will provide an important benefit of local interoperability among users in the event of a disaster.
- This approach will provide the highest spectral and financial efficiency for the City as well as the ability to develop replacement or upgrade plans in a coordinated manner.
- Users will benefit from a public safety grade system that has inherent redundancy and protection from power and other failures.
- This approach will protect the City from the impact of the next round of VHF narrow banding and would be capable of APCO P-25 Phase II (next generation) operation making the system viable for decades.

Phase 4 Operation:

As departments and divisions are added to the system, users will require training in the operation of a trunked radio system and the functions that are available to them.

Report

Needs Assessment - Land Mobile Radio

City of Yankton Police Department

February 25, 2016

10. BUDGETARY ESTIMATE: \$1,258,979

This report has described the existing conditions of the Yankton Police Departments land mobile radio systems and described and discussed approaches and recommendations for the next generation of radio.

This section contains our estimates for the recommendations contained in the conceptual design,. These estimates are based on many factors including recent and current project bids and known market conditions for various products, commodities and services. It must be emphasized that many of the products and services used in land mobile radio projects are volatile and significant price fluctuations can occur between the time a conceptual design and estimate are developed and offered for competitive bidding.

These estimates are our best effort to provide a legitimate, budgetary cost for a given project. The actual cost will not be known until the project is completed.

Report

Needs Assessment - Land Mobile Radio

City of Yankton Police Department

February 25, 2016

10.1. P-25 Trunking System - Phased Implementation:

Phase Name	Site	Description	Amount
Phase 1 - Replace Subscribers	Mobiles	800 MHz P-25 / EDACS Encrypted incl installations and removals	\$ 65,000
	Portables	800 MHz P-25 / EDACS Encrypted with accessories	\$ 115,545
	Overhead	Procurement & Shipping	\$ 5,416
Phase 1 Total:			\$ 185,961

Phase Name	Site	Description	Amount
Phase 2 - P-25 Conventional Radio System	PSAP	Consoles, Control Stations, Coordination Station, Tower at PSAP, Antenna Systems,	\$ 438,150
	W Reservoir	Civil Improvements, Radio Bldg, Emerg Power etc	\$ 125,500
	W Reservoir	3 Channel Conventional P-25 Radio System	\$ 75,000
	W Reservoir	Installation services	\$ 30,075
	Overhead	Engineering, Licensing, Permits, Bonding, Insurance Contingencies	\$ 175,250
Phase 2 Total:			\$ 843,975

Report

Needs Assessment - Land Mobile Radio
City of Yankton Police Department
February 25, 2016

Phase Name	Site	Description	Amount
Phase 3 - P-25 Trunked Radio System	PSAP	Console upgrade to P-25 and Interop Links	\$ 21,100
	W Reservoir	P-25 Trunking Controller, add 2 channels	\$ 155,000
	Overhead	Engineering, Licensing, Permits, Bonding, Insurance Contingencies	\$ 52,943
Phase 3 Total:			\$ 229,043
GRAND TOTAL:			\$ 1,258,979

Report

Needs Assessment - Land Mobile Radio

City of Yankton Police Department

February 25, 2016

10.2. South Dakota State Radio System:

The South Dakota State Radio System does not provide sufficient signal or service in the City of Yankton to legitimately serve law enforcement or public safety in general.

In order for the SDSRS to be effective two things would have to occur:

1. Significant Coverage Improvement.
2. Capacity Addition.

Coverage improvement could be achieved by creating a simulcast system with the existing SDSRS Yankton Gavin's Point site. This is expected to cost a minimum of \$500,000 and could exceed \$1,000,000 depending on the availability of a suitable site, its civil development, and the costs of achieving reliable and stable connectivity between the two sites.

Even if the coverage improvement could be reasonably achieved, the ability to secure the necessary and compatible frequencies that would be needed to provide the capacity that would be required for the police department is unlikely in the VHF radio spectrum.

11. SUMMARY:

The City of Yankton Police Department was an early adopter of trunked radio technology over 20 years ago. Over the past few decades, this form of system operation and efficiency has become the norm in many areas throughout the country. The South Dakota State Radio system is an attempt to deliver the benefits and efficiencies of trunking for State and other users.

At the time the Yankton Police Department began use of the RACOM EDACS system, it is very likely that it would have been out of the financial reach of the City had they wished to construct and operate the system on their own. The City of Yankton however, benefited from the presence of a radio system owner who

Report

Needs Assessment - Land Mobile Radio

City of Yankton Police Department

February 25, 2016

was willing to provide access to their EDACS 800 MHz trunking system to the City. The City purchased mobile and portable radios and paid a small fee to use the system. Yankton received the benefits of a large metropolitan type radio system without the capital and recurring costs normally associated with system ownership.

Yankton chose to purchase high quality mobile and portable radios which for the most part, have greatly exceeded the typical life expectancies of such equipment. The equipment can no longer be supported or maintained as parts and spares are no longer manufactured or available.

This approach was fiscally prudent and operationally, the police department was well served with a radio system that provided it and those they serve with an effective, secure and reliable communication environment.

Now, more than 20 years later, the EDACS system, while still fully functional, has reached its end of life and there can be no assurance of ongoing long term support of the system by the manufacturer or owner. The owner of the EDACS system, no longer has the subscriber base to justify the cost of replacement, or even significant repairs.

Therefore, the Yankton Police Department is faced with two important questions:

- 1. *What do they replace their mobile and portable radios with?***
- 2. *How will they communicate when the RACOM EDACS system is decommissioned?***

This report is intended to provide the Yankton Police Department with the necessary, objective unbiased information to answer those questions and continue their planning efforts to achieve their land mobile radio communications goals.

We have concluded that the most practical and cost effective approach today is the development of a stand-alone P-25 trunked radio system. We have studied

Report

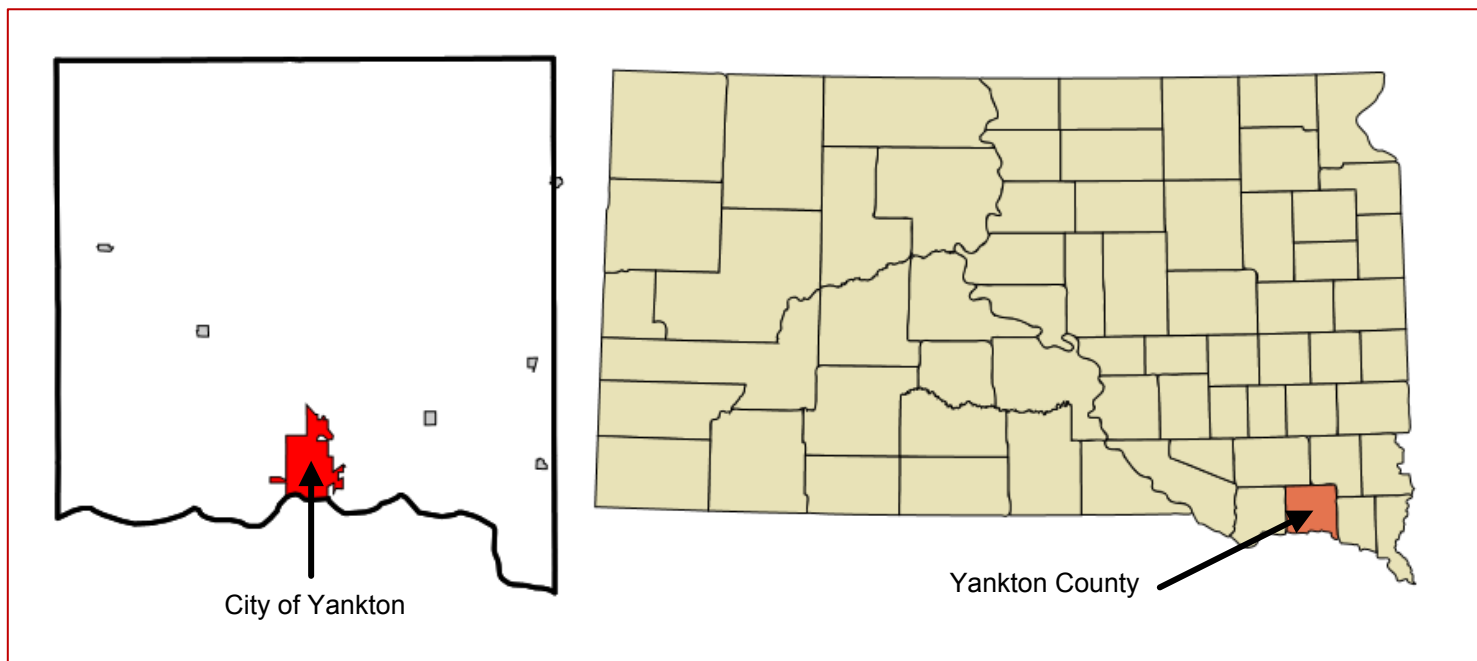
Needs Assessment - Land Mobile Radio

City of Yankton Police Department

February 25, 2016

several approaches or options including the South Dakota State Radio System. The SDSRS cannot reasonably provide the level of service that is required in the City of Yankton and its use by the police department would be a regressive action that is not in the best interests of the City of Yankton.

The Yankton Police Department should immediately replace its mobile and portable radio fleet with radios capable of operation on the RACOM EDACS network and P-25, (conventional and trunked.) The Department should develop funding plans to construct a stand-alone replacement system to replace the to-be decommissioned RACOM EDACS system. And finally, the City should optimize its investment through the planned migration of all City departments and divisions to the new system.



DRAWING RANGE	LOCATION	DRAWING RANGE	LOCATION
2000 - 2099	OVERVIEW - MULTIPLE LOCATIONS	3000 - 3099	OVERVIEW - CANDIDATE SITES
2100 - 2199	POLICE DEPT / PSAP	3100 - 3199	SDSRS - YANKTON
2200 - 2299	RESERVOIR - WEST	3200 - 3200	RESERVOIR - MEMORIAL PARK

DRAWING STRUCTURE			
DRAWING RANGE	TOPIC	DRAWING RANGE	TOPIC
XX00 - XX09	SITE OVERVIEW	XX60 - XX69	ANTENNA SYSTEMS
XX10 - XX29	RADIO SCHEMATICS & PHYSICAL	XX70 - XX79	MICROWAVE & PT - PT LINKS
XX30 - XX39	SITE FACILITY & CIVIL WORK	XX80 - XX89	SITE RADIO PROPAGATION STUDIES
XX40 - XX49	RADIO CONSOLE SYSTEMS	XX90 - XX99	EXISTING OR PRE-CONSTRUCTION CONDITIONS
XX50 - XX59	GENERATOR & FUEL SYSTEMS		

Client City of Yankton Police Department		Drawn By	Revision Notes
Project: Needs Assessment / Feasibility		Gary J. Therkelsen Principal Consultant	A: Updated location table
Drawing 2000	Date 02/06/16	Revision A	
©2015: G.J. Therkelsen & Associates, Inc.			Page 33 of 71

Title:

Project Overview

Drawing

2004

Sub
Title:

Table of Frequencies

SYSTEM	STA CLASS	TRANSMIT	RF PWR	MAX ERP	TX TONE	RECEIVE	RX TONE	LICENSE	LOCATION	NOTE
LG	FX1	153.8000	25.0	25.0				WQGE347	6.1 Meter Control	
LG	MO	153.8000	45.0	60.0				WQGE347	Mobile	
FIRE	MO	153.8300	75.0					KNHE555	Mobile	
FIRE	FB2	154.4000	110.0		156.7	153.8300	156.7	KNHE555	SW Water Tower	Wrong Coordinates on License
FIRE	MO	154.4000	75.0					KNHE555	Mobile	
LG	FB2	154.7250	100.0	220.0	131.8	153.8000	131.8	WQGE347	21st & Mulberry	Wrong Coordinates on License
LG	MO	154.7250	45.0	60.0				WQGE347	Mobile	
Unk	FB2	155.0850	100.0	190.0				KNNM840	1303 W 8th St	
Unk	MO	155.0850	45.0					KNNM840	Mobile	
FIRE	MO	155.7600	45.0					KNFJ265	Mobile	
Unk	MO	158.9250	45.0					KNNM840	Mobile	
FIRE	MO	158.9400	45.0					KNFJ265	Mobile	
SCADA	FXO	451.1375	5.0	25.0				WQJA744	21st & Mulberry	
SCADA	FXO	451.1375	5.0	25.0				WQUA744	2601 Peninah St	
Unk	FXO	453.7000	24.0					KNNM840	Mobile	
Unk	MO	453.7000	24.0					KNNM840	Mobile	
FIRE	FB2	155.7600	100.0	190.0		158.9400		KNFJ265	1303 W 8th St	

Client City of Yankton Police Department

Drawn By

Revision Notes

Project: Needs Assessment / Feasibility

Gary J. Therkelsen
Principal Consultant

Drawing

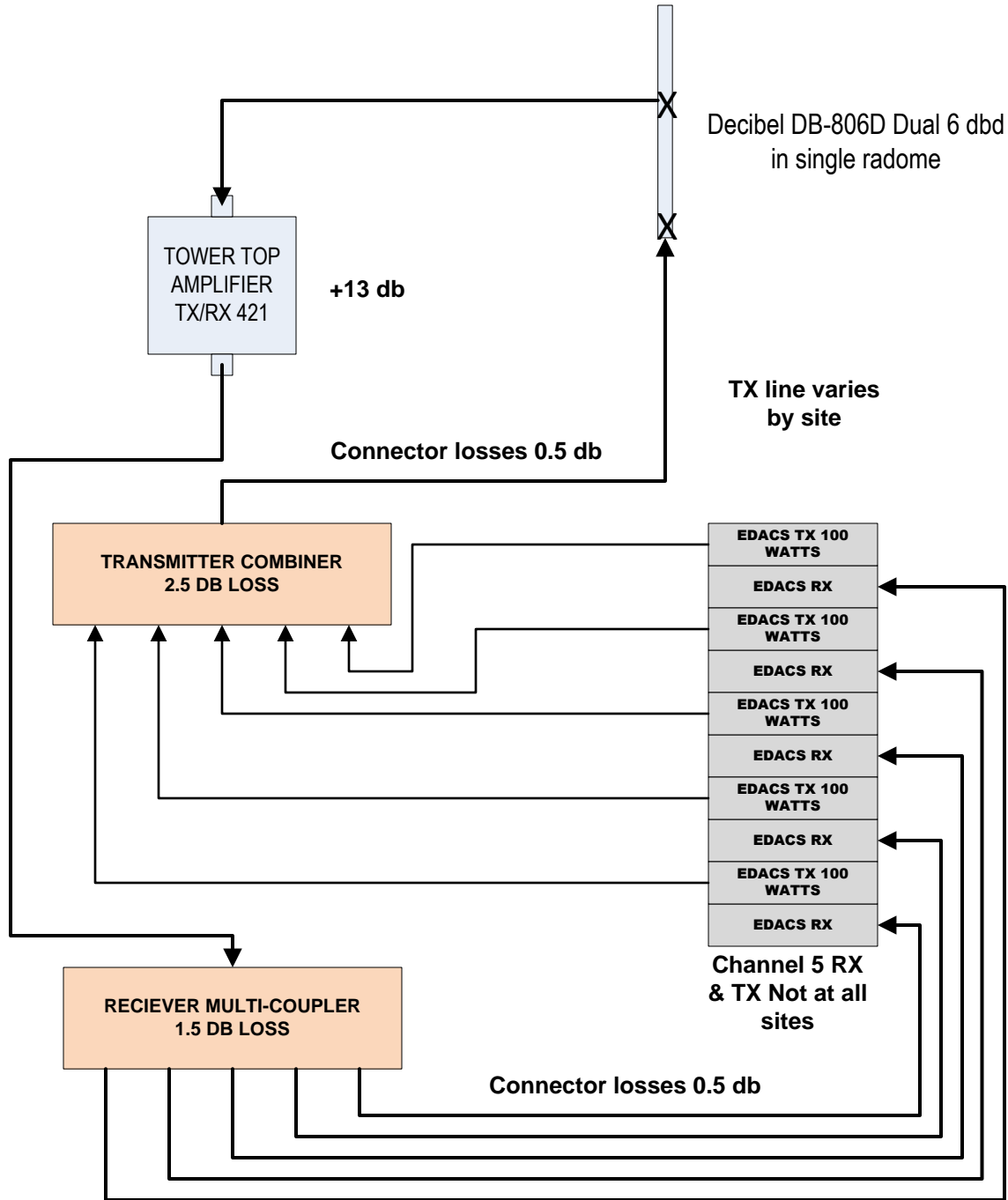
2004

Date

09/15/15

Revision

ORIG



EXISTING

Facility assumptions for coverage calculations continued on 2080B

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawing
2080A

Date
10/22/15

Revision
ORIG

Drawn By
Leonard J. Koehnen
Principal Engineer

Revision Notes

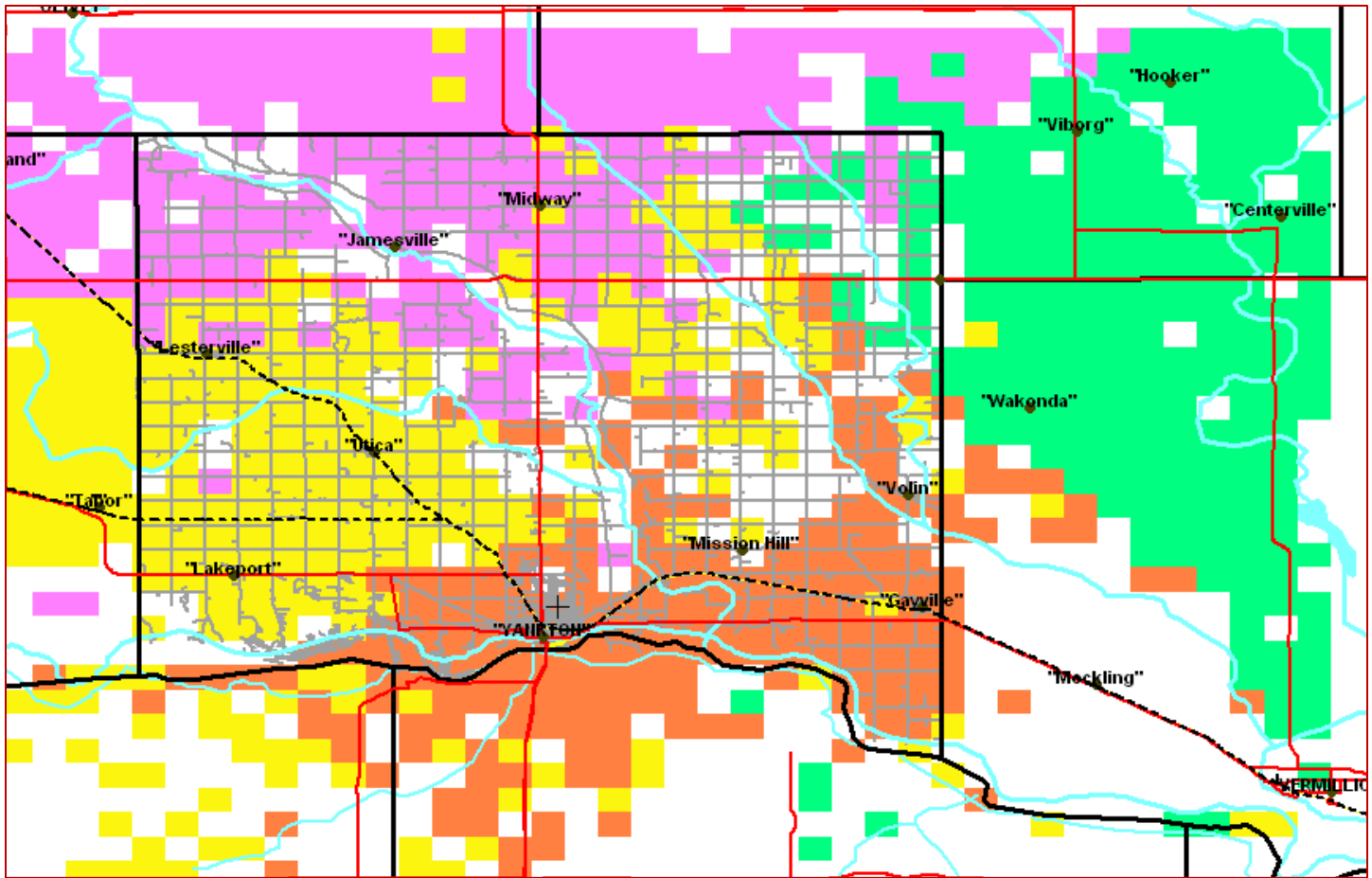
***Parameters and assumptions used
in this coverage analysis***

EDACS SITE PARAMETER TABLE						
SITE NAME	LICENSE HOLDER	FCC CALL SIGN	TX LINE	RX LINE	ANT TIP HEIGHT	COMMENTS
Yankton	RACOM	WQKD914	LDF6-50	LDF5-50	46 Meters	Site parameters verified
Tyndall	RACOM	WPIF936	LDF6-50#	LDF5-50#	89 Meters	#-Assumed
Turkey Ridge	EREC	WQKD906	LDF6-50#	LDF5-50#	83 Meters	#-Assumed
Beresford	EREC	WPIF934	LDF7-50#	LDF5-50#	139 Meters	#-Assumed
Mitchell	EREC	WPQA902	LDF6-50#	LDF5-50#	60 Meters	#-Assumed

***See composite coverage studies on the following
pages: Drawings 2080 C and D
See 2280-2289 Drawing Range for specific Racom
Yankton Studies***

EXISTING

Client City of Yankton Police Department		Drawn By Leonard J. Koehnen Principal Engineer	Revision Notes
Project: Needs Assessment / Feasibility			
Drawing 2080B	Date 10/22/15	Revision ORIG	Page 36 of 71
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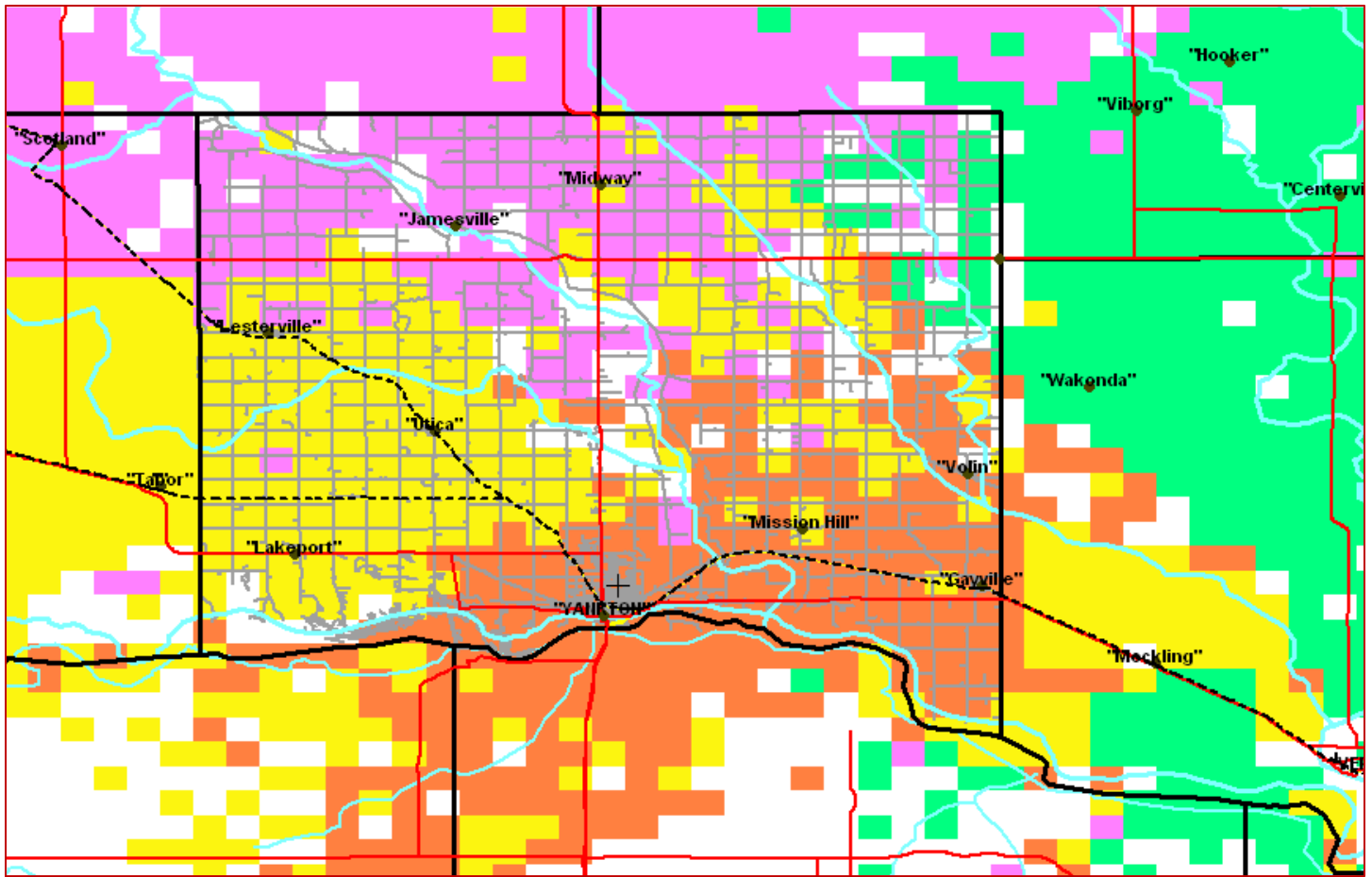


Portable on Belt to EDACS Site.
No Elevated Antenna

EDACS Trunked Radio System Composite	
	Specification not met. Less than 95% service
	Yankton-West Water Tank
	Turkey Ridge
	Tyndall
	Beresford
Mitchell off county map	

EXISTING

Client City of Yankton Police Department		Drawn By Leonard J. Koehnen Principal Engineer	Revision Notes
Project: Needs Assessment / Feasibility			
Drawing 2080C	Date 12/02/16	Revision ORIG	©2015: G.J. Therkelsen & Associates, Inc. Page 37 of 71



Portable on Belt to EDACS Site.
No Elevated Antenna

EDACS Trunked Radio System Composite	
	Specification not met. Less than 95% service
	Yankton-West Water Tank
	Turkey Ridge
	Tyndall
	Beresford
Mitchell off county map	

EXISTING

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawing
2080D

Date
12/02/15

Revision
ORIG

Drawn By
Leonard J. Koehnen
Principal Engineer

Revision Notes

SDSRS TRUNKING SITE PARAMETERS			
PARAMETER	YANKTON	VERMILLION	TURKEY RIDGE
Latitude	42-50-31.7N	42-47-44.4N	43-14-35.5N
Longitude	097-29-04.7W	096-54-34.5W	097-22-39.0W
Ground	416	374.9	521.2
TX Master Antenna	ANT150D3	SD214	ANT150D3
TX Master Antenna Direction	90/270 Deg Ellip#	90/270 Ellip &	Omni &
TX Master Antenna HT CR	38.1	82.3	73.2
TX Master Antenna Line	LDF5-50	LDF5-50	LDF5-50
RX Master Antenna	62.5	RFS-340-1	RFS-440-1
RX Master Antenna Direction	000 Degrees	000 Degrees &	Omni &
RX Master Antenna HT CR	62.5	88.4	79.2
RX Master Antenna Line	LDF5-50	LDF5-50	LDF5-50
TX Combiner Losses	4.1	3.7	2.5
RX Combiner Losses	3	3	3
FCC ASR	None	1050677	1049738
FCC Callsign	Market Lic.	WPVZ890	WPWF794
Assumed Noise	Suburban	Suburban	Suburban
LULC Losses per TSB88	Applies	Applies	Applies

NOTES

Data Source: SDSRS and FCC except as noted by &.

Field investigation found different than reported by SDSRS
& Assumed not reported

Because of a lack of tower top amplifiers:

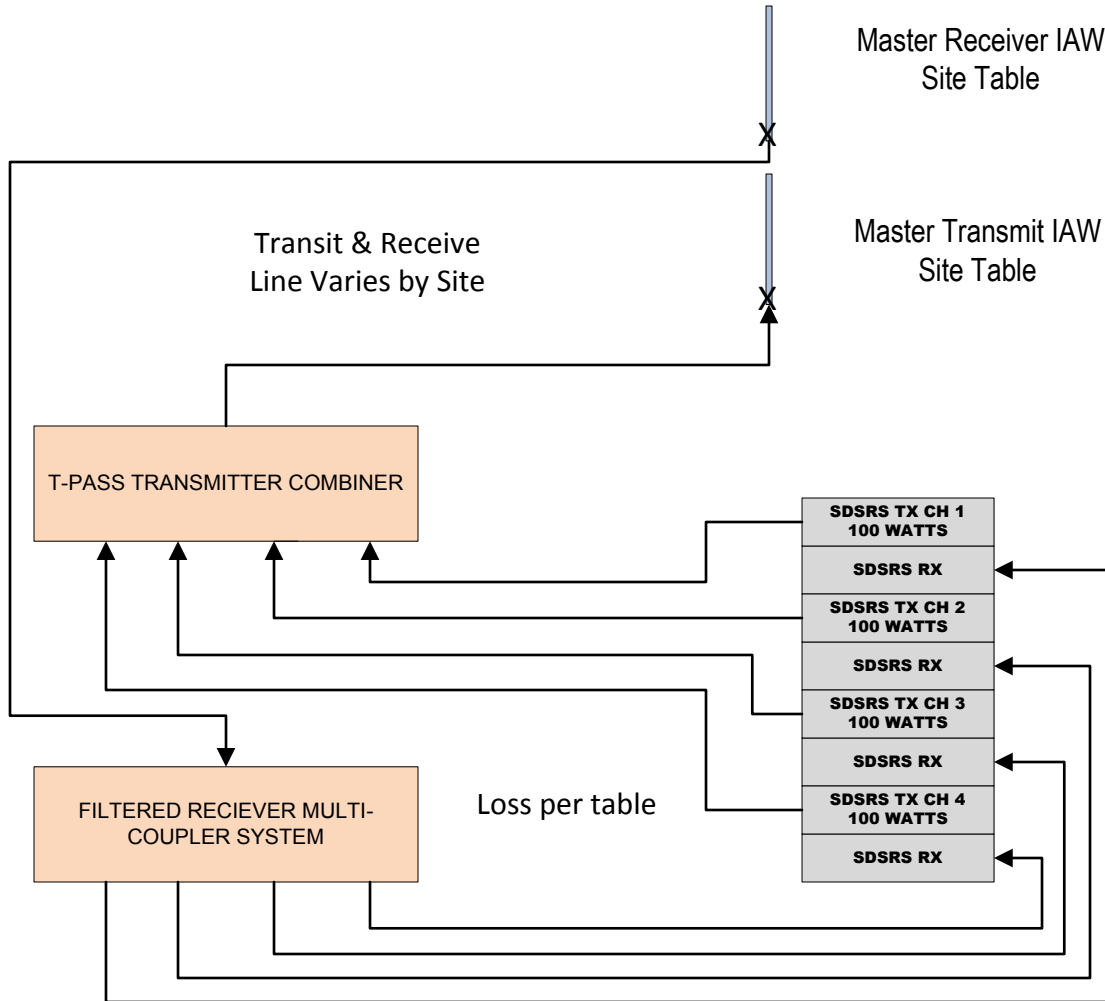
1. Mobile service is slightly out of balance by 3-4 db. i.e. B->M range > than M->B range.
2. Portable service range is unbalanced by 13-17 db. i.e. B->P range > than P->B range.

Portables always on hip with no elevated antenna.

THUS: Talkback is the only valid range study in a trunk system and thus the only plotted in Drawings 2081C and D.

EXISTING

Client City of Yankton Police Department		Drawn By Leonard J. Koehnen Principal Engineer	Revision Notes
Project: Needs Assessment / Feasibility			
Drawing 2081B	Date 12/16/15	Revision ORIG	©2015: G.J. Therkelsen & Associates, Inc.
			Page 39 of 71



SDSR Data shows 110 watts but this conflicts with Motorola GTR8000 specifications sheet.

Facility assumptions for coverage calculations continued on 2081B For detailed SDSRS Yankton coverage see Drawing 3181 .

EXISTING

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Leonard J. Koehnen
Principal Engineer

Revision Notes

Drawing

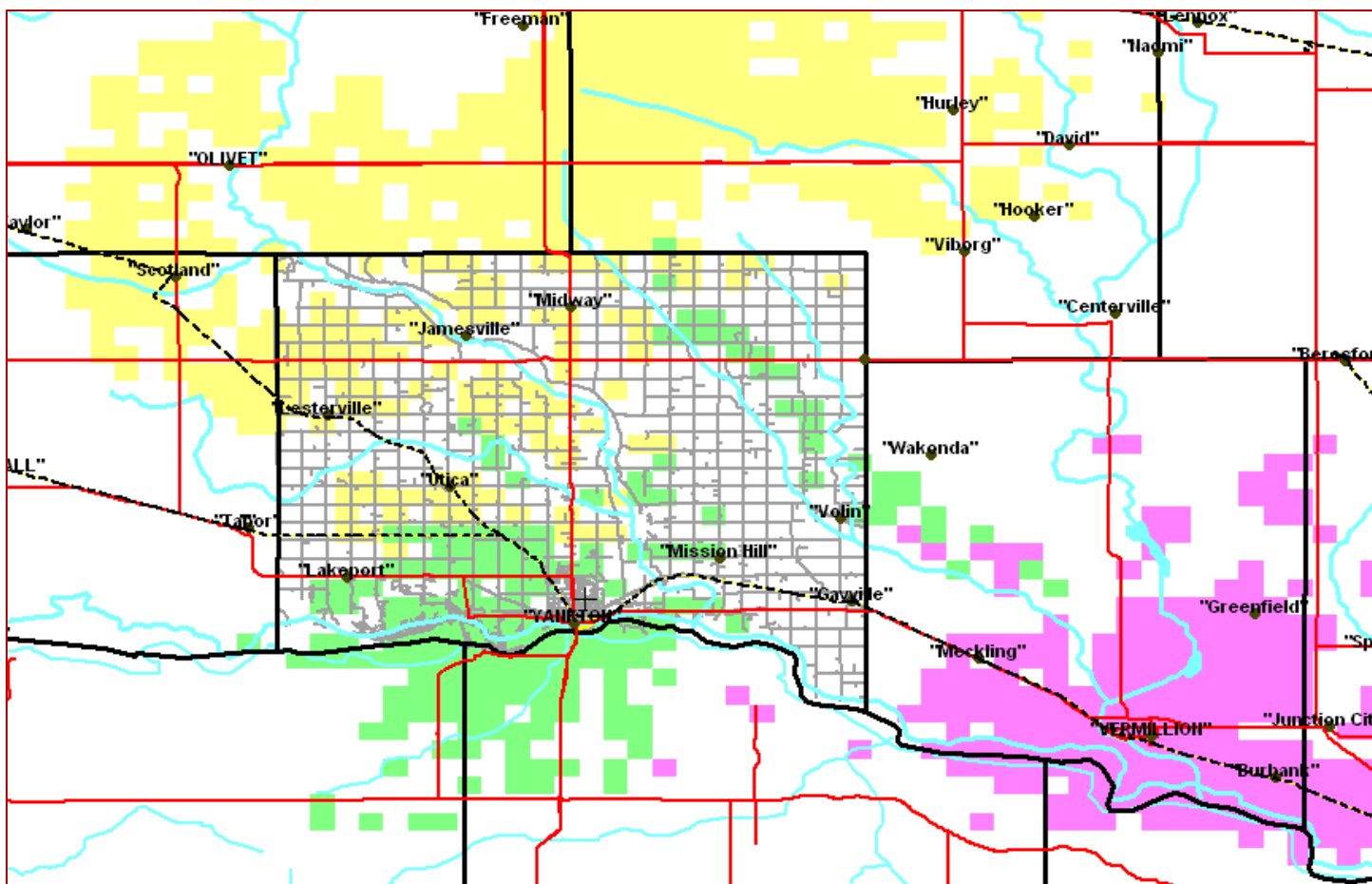
2081A

Date

12/02/15

Revision

ORIG



Portable on Belt to EDACS Site.
No Elevated Antenna

SDSRS Trunked Radio System Composite

	Specification not met. Less than 95% service
	Yankton-Gavins Point
	Vermillion
	Turkey Ridge

EXISTING

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

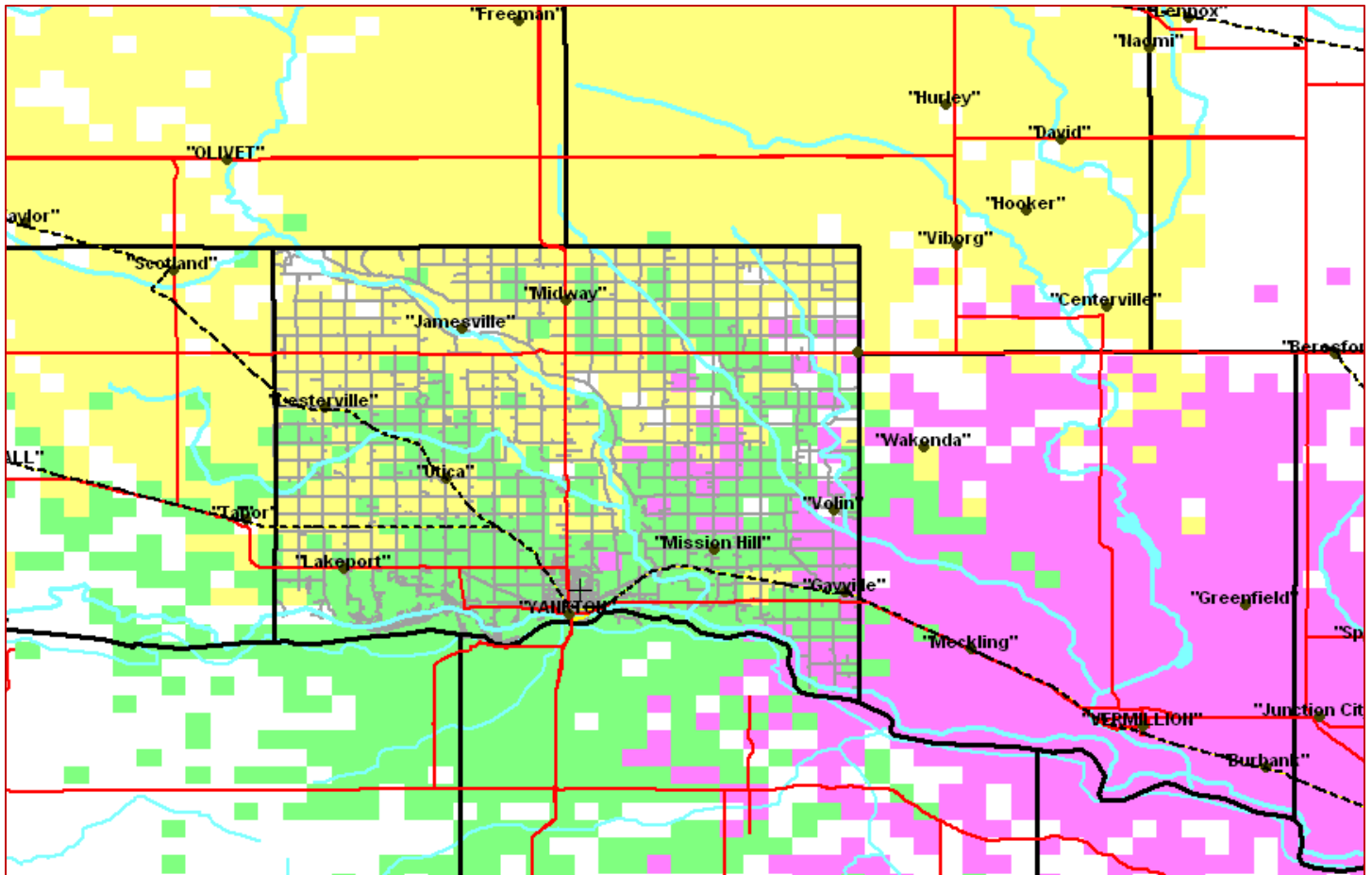
Drawn By
Leonard J. Koehnen
Principal Engineer

Revision Notes

Drawing
2081C

Date
12/16/15

Revision
ORIG

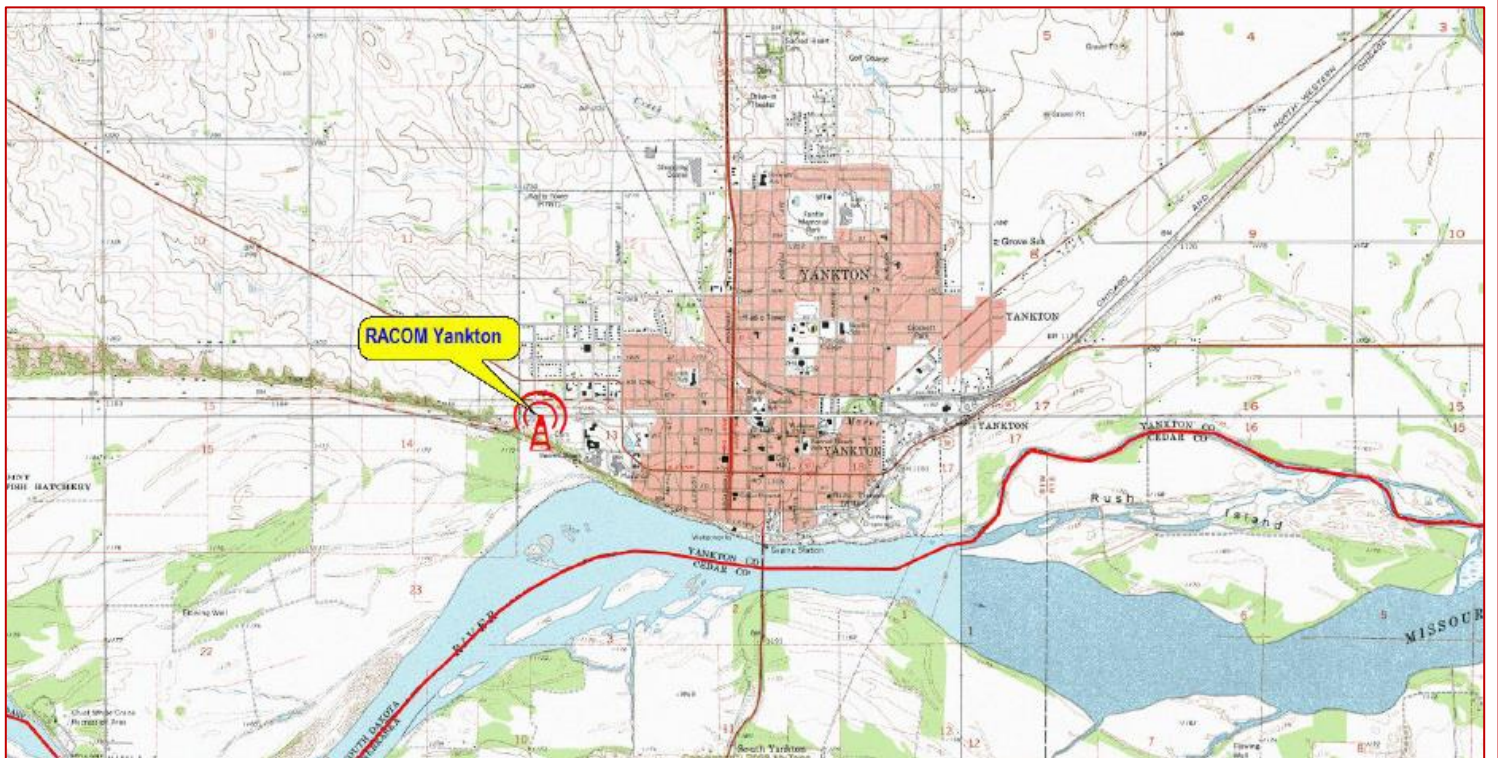
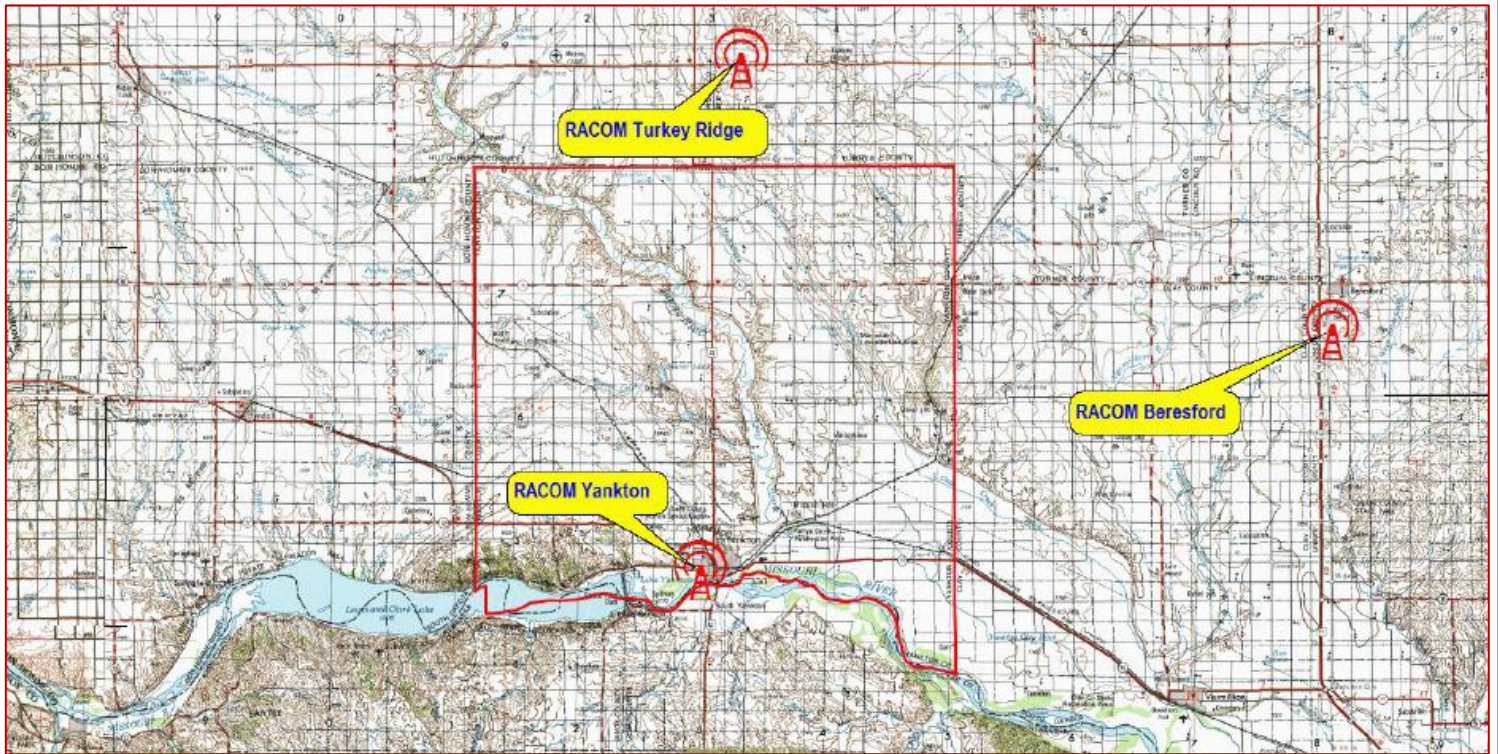


Portable on Belt to EDACS Site.
No Elevated Antenna

SDSRS Trunked Radio System Composite	
	Specification not met. Less than 95% service
	Yankton-Gavins Point
	Vermillion
	Turkey Ridge

EXISTING

Client City of Yankton Police Department		Drawn By Leonard J. Koehnen Principal Engineer	Revision Notes
Project: Needs Assessment / Feasibility			
Drawing 2081D	Date XX/XX/XX	Revision ORIG	©2015: G.J. Therkelsen & Associates, Inc. Page 42 of 71



Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

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Principal Consultant

Revision Notes

Drawing

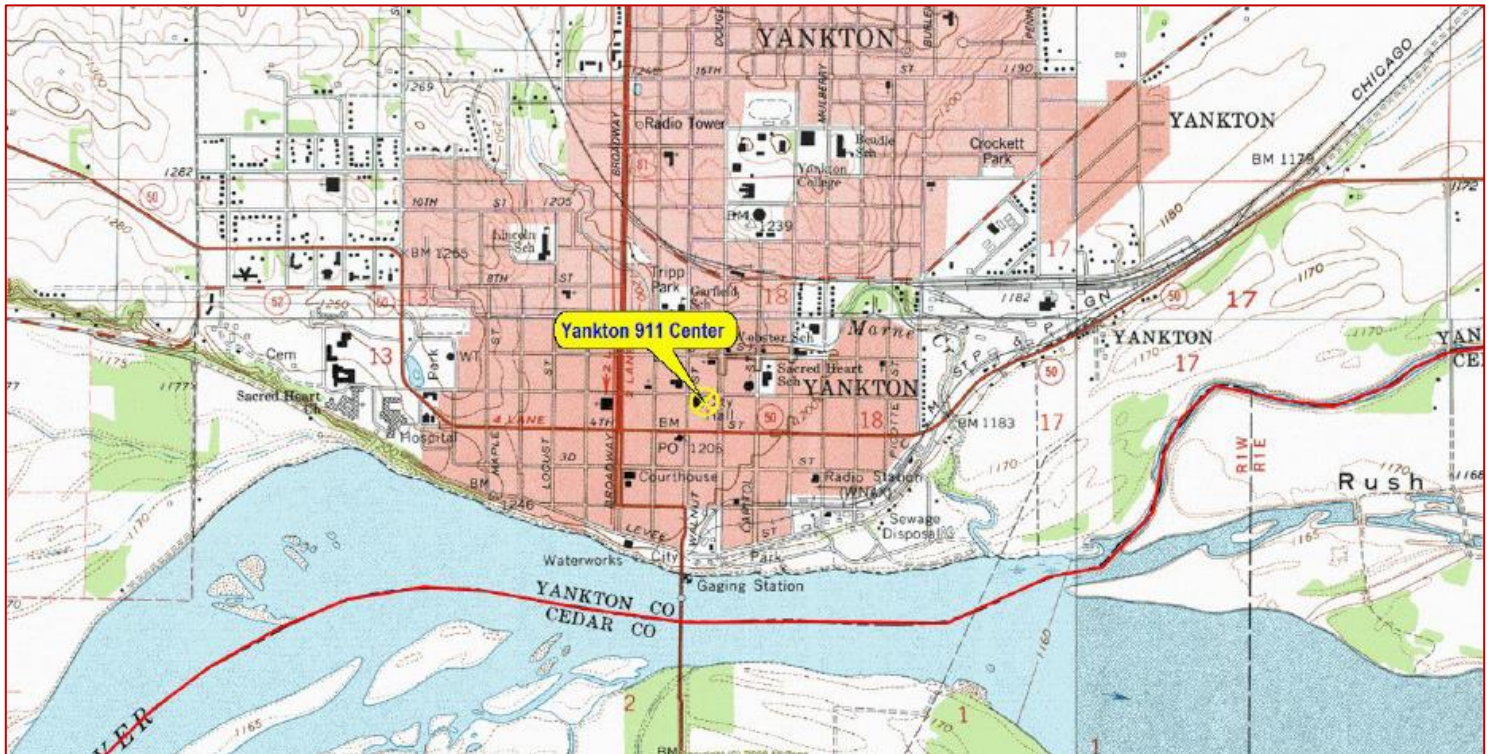
2001

Date

09/15/15

Revision

ORIG



RADIO FACILITY DETAILS YANKTON 911 CENTER

PARAMETER	VALUE
ASR	N/A
ADDRESS	410 Walnut Street
CITY/CO/STATE	Yankton / Yankton / SD
OWNER	City & County of Yankton
LATTITUDE - DMS	42-52-19.56
LATTITUDE - D.D	42.87210
LONGITUDE -DMS	97-23-33.63
LONGITUDE - D.D	97.39268
GROUND ELEV FT	1209
GROUND ELEV MTRS	368.5
STRUCTURE HGT - FT	35
STRUCTURE HGT - MTRS	10.7
If New: TOWAIR	N/A
If New: AM Query	N/A

Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

Drawing
2100

Date
09/15/15

Revision
ORIG

Title:

Yankton 911 Center

Drawing

2130

Sub
Title:

Civil Conditions

Date	09/14/15	Completed By	Therkelsen / Lane
GENERAL			
Client	Yankton Police Dept	Compound Size	N/A
Site Name	Police Department	Nearest City	Yankton
Address	410 Walnut Street	County	Yankton
Fire Number	N/A	State	South Dakota
Access Type	Public Road	Condition	Good
Owner	City of Yankton	Tennants	
GPS			
Lattitude	42-52-18.3	Elevation	1208
Longitude	97-23-36.0	Error	TNP
POWER			
Provider		Auto Transfer	Yes
Over/Under	Underground	KW Rating	Unk
Transformer	Yes	Ext Connect	No
Generator	Yes	Fuel	Unk
Mfgr	Unkown	Other	
SHELTER			
Manufacturer		Ceiling	
Model		HVAC	
Serial		Rodents	
Type Const		Insects	
Length		Nests	
Width		Gen Condition	
SECURITY			
Fencing	No	Lighting	Yes
Gate(s)	No	Alarms (civil)	No
Locks	Doors	Monitored By	N/A
TOWER			
Manufacturer	N/A	Loading	N/A
Type	N/A	Paint Condition	N/A
Model	N/A	Climb Gear	N/A
Serial	N/A	Harness	N/A
Height	N/A	Lighting Type	N/A
Face	N/A	Year Built	N/A
BACKHAUL			
Fiber Optic	N/A	Telco Circuit(s)	N/A
Microwave	N/A	Private Circuits	N/A

Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

Drawing

2130

Date

10/06/15

Revision

ORIG

Title:

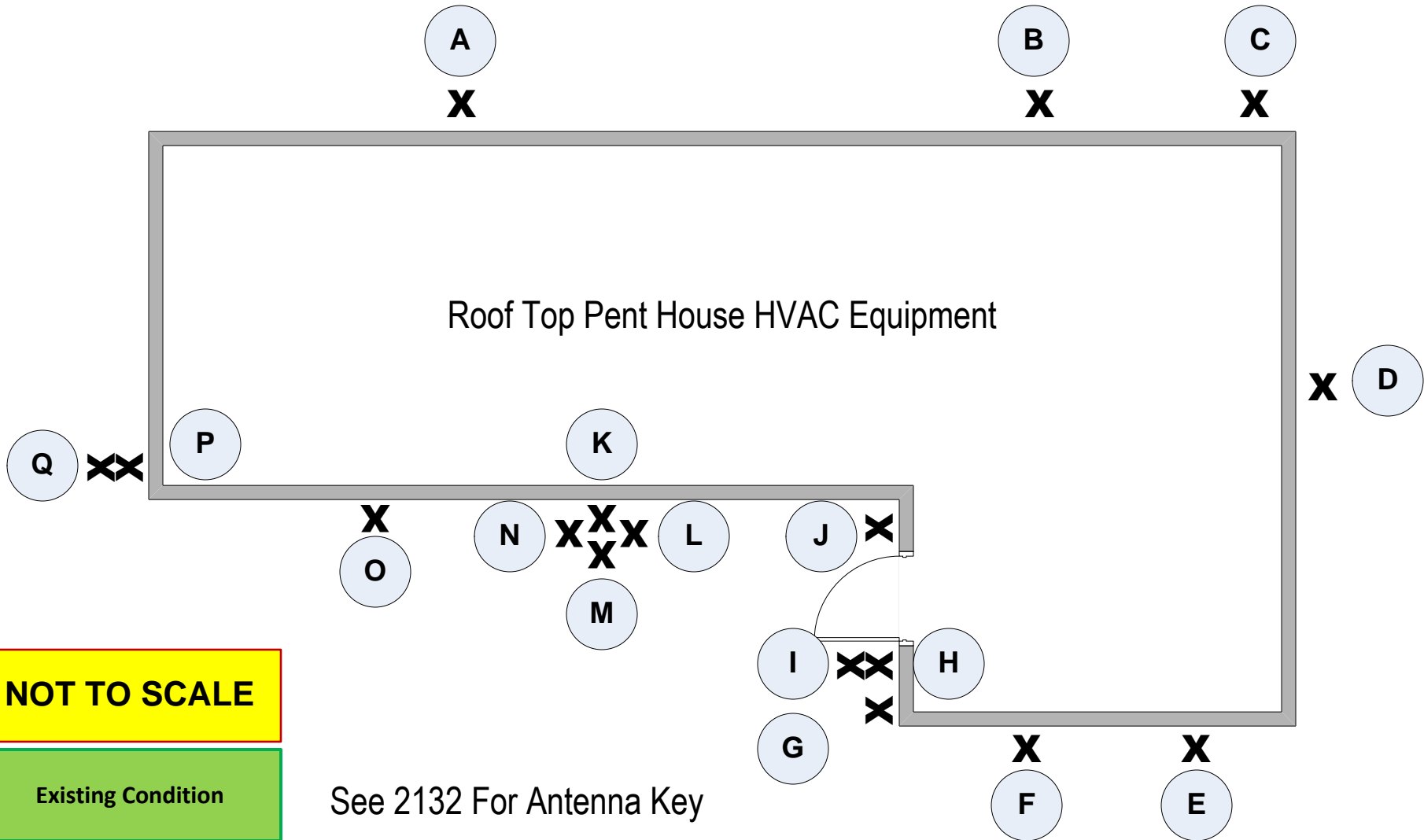
Yankton 911 Center

Drawing

2131

Sub
Title:

Antennas



Client City of Yankton Police Department

Drawn By

Revision Notes

Project: Needs Assessment / Feasibility

Gary J. Therkelsen
Principal Consultant

Drawing
2131

Date
10/08/15

Revision
ORIG

Title:

Yankton 911 Center

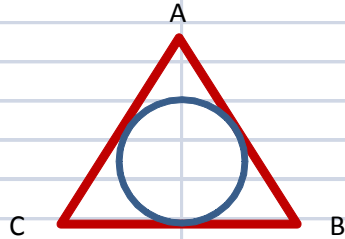
Drawing

2132

Sub
Title:

Antennas

Client:	Yankton Police Dept	Antenna (alpha)	Leg	Wall	Base Height	Side Arm	Line	Antenna Type	Function
Site Name	Police Dept / PSAP	A	N/A	N	38'	D	1/2"	Ground Plane VHF	Unknown
Owner:	City of Yankton	B	N/A	N	38'	D	1/2"	Ground Plane VHF	Unknown
Completed By:	Therkelsen / Lane	C	N/A	N	38'	D	1/2"	Dipole, 2 Bay VHF	Unknown
Date:	09/09/15	D	N/A	E	38'	D	1/2"	Ground Plane VHF	Unknown
Structure Type:	Penthouse	E	N/A	S1	38'	D	1/2"	Ground Plane VHF	Unknown
Height	Approx 30' above st	F	N/A	S1	38'	D	1/2"	Ground Plane VHF	Unknown
Face Dimension:	N/A	G	N/A	W1	38'	D	1/2"	Fglass, 8' UHF	Unknown
ASR Number:	N/A	H	N/A	W1	38'	D	1/2"	Dipole, 2 Bay VHF	Unknown
		I	N/A	W1	38'	D	1/2"	Fglass, 1' Unk	Unknown
		J	N/A	W1	38'	D	1/2"	Ground Plane VHF	Unknown
		K	N/A	S2	38'	D	1/2"	Ground Plane, 800	EDACS
		L	N/A	S2	38'	D	1/2"	Ground Plane, 800	EDACS
		M	N/A	S2	38'	D	1/2"	Ground Plane, 800	EDACS
		N	N/A	S2	38'	D	1/2"	Yagi, 800	EDACS
		O	N/A	S2	38'	D	1/2"	Dipole, 1 Bay VHF	Unknown
		P	N/A	W2	38'	D	1/2"	Ground Plane, VHF	Unknown
		Q	N/A	W2	38'	D	1/2"	Yagi, 800	Unknown
Side Arm: Short, Long or Direct Mount									
"A" leg is leg that is most northerly									
Insert N directional arrow in circle									



Existing Condition

Client	City of Yankton Police Department	Drawn By Gary J. Therkelsen Principal Consultant	Revision Notes
Project:	Needs Assessment / Feasibility		
Drawing	Date	Revision	
2132	10/06/15	ORIG	
			©2015: G.J.Therkelsen & Associates, Inc. Page 47 of 71

Title:

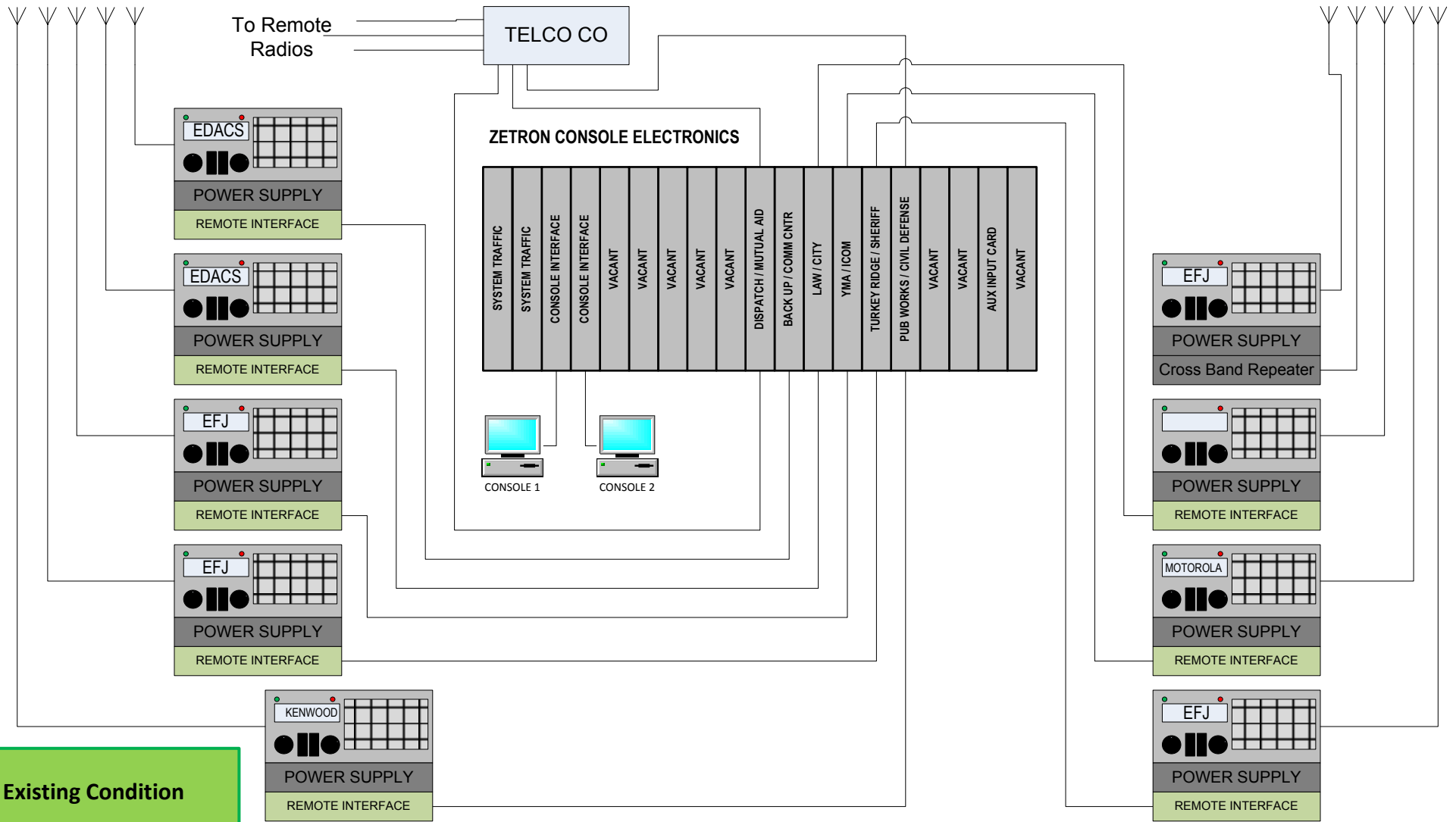
Yankton 911 Center

Drawing

Sub
Title:

Schematic

2195



Client City of Yankton Police Department

Drawn By

Revision Notes

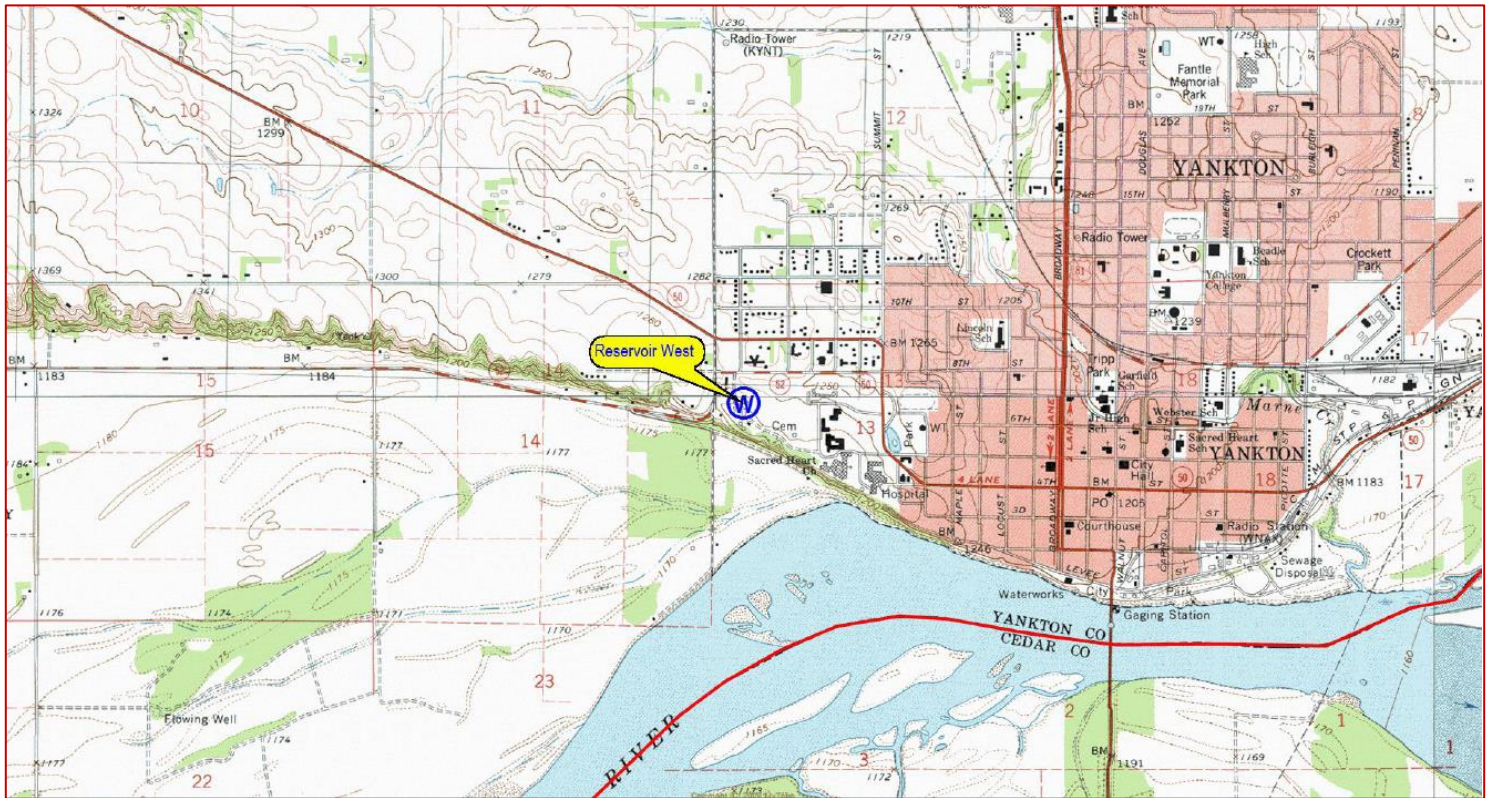
Project: Needs Assessment / Feasibility

Gary J. Therkelsen
Principal Consultant

Drawing
2195

Date
10/06/15

Revision
ORIG



Existing Condition

RADIO FACILITY DETAILS	
Reservoir - West	
PARAMETER	VALUE
ASR	None
ADDRESS	SE of W 8th St / West St
CITY/CO/STATE	Yankton/Yankton/SD
OWNER	City of Yankton
LATTITUDE - DMS	42-52-28.99
LATTITUDE - D.D	42.87472
LONGITUDE -DMS	97-24-56.21
LONGITUDE - D.D	97.41562
GROUND ELEV FT	1278
GROUND ELEV MTRS	389.5
STRUCTURE HGT - FT	155
STRUCTURE HGT - MTRS	47.2
If New: TOWAIR	N/A
If New: AM Query	N/A

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

Drawing

2200

Date

11/23/15

Revision

ORIG

Title:

West Reservoir

Drawing

2230

Sub
Title:

Site Location

Date	09/09/15	Completed By	Therkelsen / Lane
GENERAL			
Client	Yankton PD	Compound Size	60 X 60
Site Name	West Reservoir	Nearest City	Yankton
Address	SE of 8th st & West St	County	Yankton
Fire Number	N/A	State	SD
Access Type	Paved	Condition	Good
Owner	City of Yankton	Tennants	RACOM, Fire / LG
GPS			
Latitude	42-52-28.9	Elevation	1278
Longitude	97-24-56.2	Error	TNP
POWER			
Provider	NW Power	Auto Transfer	Yes
Over/Under	Under	KW Rating	Unkown
Transformer		Ext Connect	No
Generator	2 (1 City 1 RACOM)	Fuel	Natural Gas
Mfgr	Generac	Other	
SHELTER			
Manufacturer	Pittsburgh-Des Moines Steel Co	Ceiling	
Model	Hydopillar	HVAC	No
Serial	20028	Rodents	None observed
Type Const	Steel	Insects	None observed
Length		Nests	None observed
Width		Gen Condition	Good
SECURITY			
Fencing	Yes	Lighting	
Gate(s)	Yes	Alarms (civil)	Unknown
Locks	Yes	Monitored By	
TOWER			
Manufacturer	Pittsburgh-Des Moines Steel Co	Loading	
Type	Hydopillar	Paint Condition	Good
Model		Climb Gear	Yes
Serial	20028	Harness	Yes
Height	155	Lighting Type	None observed
Face		Year Built	1980
BACKHAUL			
Fiber Optic		Telco Circuit(s)	Yes T1 for RACOM
Microwave	No	Private Circuits	

Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

Drawing

2230

Date

11/23/15

Revision

ORIG

Title:

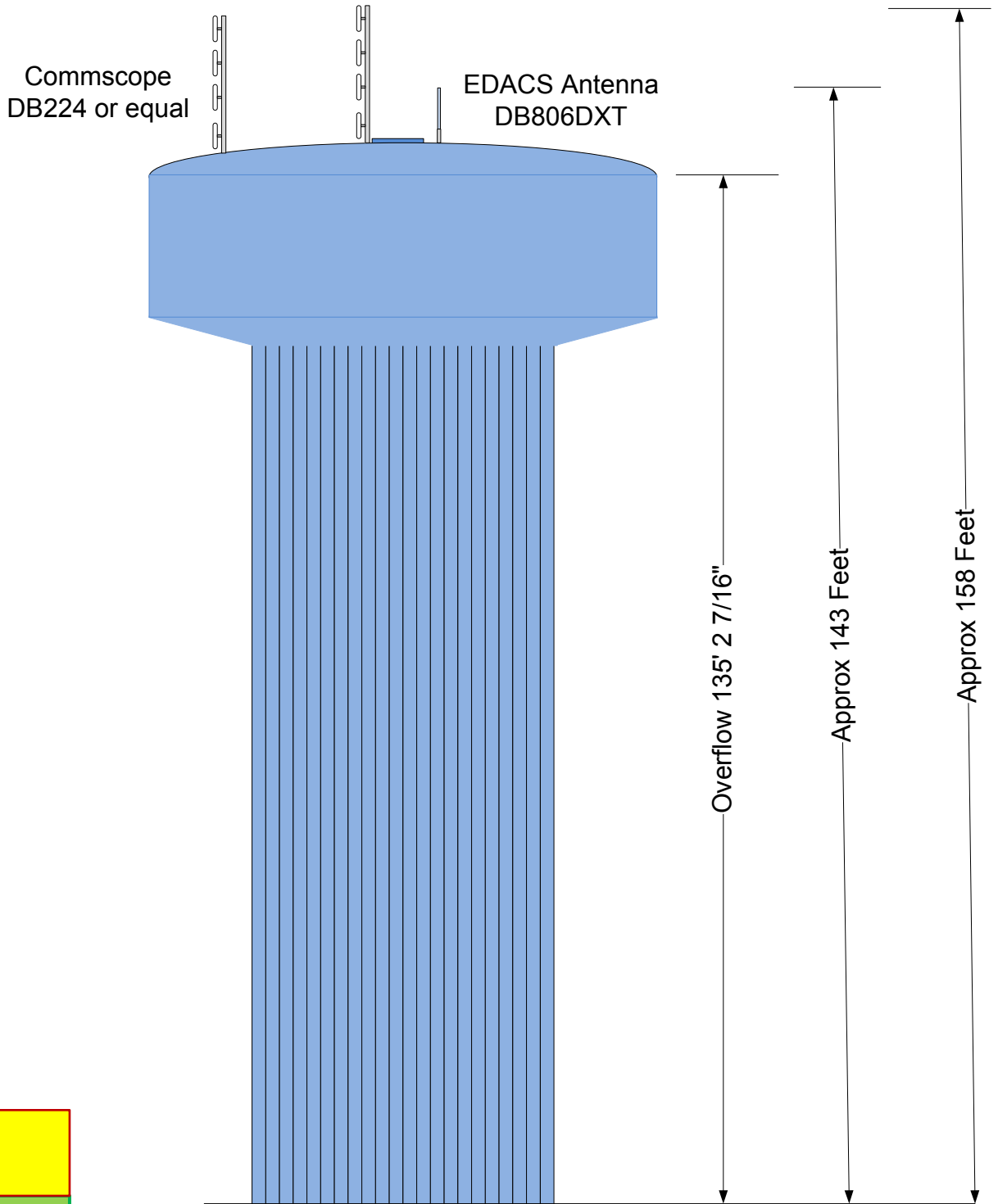
West Reservoir

Drawing

Sub
Title:

Antennas

2231



NOT TO SCALE

Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

A- LJK Adjusted size to remove antennas protruding title block. Added and adjusted dimensions. Identified VHF antennas.

Drawing
2231

Date
11/23/15

Revision
A

Title:

West Reservoir

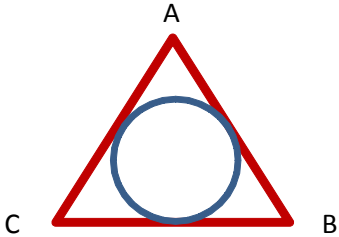
Drawing

2232

Sub Title:

Antennas

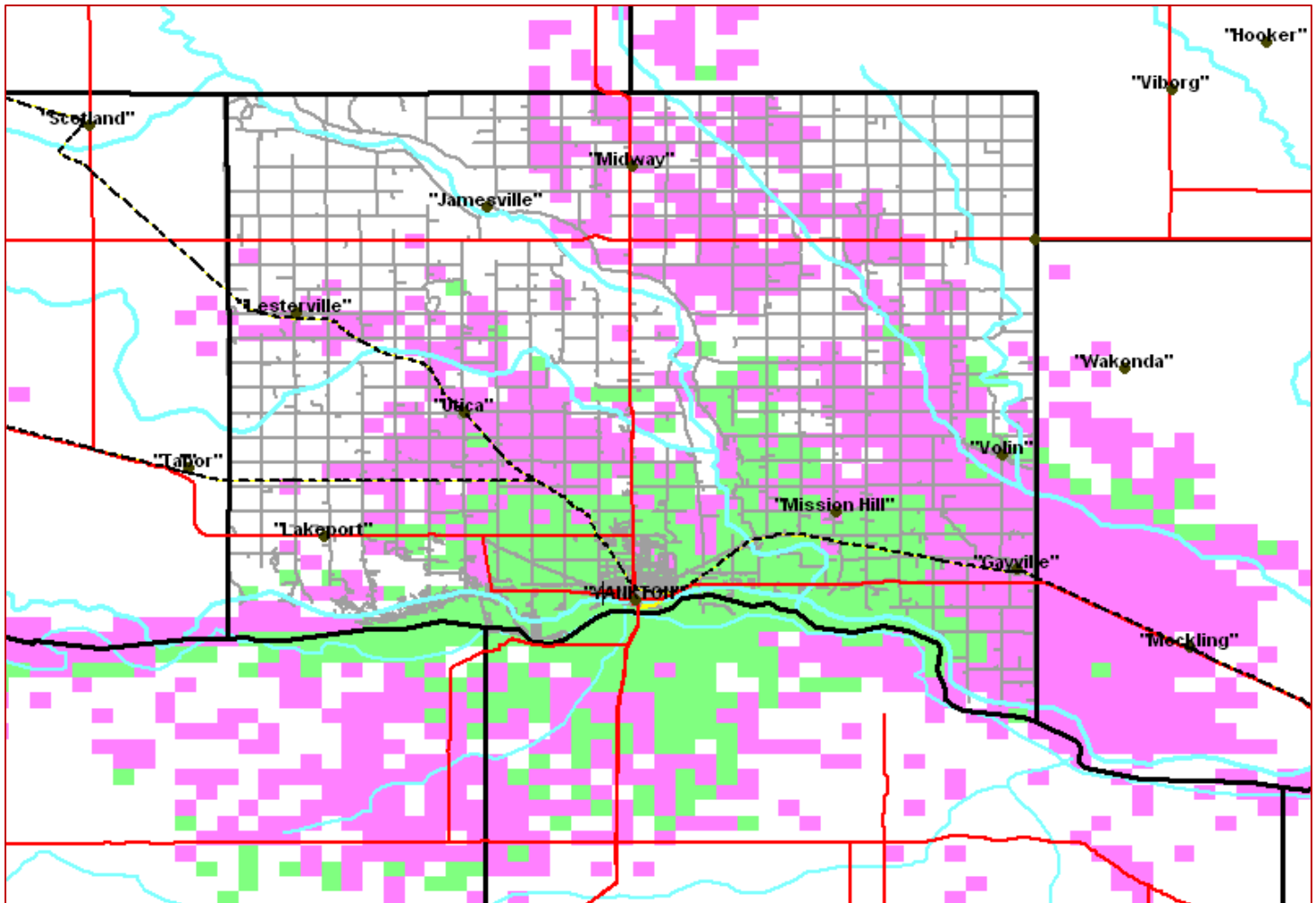
Client:	Yankton Police Dept	Antenna (alpha)	Leg	Direction	Base Height	Side Arm	Line	Antenna Type	Function
Site Name	West Reservoir	A	Top		155	N/A	1 1/4 & 7/8	DB806DXT	EDACS
Owner:	City of Yankton	B	Top		155	N/A		4 Bay Dipole VHF	Fire Paging
Completed By:	Therkelsen / Lane	C	Top		155	N/A		2 Bay Dipole VHF	FIRE
Date:	09/09/15								
Structure Type:	Reservoir, Hydropillar								
Height	155'								
Face Dimension:									
ASR Number:	None								



Side Arm: Short, Long or Direct Mount

"A" leg is leg that is most northerly

Insert N directional arrow in circle



COVERAGE-MAXIMUM EXTENT OF FACILITY

COVERAGE KEY

	Coverage less than 95%-95%. Service is 94%-0%
	95%-95% Mobile Service Only per TSB88 and LULC Data
	95%-95% Portable on Belt Service No Elevated Antenna per TSB88 and LULC Data Plus Mobile Service
Longley Rice Coverage Model in Softwright TAP Program	
Service at or above grade	
LULC = Land use losses and land cover losses per 2010 US Census.	



Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Leonard J. Koehnen
Principal Engineer

Revision Notes

Drawing

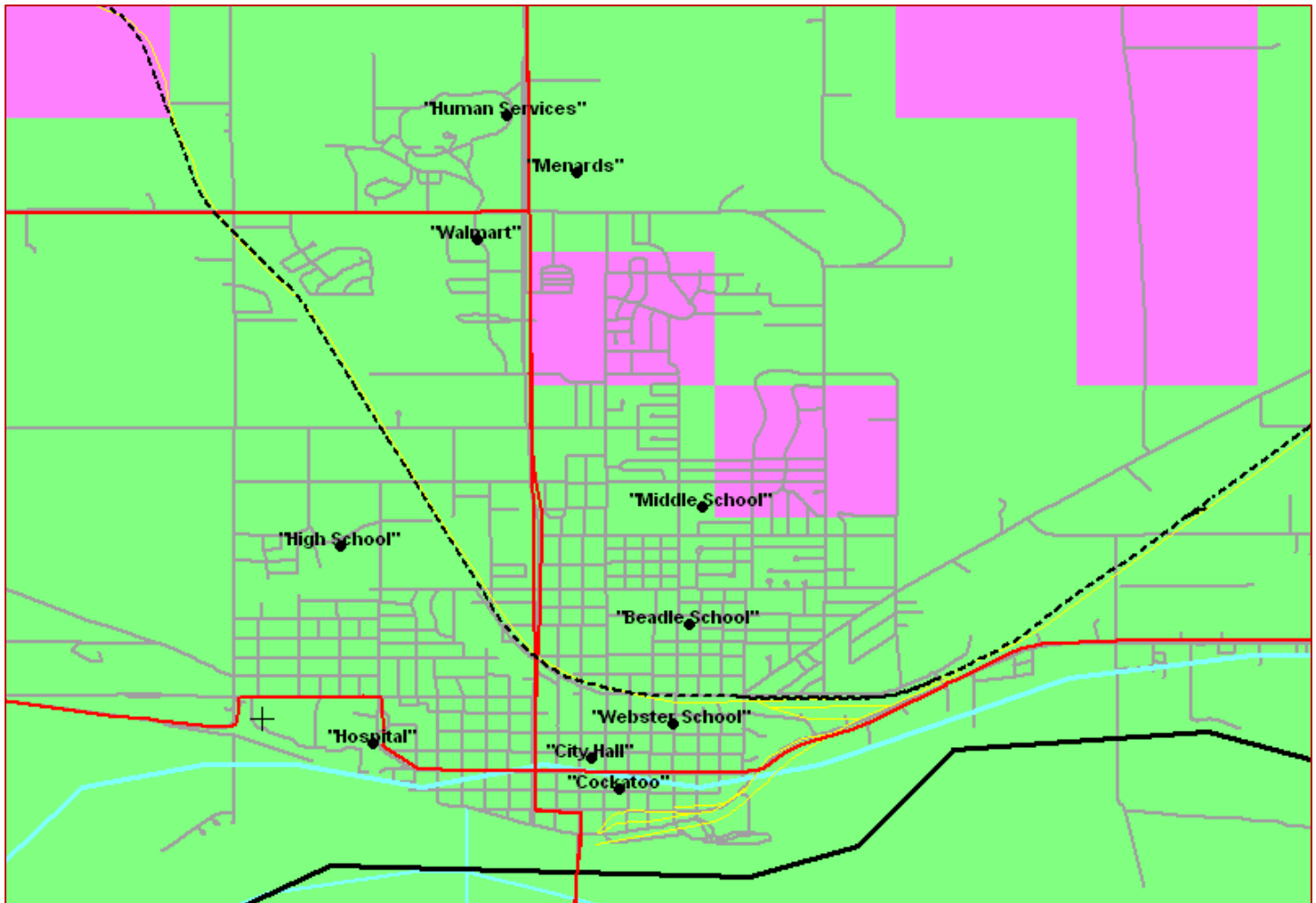
2280A

Date

11/23/15

Revision

ORIG



COVERAGE-WITHIN CITY SHOWING IN-BUILDING TEST LOCATIONS

● Building tested with actual radio. See site test data in report

COVERAGE KEY

	Coverage less than 95%-95%. Service is 94%-0%
	95%-95% Mobile Service Only per TSB88 and LULC Data
	95%-95% Portable on Belt Service No Elevated Antenna per TSB88 and LULC Data Plus Mobile Service
Longley Rice Coverage Model in Softwright TAP Program	
Service at or above grade	
LULC = Land use losses and land cover losses per 2010 US Census.	

Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Leonard J. Koehnen
Principal Engineer

Revision Notes

Drawing

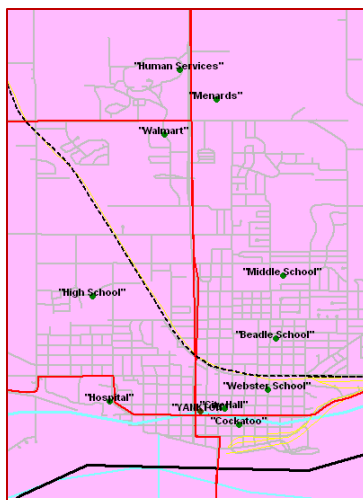
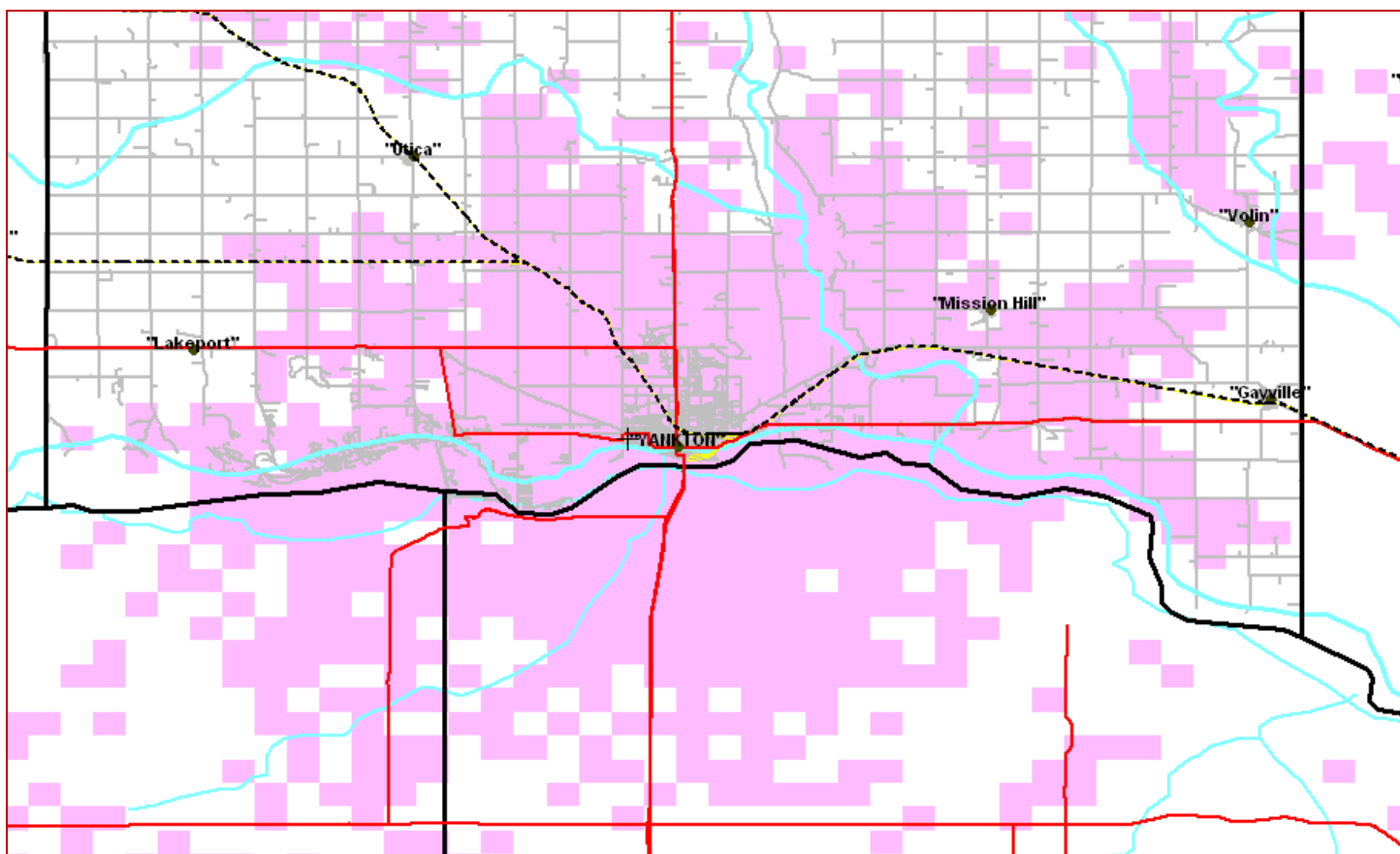
2280B

Date

11/23/15

Revision

ORIG



Insert of City with Tested Buildings

Existing Condition

Base to Minitor V on Belt Within and Out of Buildings

TSB88B Land use and Building Losses per 2010 US Census.

Suburban Noise. Pager at or Above Grade. 95-95%

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

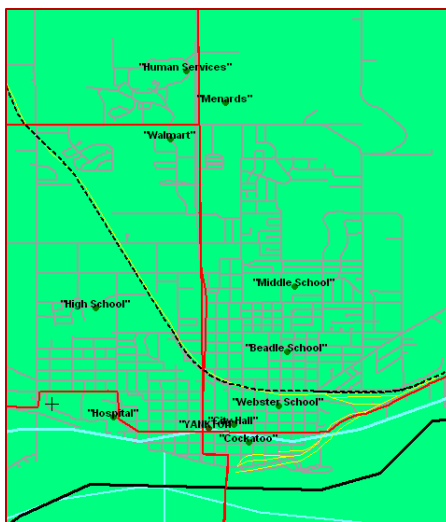
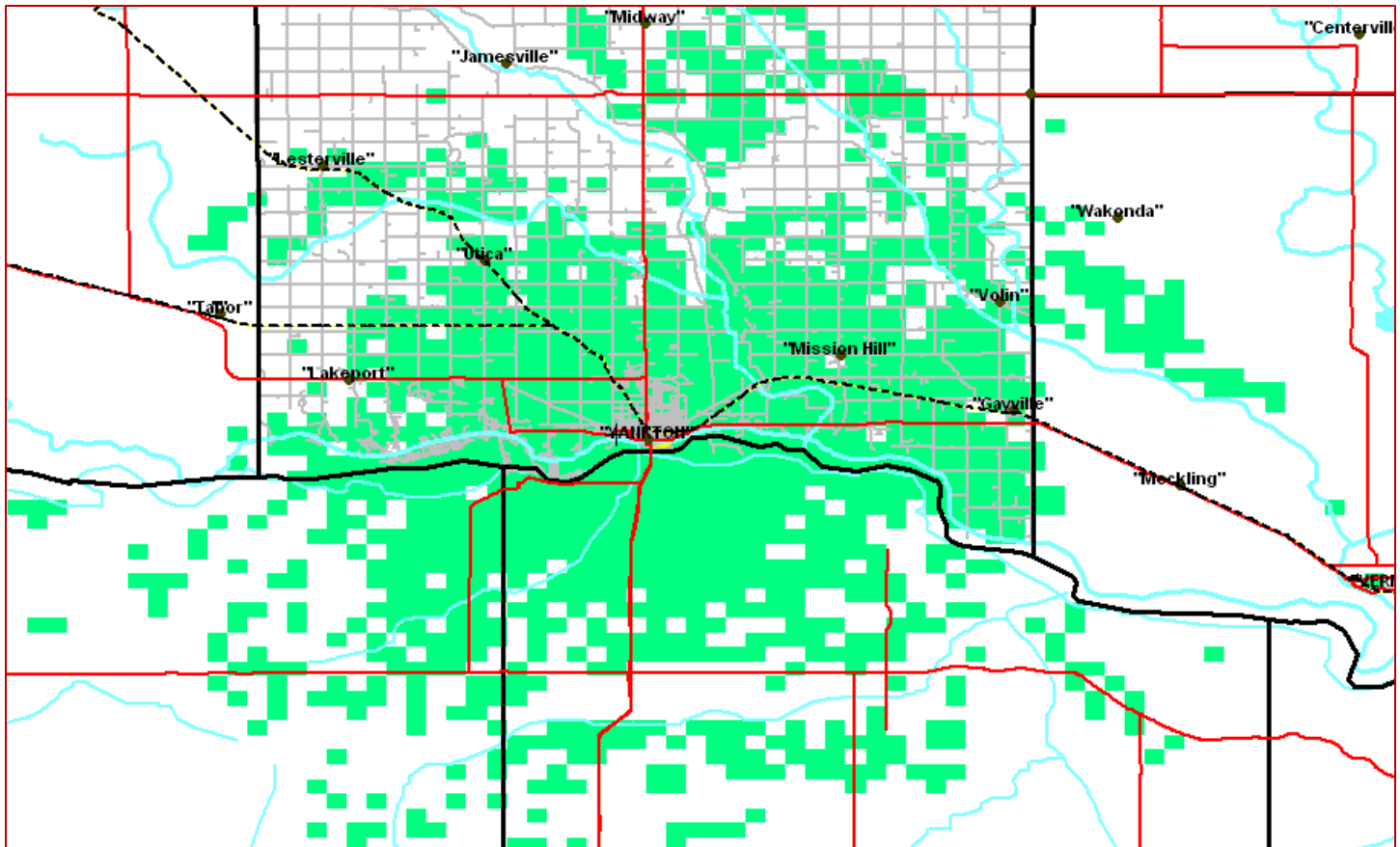
Leonard J. Koehnen
Principal Engineer

Revision Notes

Drawing
2281A

Date
11/25/15

Revision
ORIG



Insert of City with Tested Buildings

Existing Condition

Base to Portable on Belt Within and Out of Buildings

TSB88B Land use and Building Losses per 2010 US Census.

Suburban Noise. Portable at or Above Grade. 95-95%

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

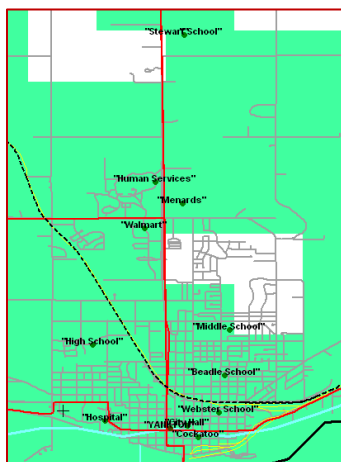
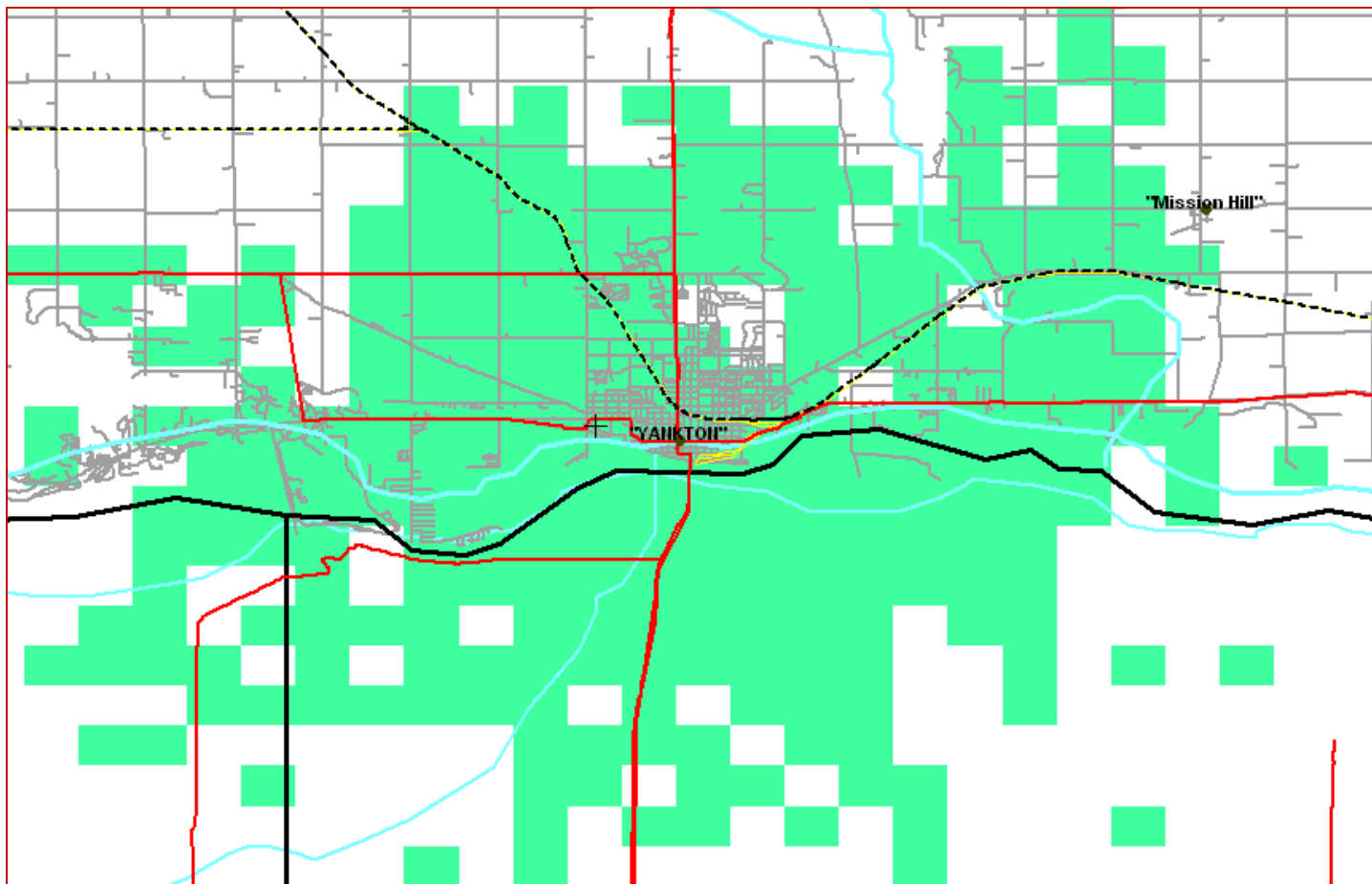
Leonard J. Koehnen
Principal Engineer

Revision Notes

Drawing
2281B

Date
11/25/15

Revision
ORIG

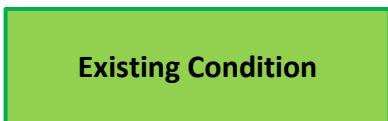


Insert of City with Tested Buildings

Base to Portable on Belt Within and Out of Buildings

TSB88B Land use and Building Losses per 2010 US Census.

Suburban Noise. Portable at or Above Grade. 95-95%



Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

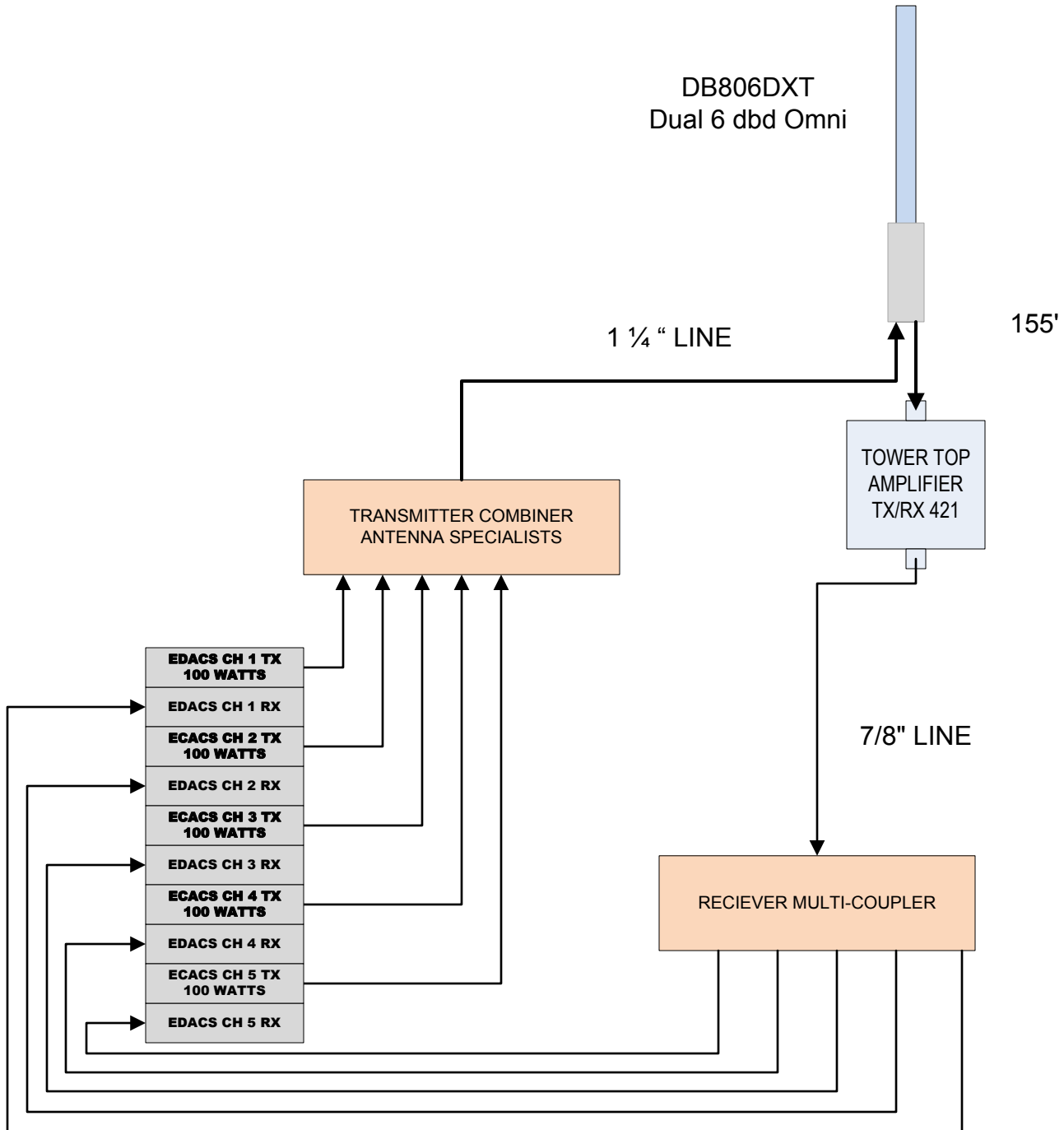
Leonard J. Koehnen
Principal Engineer

Revision Notes

Drawing
2281C

Date
11/25/15

Revision
ORIG



Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

Drawing

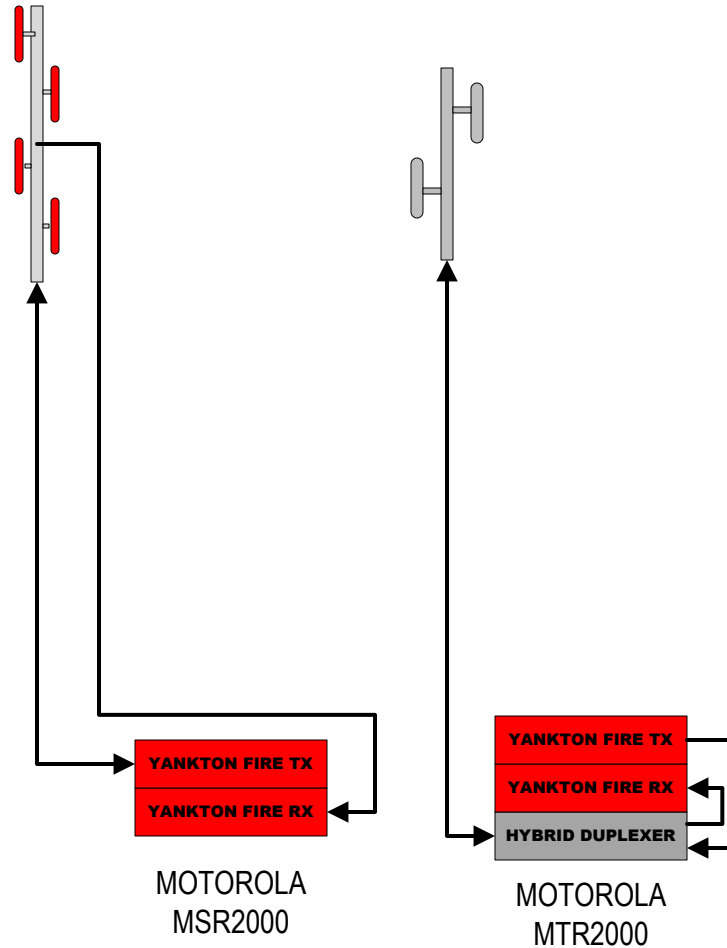
2295

Date

11/23/15

Revision

ORIG



Existing Condition

Client City of Yankton Police Department		Drawn By	Revision Notes
Project: Needs Assessment / Feasibility		Gary J. Therkelsen Principal Consultant	
Drawing 2296	Date 02/04/16	Revision ORIG	
©2015: G.J. Therkelsen & Associates, Inc.			Page 59 of 71

Title:

West Reservoir

Drawing

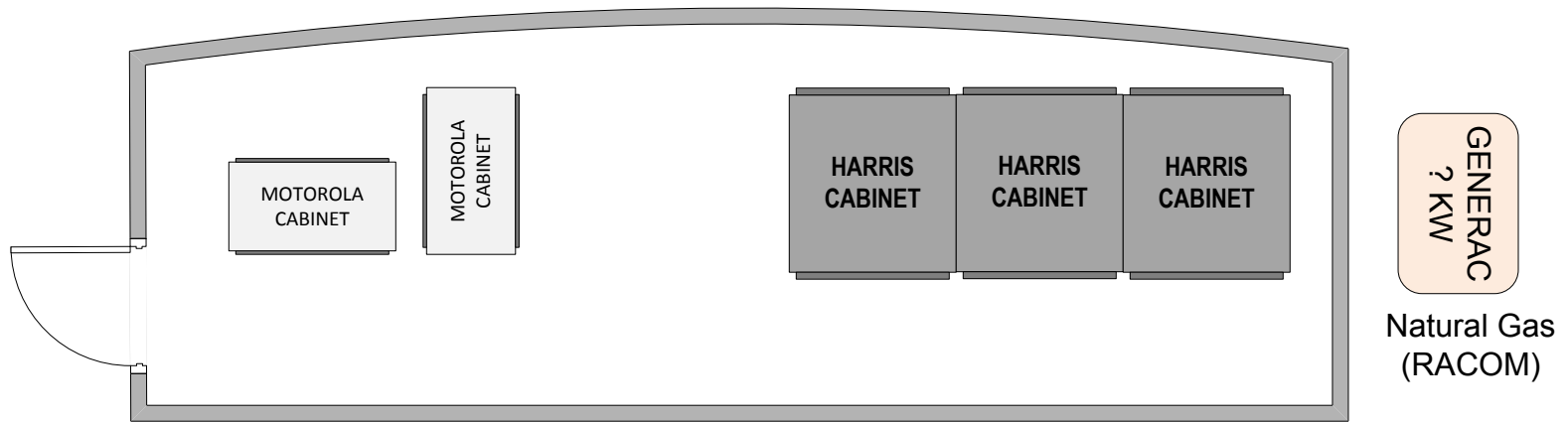
2297

Sub
Title:

Radio Equipment Shelter



Exterior Steel Wall of
Hydro-Pillar



2 X 4 framed walls with
wire fencing

NOT TO SCALE

Existing Condition

Client City of Yankton Police Department

Drawn By

Revision Notes

Project: Needs Assessment / Feasibility

Gary J. Therkelsen
Principal Consultant

Drawing
2297

Date
11/23/15

Revision
ORIG



Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

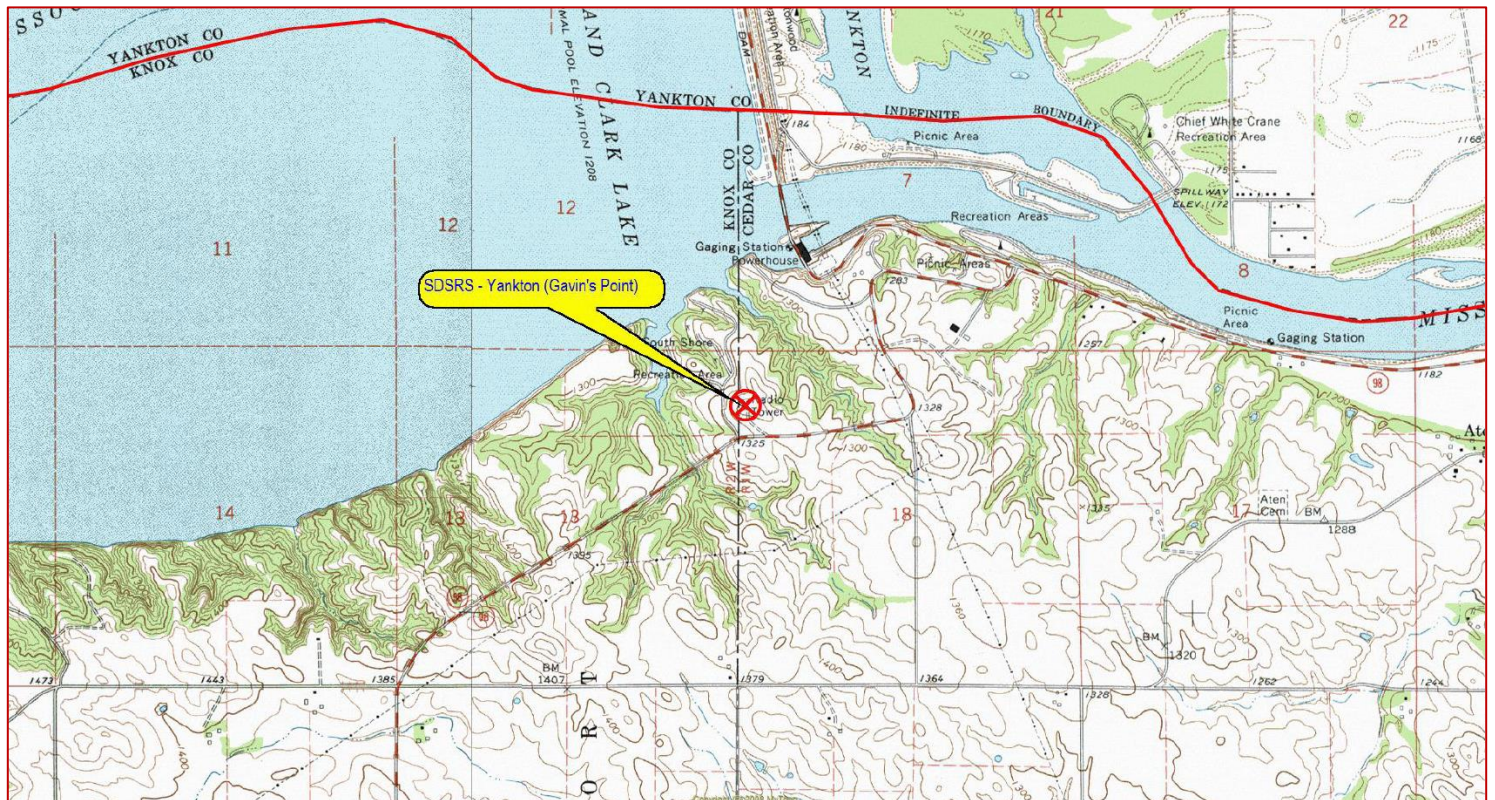
Gary J. Therkelsen
Principal Consultant

Revision Notes

Drawing
2299

Date
10/07/15

Revision
ORIG



Existing Condition

RADIO FACILITY DETAILS SDSRS - Yankton (Gavin's Pt)	
PARAMETER	VALUE
ASR	None
ADDRESS	County Road 98
CITY/CO/STATE	Fairview Hgts/Cedar/NE
OWNER	Department of the Interior
LATTITUDE - DMS	42-50-31.7
LATTITUDE - D.D	42.842164
LONGITUDE - DMS	97-29-04.7
LONGITUDE - D.D	97.48464
GROUND ELEV FT	1365
GROUND ELEV MTRS	416.0
STRUCTURE HGT - FT	200
STRUCTURE HGT - MTRS	60.9
If New: TOWAIR	N/A
If New: AM Query	N/A

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawing
3100

Date
09/15/15

Revision
ORIG

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

Title:

SDSRS - Yankton

Drawing

3130

Sub
Title:

Site Location

Date	09/10/15	Completed By	Therkelsen / Lane
GENERAL			
Client	Yankton Police Department	Compound Size	
Site Name	SD Yankton	Nearest City	Yankton
Address		County	
Fire Number		State	NE
Access Type		Condition	
Owner	U.S. Dept of the Interior	Tennants	Unknown
GPS			
Latitude	N42-50-31.5	Elevation	1391
Longitude	W97-29-04.7	Error	15
POWER			
Provider		Auto Transfer	Unk
Over/Under		KW Rating	Unk
Transformer		Ext Connect	Unk
Generator		Fuel	
Mfgr		Other	
SHELTER			
Manufacturer		Ceiling	
Model		HVAC	
Serial		Rodents	
Type Const		Insects	
Length		Nests	
Width		Gen Condition	
SECURITY			
Fencing	Yes	Lighting	Yard/Pole
Gate(s)	Yes	Alarms (civil)	
Locks	Yes	Monitored By	
TOWER			
Manufacturer	Unknown	Loading	Heavy
Type	Guyed	Paint Condition	Good
Model		Climb Gear	
Serial		Harness	
Height	200	Lighting Type	
Face	Est 6'	Year Built	
BACKHAUL			
Fiber Optic		Telco Circuit(s)	
Microwave	X4	Private Circuits	

Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

Drawing
3130

Date
09/15/15

Revision
ORIG

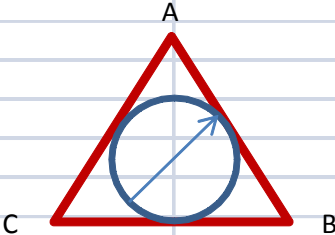
Title:

SDSRS - Yankton

3132

Sub
Title:

Antennas

Client:	Yankton Police Dept	Antenna (alpha)	Leg	Direction	Base Height	Side Arm	Line	Antenna Type	Function
Site Name	SDSRS Yankton	A	B		200	D	Unk	Whip, glass 20'	
Owner:	Dept of The Interior	B	A	Omni	195	S	Unk	4 Bay VHF	SDSRS Receive
Completed By:	Therkelsen / Lane	C	A		175	S	Unk	Whip, glass 10'	
Date:	09/10/15	D	A	NE	160	D	Unk	Dish, 6 - 8"	
Structure Type:	Guyed	E	B		150	L	Unk	4 Bay VHF	
Height	200	F	B		130	L	Unk	4 Bay VHF	
Face Dimension:	6'	G	A	NE	125	D	Unk	Dish, 6'	
ASR Number:	Unkown	H	A	NW/SE	115	S	Unk	2 Bay VHF	SDSRS Transmit
	I	B		100	S	Unk	Unk 5'		
	J	A	NW/SE	85	S	Unk	Yagis / VHF(2)	Back to Back	
	K	C		80	S	Unk	8 Bay UHF		
	L	A		70	D	Unk	Panel, Horizontal		
	M	A		60	D	Unk	Corner Reflector VHF		
	N	A		25	D	Unk	960 MHz Grid		
O	A		15	S	Unk	Glass	800 MHz?		
Side Arm: Short, Long or Direct Mount									
Direction not firm									
"A" leg is leg that is most northerly									
Insert N directional arrow in circle									

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

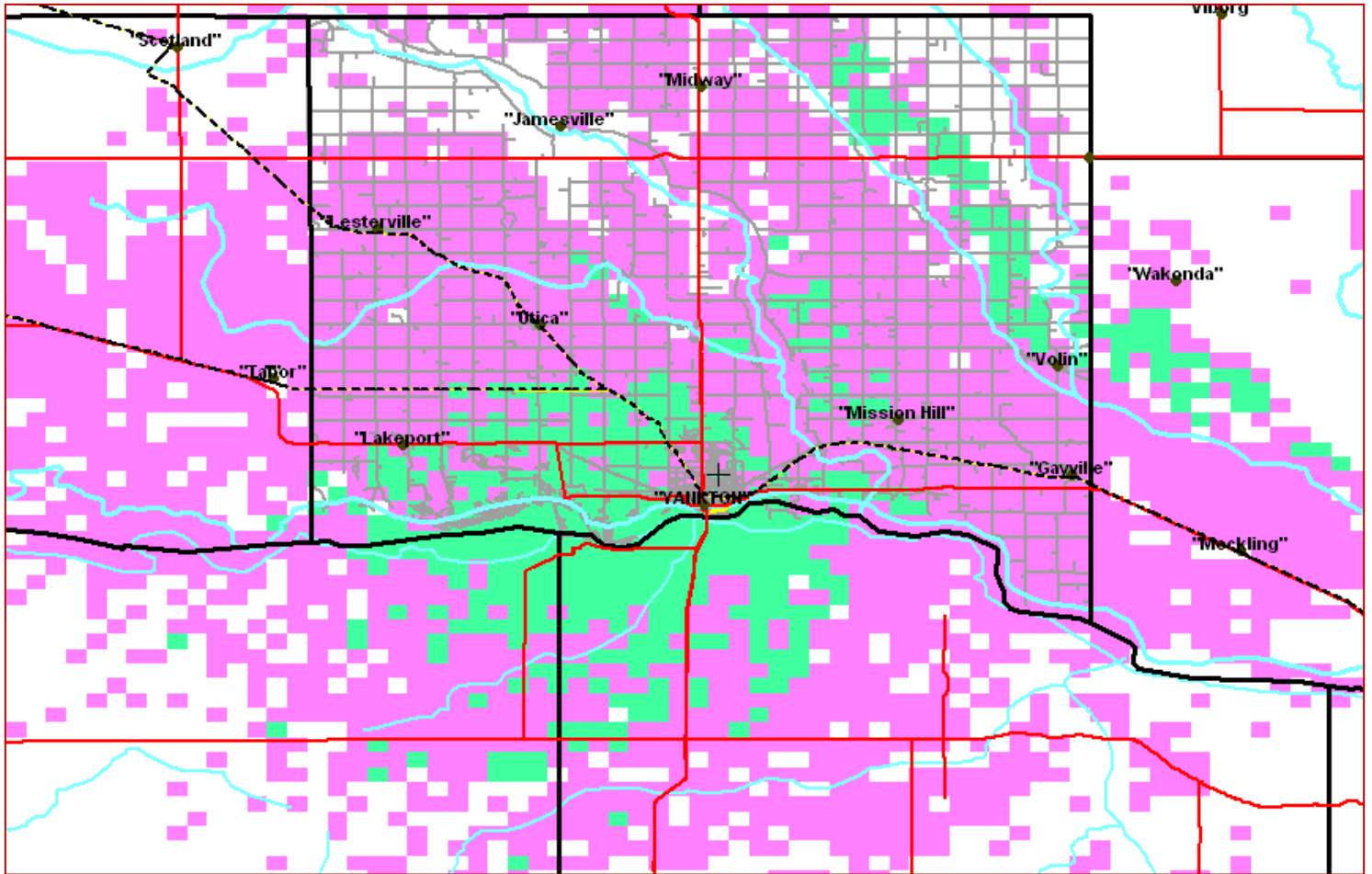
Gary J. Therkelsen
Principal Consultant

Revision Notes

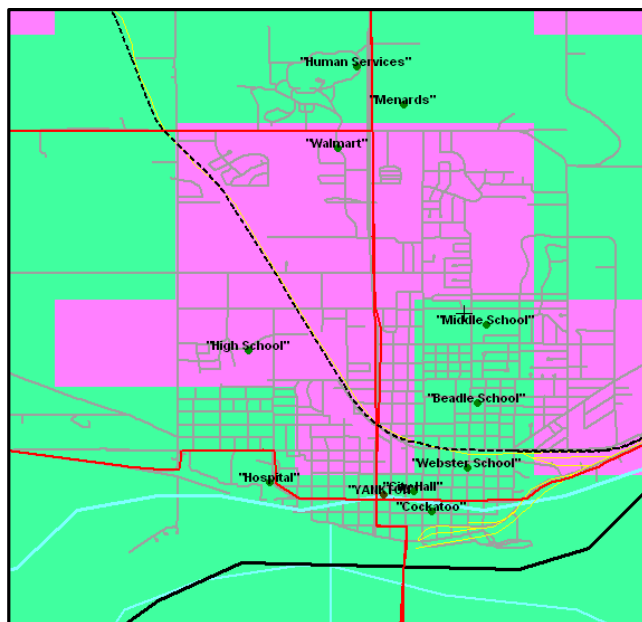
Drawing
3132

Date
10/08/15

Revision
ORIG



Insert of City
Showing Tested
Buildings



95%-95% Portable (Green) and Mobile (Purple + Green) Coverage from SDSRS Yankton. White Area is Less than 95% Service.

Portables on Belt Outdoors and Indoors at or above Grade per 2010 US Census LULC Losses per TSB88. Suburban Noise Level.

EXISTING

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

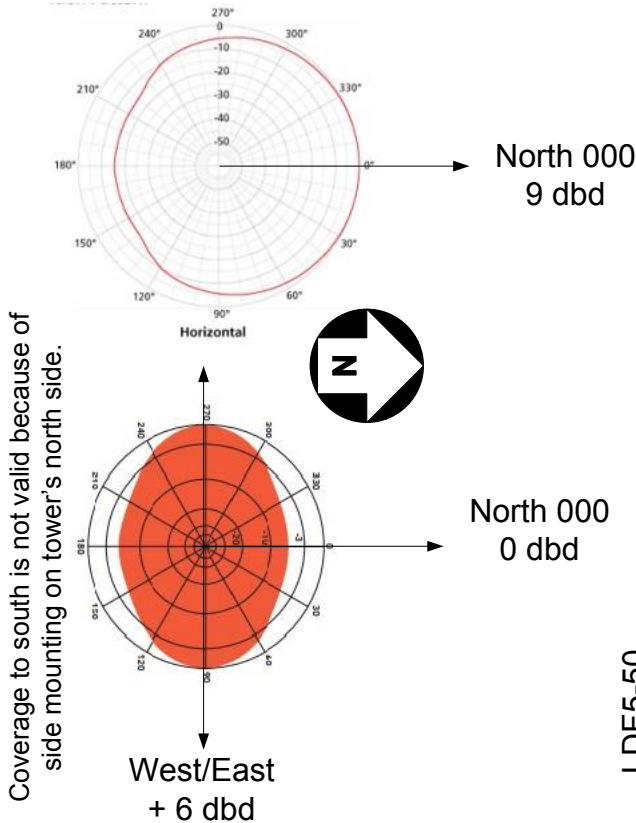
Leonard J. Koehnen
Principal Engineer

Revision Notes

Drawing
3181

Date
12/01/15

Revision
ORIG



Receive Antenna:
RFS Cellwave Model 340-1
195 ft, north side of tower
1/4 Wave spacing beam north

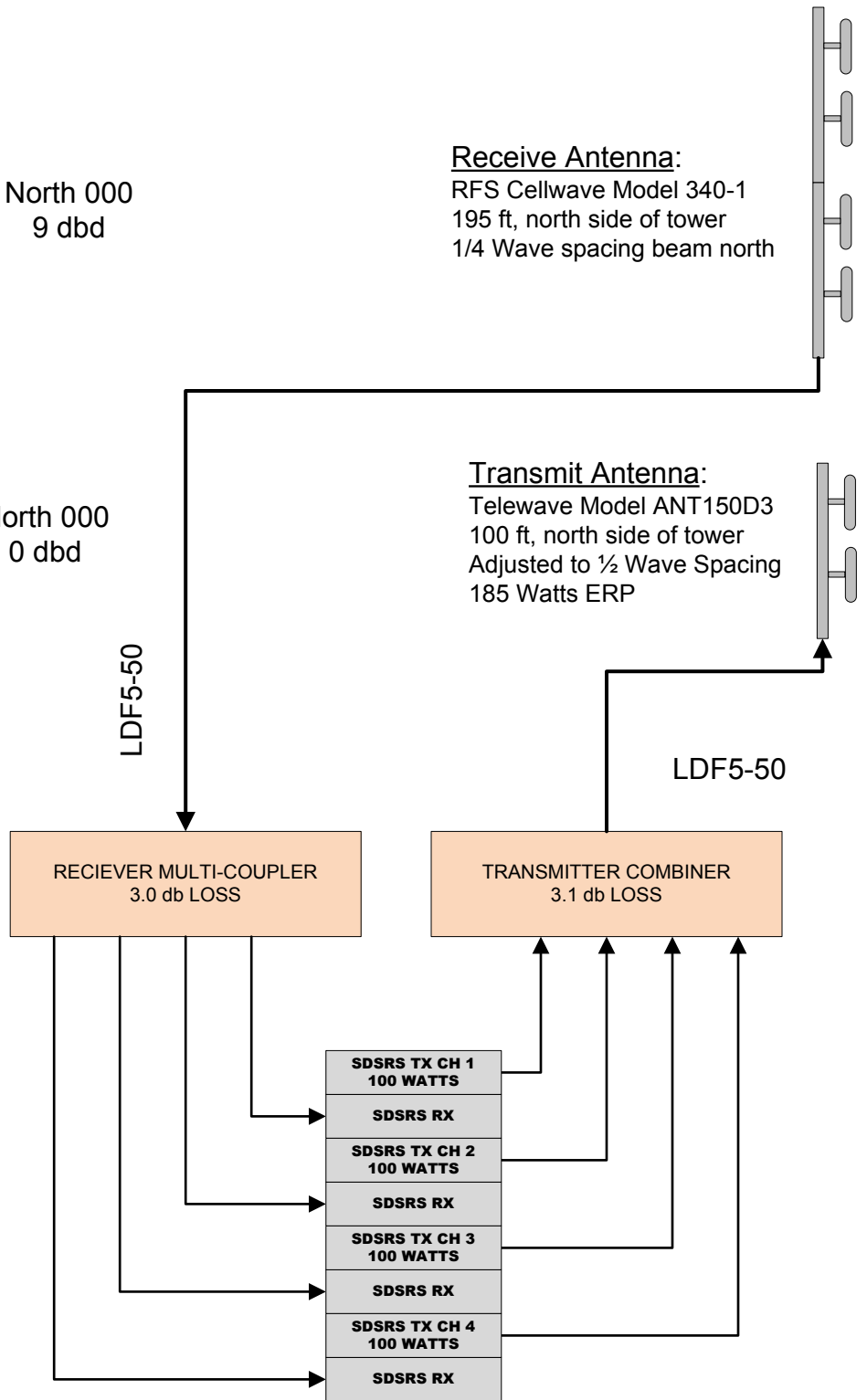
Transmit Antenna:
Telewave Model ANT150D3
100 ft, north side of tower
Adjusted to 1/2 Wave Spacing
185 Watts ERP

TX Antenna installation does not meet performance of SDSR installation data. Antenna pattern favors west/east not north due to 1/2 wave offset.

Notes:

Control: 158.0700 TX / 152.5100 RX
Baud Rate Data: 3600
Baud Rate Voice: 9600
Repeaters: Motorola GTR
Power Out: 110 watts
ERP: 185 ERP
Source of Data:
State of South Dakota Radio

Existing Condition



Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

A- LJK Added ERP, Line Types, & Corrected Receive Antenna Info. Added patterns and notes.

Drawing
3195

Date
10/10/15

Revision
A



Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

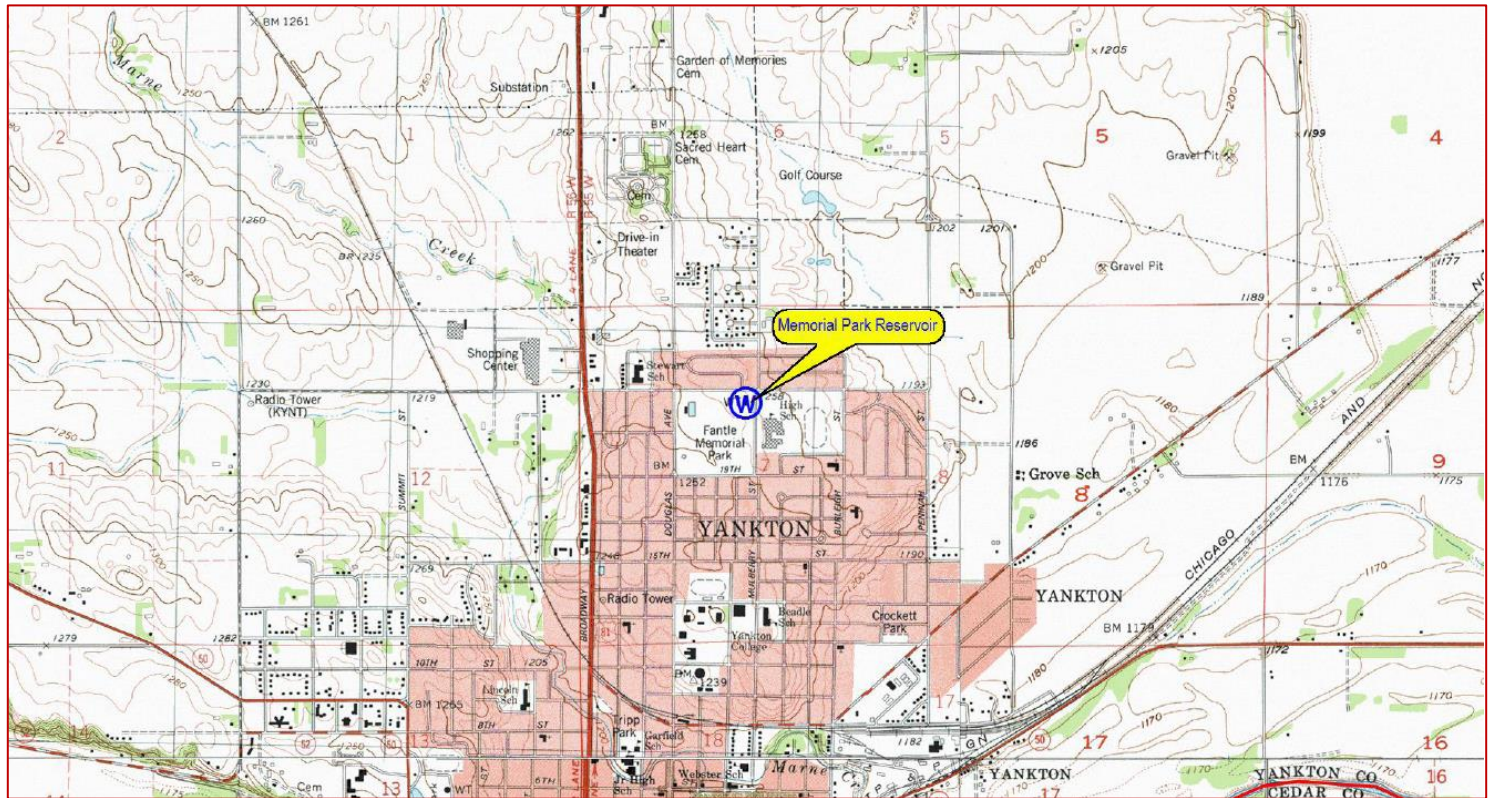
Gary J. Therkelsen
Principal Consultant

Revision Notes

Drawing
3199

Date
10/08/15

Revision
ORIG



RADIO FACILITY DETAILS
Reservoir - Memorial Park

PARAMETER	VALUE
ASR	None
ADDRESS	21st St & Mulberry
CITY/CO/STATE	Yankton/Yankton/SD
OWNER	City of Yankton
LATTITUDE - DMS	42-53-24.76
LATTITUDE - D.D	42.89021
LONGITUDE -DMS	97-23-16.05
LONGITUDE - D.D	97.38779
GROUND ELEV FT	1260
GROUND ELEV MTRS	384.0
STRUCTURE HGT - FT	125
STRUCTURE HGT - MTRS	38.1
If New: TOWAIR	N/A
If New: AM Query	N/A

Existing Condition

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Gary J. Therkelsen
Principal Consultant

Revision Notes

A- LJK Reversed site name.

Drawing
3300

Date
11/28/15

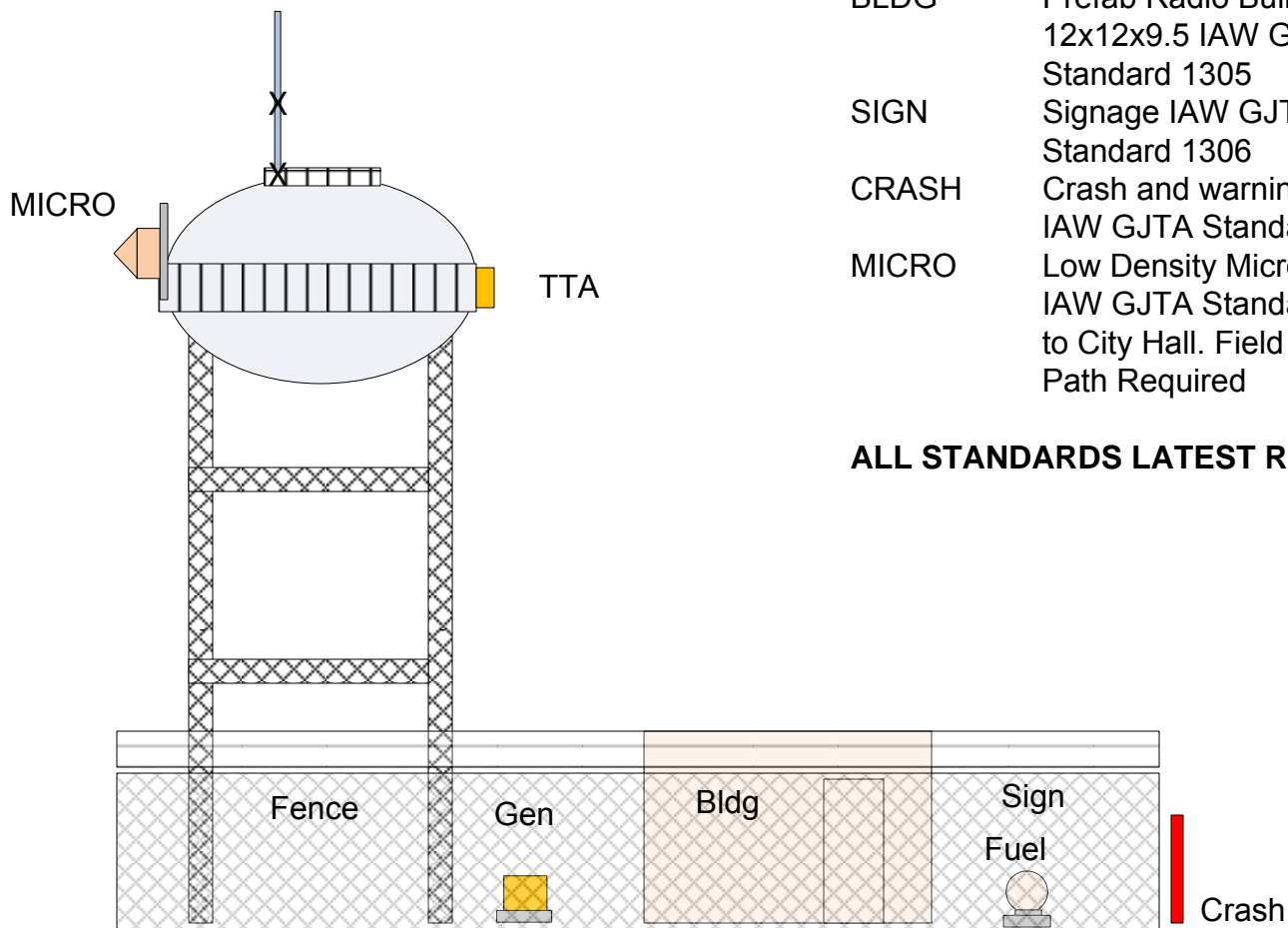
Revision
A

ANTENNA SYSTEM

Dual 5 dbd on UHF or 6 dbd on 800 MHz
LINE: No more than 2 db loss on TX
TTA: 10-13 db Tower top Amplifier. Line LDF4-50

CIVIL FACILITY UPGRADES

FENCE: IAW GJTA Standard 1302
Gates: Vehicular and 48" personnel.
GEN: Generator 25 KW continuous duty minimum IAW GJTA Standard 1304
FUEL Natural Gas or Propane IAW GJTA Standard 1304.
BLDG Prefab Radio Building 12x12x9.5 IAW GJTA Standard 1305
SIGN Signage IAW GJTA Standard 1306
CRASH Crash and warning posts IAW GJTA Standard 1301
MICRO Low Density Microwave IAW GJTA Standard 1428 to City Hall. Field Check Path Required



ALL STANDARDS LATEST REVISION

Concept - What If

**DO NOT CONSTRUCT WITH
OUT FURTHER / COMPLETE
CIVIL & ELECTRICAL
ENGINEERING**

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

Leonard J. Koehnen
Principal Engineer

Revision Notes

Drawing

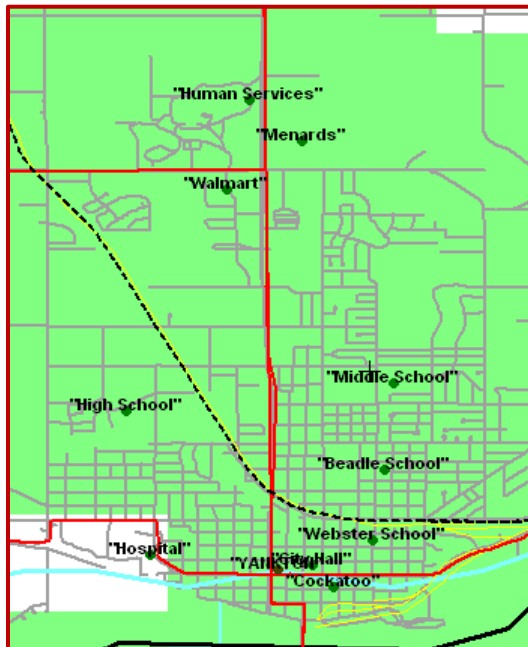
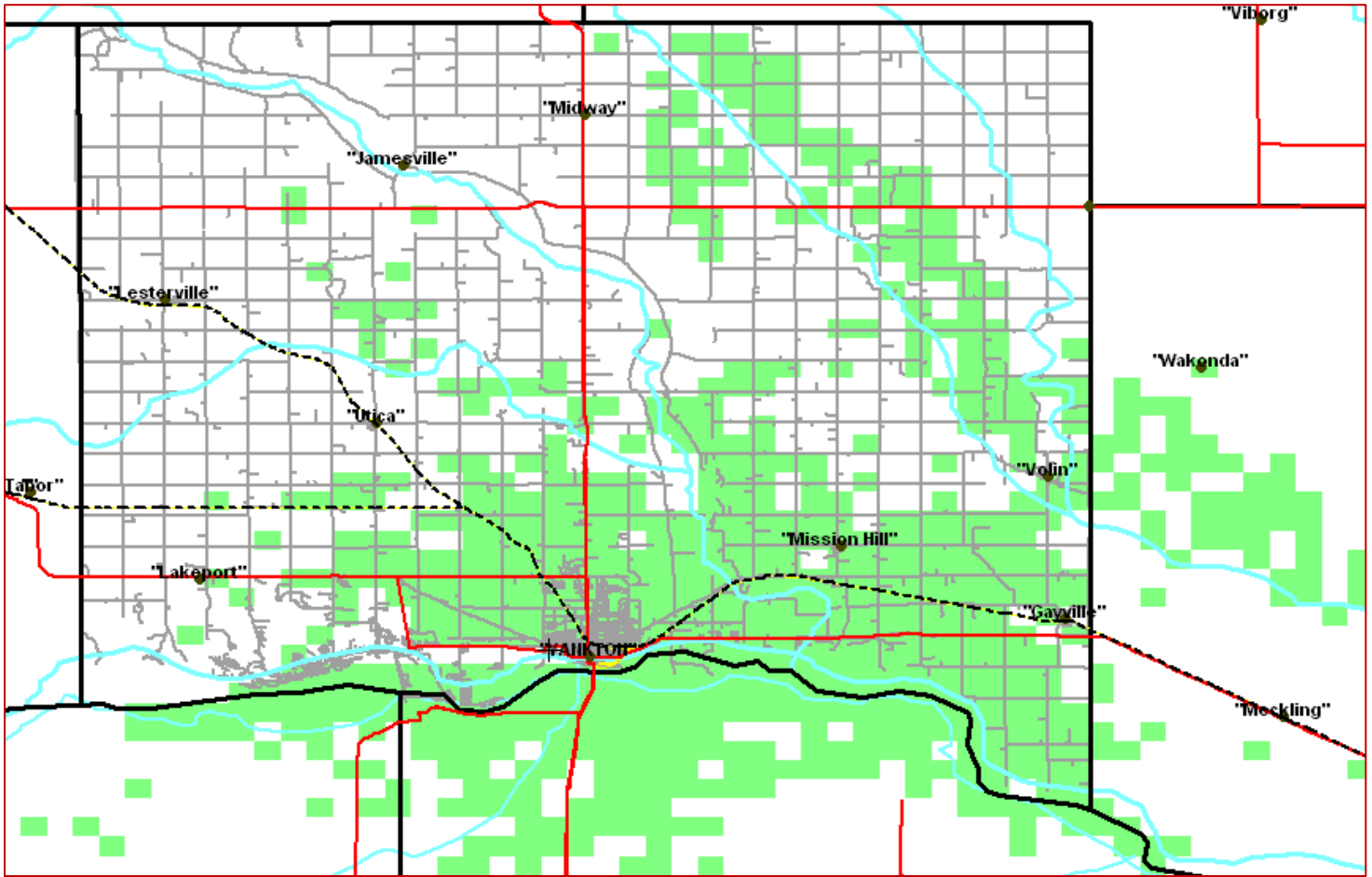
3385A

Date

11/28/15

Revision

ORIG



Insert of City with Tested Buildings

UHF P-25 or DMR Portables to Base Outdoors or Within Buildings per 2010 US Census per TSB88 LULC losses.

Portables on Belt at or Above Grade—no Elevated Antenna. 95%-95% Coverage Parameters per Drawing 3385A

Concept - What If

Client City of Yankton Police Department

Project: Needs Assessment / Feasibility

Drawn By

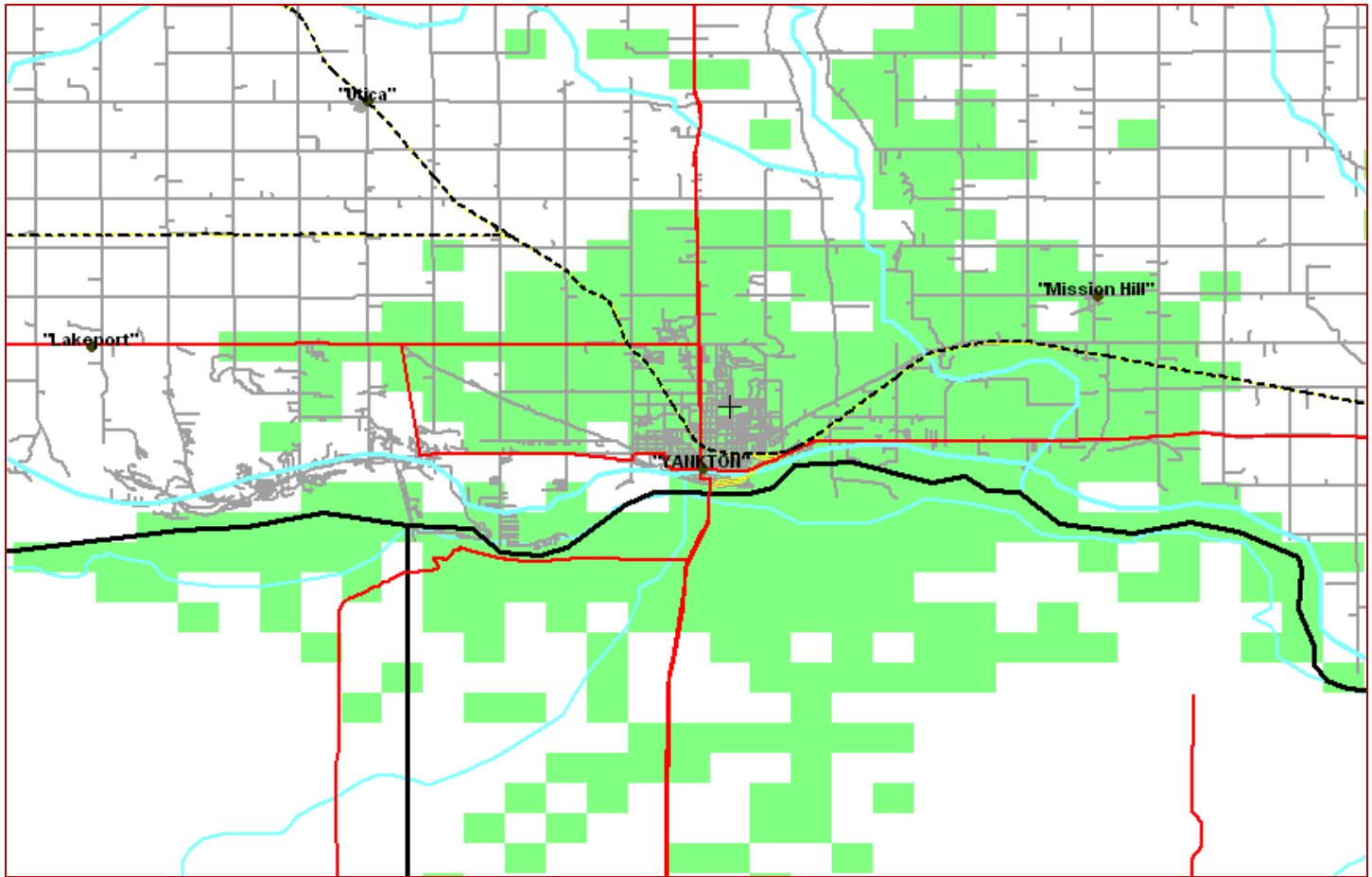
Leonard J. Koehnen
Principal Engineer

Revision Notes

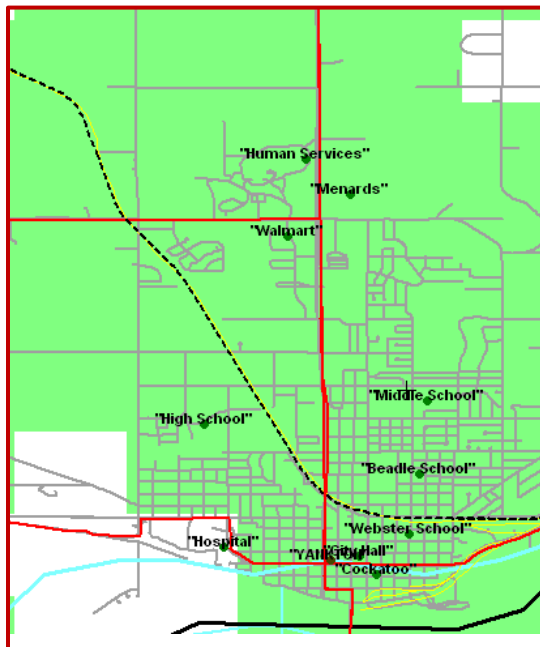
Drawing
3385B

Date
11/28/15

Revision
ORIG



Insert of City with Tested Buildings



800 MHz P-25 Portables to Base Outdoors or Within Buildings IAW 2010 US Census IAW TSB88 LULC losses.

Portables on Belt at or Above Grade—no Elevated Antenna. 95%-95%

Coverage Parameters IAW Drawing 3385A

Concept - What If

Client City of Yankton Police Department		Drawn By Leonard J. Koehnen Principal Engineer	Revision Notes
Project: Needs Assessment / Feasibility			
Drawing 3385C	Date 11/28/15	Revision ORIG	
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CONSULTANT CONTRACT
LAND MOBILE RADIO SUBSCRIBER PROCUREMENT SERVICES

This agreement is made the ____ day of April between the City of Yankton ("City"), and G.J.Therkelsen & Associates, Inc ("Consultant") whose principal office is at 3716 Talero Curve, Chaska MN 55318, witnesseth;

The City desires to retain the professional services of the Consultant to assist in the procurement of the City's police department's mobile and portable radios.

Therefore, in consideration of the mutual agreements contained herein, the parties agree as follows:

GENERAL PROVISIONS

1. The City retains consultant to serve as the City's Consultant for the services described below, on the terms and conditions specified here and Consultant agrees so to serve.
2. This agreement shall be effective as of the date of execution of this agreement with the work commencing on or about May 1, 2016 and completed not later than September 30, 2016.
3. Delivery of a "Statement of Requirements" for the purchase of mobile and portable radios shall be submitted within 45 consecutive calendar days after execution of this agreement.
4. The services of the Consultant shall be performed under the general direction of the Information & Technology Services Director.
5. It is understood that the Consultant is an independent contractor and not an employee of the City and therefore is not eligible for any benefits available to a regular City employee.
6. During the procurement process, the Consultant shall be reasonably available for conferences, whether in person or telephonic, to update the status of the preliminary report and shall, if requested, provide progress reports to the City.
7. All documents and drawings relating to the work shall be the property of the City.
8. Total consideration to the Consultant shall be paid on a fixed fee basis not to exceed the amount of \$3,610.90. Upon completion of the work, the City may terminate the

services of the Consultant or the City at its sole option, may agree to continue forward with the Consultant for additional design and engineering which may be required.

9. Should the City elect to proceed with the services of the Consultant through the detailed design, engineering and procurement documents phase, a separate agreement shall be entered into which details the duties and responsibilities during the optimization phase.
10. This contract shall be terminated at the time the City accepts the Statement of Requirements or in accordance with paragraph 2 of this agreement, whichever comes first. In the event an accepted Statement of Requirements is not submitted within the timeframe of the contract, no final payment shall be due to the Consultant. The City shall not unreasonably withhold its acceptance of the final report. If the Consultant is delayed in the completion of the work by any act or neglect of the County, by changes ordered in the work, by strikes, fire unavoidable casualties or any act of God, or other cause which the City deems to justify the delay, then the time of completion may be extended for a reasonable time as determined by the City. Immediately upon knowledge of the cause of an unavoidable delay, the Consultant must contact the City in writing stating the approximate number of days the Consultant expects to be delayed.
11. This agreement shall be governed by the laws of the State of South Dakota.
12. The Consultant shall not assign its responsibilities under the terms of this contract without first receiving the written consent of the City.
13. The agreement constitutes the entire agreement between the City and the Consultant and supersedes all prior written or oral understandings. This agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument.
14. The standard of care for all services performed or furnished by the Consultant under this agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality.

IN WITNESS WHEREOF, this Agreement is executed the day and date first set forth above.

CITY OF YANKTON

**G.J.THERKELSEN &
ASSOCIATES, INC**

By:

By:

Gary J. Therkelsen

Title:

President

RESOLUTION #16-31

Radio Project Phase 1

WHEREAS, the City of Yankton has identified the need to replace police mobile and portable radios, and

WHEREAS, the City of Yankton proposes contract with G. J. Therkelsen and Associates to provide consultant services to assist with subscriber radio procurement, then

NOW, THEREFORE BE IT RESOLVED, that the Yankton City Commission duly authorizes the execution of the Consultant Contract for Land Mobile Radio Subscriber Procurement Services, and

BE IT FURTHER RESOLVED, that the City Manager be authorized to execute the contract documents for land mobile subscriber procurement services.

Adopted: April 25, 2016

David Carda
Mayor

ATTEST:

Al Viereck
Finance Officer

MEMORANDUM #16-101

To: Amy Nelson, City Manager
From: Kyle Goodmanson, Director of Environmental Services
Date: April 25, 2016
Subject: State Water Plan Application for Water Treatment Plant Improvements

In continuing action related to Water Source Development and Treatment Plant Improvements, City staff will be submitting a State Water Plan Application. Attached is Resolution #16-30 which allows the City of Yankton to apply for placement on the State Water Plan.

The City has identified the need to make substantial improvements to our source water and treatment plant infrastructure. The treatment plant improvements will include improvements to existing plant #2 and a 5 MGD treatment facility to replace plant 1.

It is recommended that the City Commission authorize the City Manager to execute the State Water Plan Application. This will allow placement on the State Water Plan as required for SRF project funding.

Respectfully submitted,

Kyle Goodmanson
Director of Environmental Services

Recommendation: It is recommended that the City Commission consider the adoption of Resolution #16-30 and authorize the City Manager to sign all documents necessary for the State Water Plan Application.

I concur with the recommendation.

I do not concur with the recommendation.

Amy Nelson
City Manager

_____ Roll call

Resolution #16-30
AUTHORIZING RESOLUTION
STATE WATER PLAN

WHEREAS, the City of Yankton has identified the need to address the City's water supply and treatment needs; and

WHEREAS, the City of Yankton requests placement on the State Water Plan; and

WHEREAS, the City of Yankton is eligible for placement on the State Water Plan; and

WHEREAS, with the submission of the State Water Plan application, the City of Yankton assures and certifies that all State Water Plan program requirements will be fulfilled,

THEREFORE BE IT RESOLVED, that the Yankton City Commission duly authorizes the submission of this State Water Plan application, and

BE IT FURTHER RESOLVED, that the City Manager be authorized to execute the State Water Plan application for the City of Yankton.

Dated this 25th day of April 2016.

SIGNED:

David Carda, Mayor

ATTEST:

Al Viereck, Finance Officer

Memorandum #16-111

To: Amy Nelson, City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action Number 16-21 / Resolution #16-29
Date: April 15, 2016

PLAT REVIEW

ACTION NUMBER: 16-21

E.T.J. MEMBER ACTION REQUIRED: No

APPLICANT / OWNER: City of Yankton.

ADDRESS / LOCATION: 704 East 4th Street. Please reference the attached map.

PROPERTY DESCRIPTION: Plat of Lot 20A of Lot 20 of Railroad Subdivision in the NE 1/4 of the SE 1/4 of Section 18, T93N, R55W of the 5th P.M., City of Yankton, Yankton County, SD

ZONING DISTRICT: I-1 Industrial.

PREVIOUS ACTION:

COMMENTS: The plat describes part of an area that the City purchased from the railroad as a part of the Marne Creek project. At the time of purchase 19 years ago, the City tried to transfer some of the land to the owner of Gramp's Convenience Store. The creek project did not need that much room at the location. The owner at the time was not interested.

The current owner is interested in acquiring some of the land. The land is not developable on its own so the only person it can be transferred to is the adjoining landowner. SDCL provides for such transfer of remnant parcels. If the plat is approved, the City Commission will have the legal description necessary to consider a property transfer to the adjoining owner.

Staff recommends approval of the proposed plat.

HEARING SCHEDULE:

April 11, 2016: The Planning Commission reviews the plat and makes a recommendation to the City Commission.

April 25, 2016: The City Commission reviews the plat and makes a final decision.

Planning Commission results: The Planning Commission recommended approval of the proposed plat.

_____ Roll Call

RESOLUTION #16-29

WHEREAS, it appears from an examination of the plat of Plat of Lot 20A of Lot 20 of Railroad Subdivision in the NE 1/4 of the SE 1/4 of Section 18, T93N, R55W of the 5th P.M., City of Yankton, Yankton County, SD prepared by Brett R. Kennedy, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property is hereby approved.

Adopted:

David Carda, Mayor

ATTEST:

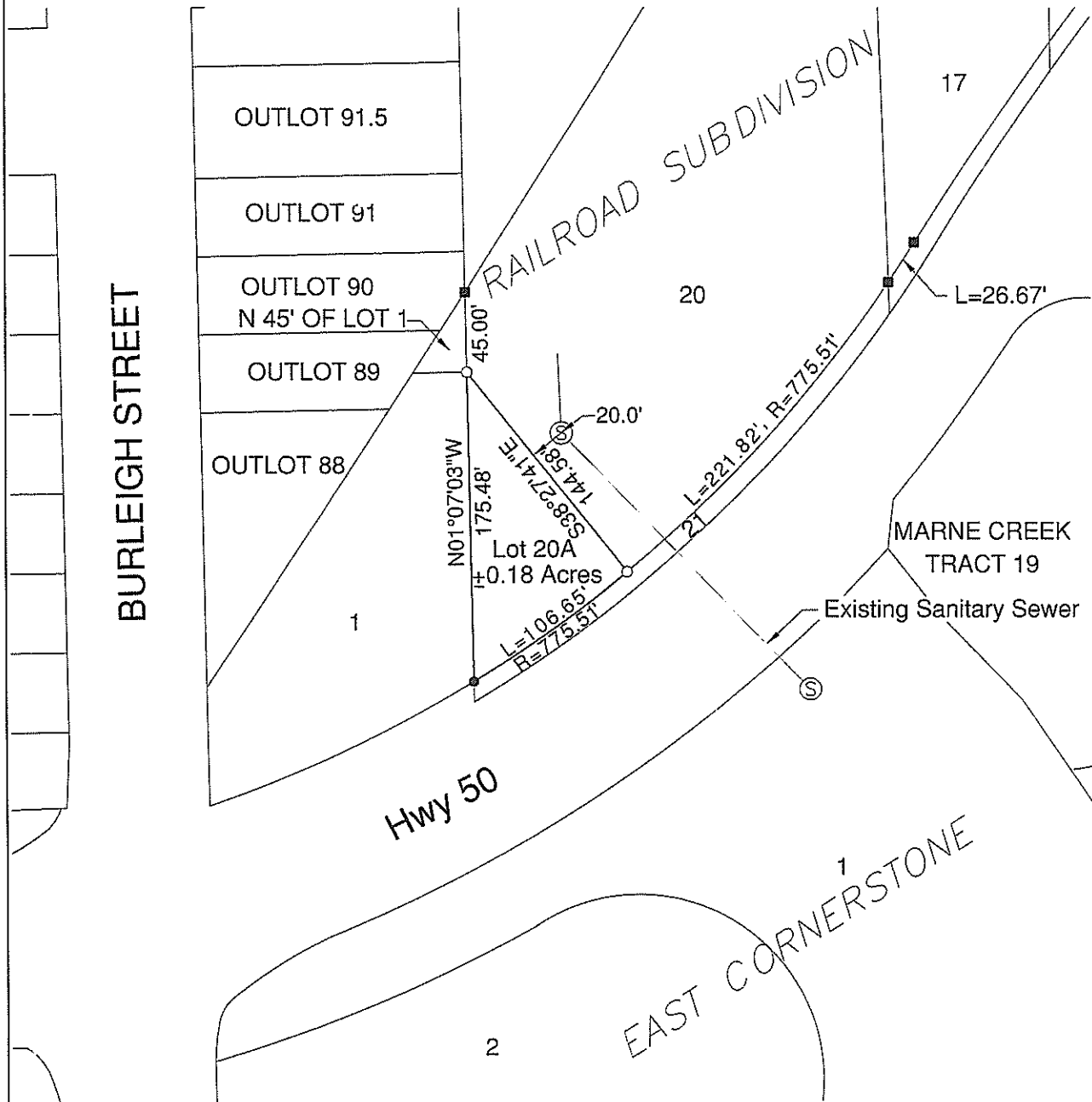
Al Viereck, Finance Officer

Plat Location Map

Lot 20A of Lot 20 of Railroad Subdivision in the NE 1/4 of the SE 1/4 of Section 18, T93N, R55W of the 5th P.M., City of Yankton, Yankton County, SD

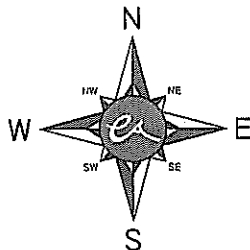


A PLAT OF LOT 20A OF LOT 20 OF RAILROAD SUBDIVISION IN THE NE 1/4 OF THE SE 1/4 OF SECTION 18, T 93 N, R 55 W OF THE 5TH P.M., CITY OF YANKTON, YANKTON COUNTY, SOUTH DAKOTA.

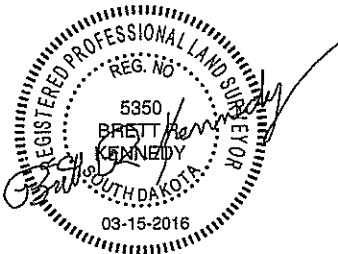
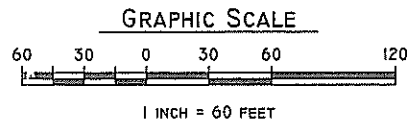


Legend

- Set 5/8" x 18" Rebar
W/ Cap Stamped
"KENNEDY LS 5350"
- Found 5/8" Rebar
W/ Cap Stamped
"KENNEDY LS 5350"
- Found 5/8" Rebar
W/ Cap Stamped
"B&E C-329"



BASIS OF CONTROL
City of Yankton Control Network



PROJECT NUMBER:	16074
CREW CHIEF:	ISV
DRAFTED BY:	BRK
REVIEWED BY:	DDE
DRAWING:	16074 - Plat
LAYOUT:	Plat
SHEET NO. 1 OF 2 TOTAL SHEETS	

Prepared By:

STOCKWELL

STOCKWELL ENGINEERS, INC.
215 WALNUT STREET
YANKTON, SD 57078
PH: 605.665.8092
FAX: 605.665.0523

Memorandum #16-63

To: Amy Nelson, City Manager
 From: Dave Mingo, AICP Community and Economic Development Director
 Subject: Sale of City Remnant Property North of 4th Street, West of Marne Creek
 Date: April 15, 2016

The new owner of Gramps Convenience Store (Jeff Koster) at 700 E. 4th Street is interested in acquiring some additional property to the east of the store for an expansion project. The property was purchased by the City from the Railroad 19 years ago for the Marne Creek project.

At the time of the City purchase, we were interested in selling the unneeded part of the land to the previous owner of Gramp's. The land (see attached drawing) is a remnant section of property that is not developable by anyone other than an adjoining owner. The previous owner was not interested at that time.

South Dakota Codified Law allows the City to transfer property for the purpose of development through the local development corporation. Since the small parcel can only be owned by the City or adjoining owner to the west, and the City does not need it, it is reasonable to consider a land sale.

The parcel is 7,840.0 square feet (0.18 acres). In the past we have been purchasing Marne Creek property for 25 cents per square foot. We paid just over 24 cents per square foot for this property when we bought the larger tract from the railroad. While this property is not a stand-alone development site, it does have some value to the adjoining owner. We propose to sell the land for 40 cents per square foot (\$3,136.32) plus all associated costs. Other costs associated with the proposal include platting (\$1,875) and incidental recording and title fees.

If approved, the proposal will benefit both parties. It will reduce the amount of non-essential creek property that the Department of Parks and Recreation must maintain while providing the opportunity for a business to increase their investment at the site. Per city ordinance, the sale of property requires a two-thirds vote of the entire City Commission.

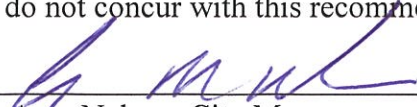
Respectfully,

Dave Mingo,
 Community and Economic Development Director

Recommendation: It is recommended that the City Commission approve Memorandum #16-81 approving the purchase of the Justra property necessary for the Highway 50 Project and authorizing the City Manager to execute the associated documents.

I concur with this recommendation.

I do not concur with this recommendation.



 Amy Nelson, City Manager

_____ Roll Call (requires two-thirds majority to pass)

RESOLUTION #16-15

WHEREAS, the City of Yankton owns property in Railroad Subdivision that is not needed for the Marne Creek Flood Mitigation project or other purposes, and

WHEREAS, South Dakota Codified Law allows the transfer of property to the local economic development corporation (Yankton Area Progressive Growth), and

WHEREAS, the City has determined that the remnant parcel of property is worth 40 cents per square foot and the site is 7,840.8 square feet which equals a total value of \$3,136.32 plus administrative costs associated with platting and title work, and

WHEREAS, the Yankton Board of City Commissioners desires to sell the below described land for the long term goal of community and economic development.

NOW, THEREFORE BE IT RESOLVED that the Board of City Commissioners of the City of Yankton, South Dakota, hereby agrees to transfer the below described property to Yankton Area Progressive Growth for the purpose of sale to Extreme, Inc. as set for in the associated Purchase Agreement, and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute all documents associated with the described transfer.

Lot 20A of Lot 20 of Railroad Subdivision in the NE 1/4 of the SE 1/4 of Section 18, T93N, R55W of the 5th P.M., City of Yankton, Yankton County, SD equaling 0.18 acres (7,840.9 square feet).

Adopted:

David Carda, Mayor

ATTEST:

Al Viereck, Finance Officer

Exhibit A

Remnant Property Location Map
Sale for Economic Development Purposes



 = Estimated area to be platted in the City of Yankton, South Dakota. +-7,840 Sq. Ft.

REAL ESTATE PURCHASE AGREEMENT

THIS AGREEMENT, made and entered into as of the _____ day of April, 2016 by and between **Yankton Area Progressive Growth, Inc.**, a South Dakota nonprofit corporation ("Buyer"), and the **City of Yankton**, a South Dakota municipal corporation ("Seller").

WITNESSETH:

WHEREAS, Seller is currently the owner of certain real property located within the City of Yankton, South Dakota and legally described as:

Lot 20A of Lot 20 Railroad Subdivision to the City of Yankton, lying in the Northeast Quarter of the Southeast Quarter (NE 1/4, SE 1/4) of Section 18, Township 93 North, Range 55 West of the 5th P.M., Yankton County, South Dakota.

as depicted on the drawing attached hereto as Exhibit A, which real property is hereinafter collectively referred to as the "Property"; and

WHEREAS, Seller desires to sell and to transfer the Property to Buyer, and Buyer desires to purchase the Property from Seller so that the Property may be used for development purposes.

NOW, THEREFORE, in consideration of the premises set forth and the mutual covenants and agreements set forth herein, the parties agree as follows:

1. Conveyance. Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the Property, in fee simple, free and clear of all encumbrances except easements, covenants and restrictions of record as of the date hereof, by good and sufficient warranty deed.
2. Personal Property. No personal property is included in the sale contemplated by this Agreement.
3. Purchase Price. In consideration of the conveyance of the Property by Seller, Buyer agrees to pay to the Seller the sum of three-thousand one hundred thirty six dollars and thirty two cents (\$3,136.32) subject to any credits herein, payable in full at closing.

4. Real Estate Taxes. Due to the City's exempt status, no real property taxes must be paid or prorated through the date of closing. All real property taxes assessed for 2016 (payable in 2017) on and after the date of closing shall be paid by Buyer as the same become due.
5. Assessments. Any assessments which are legally levied upon the Property, or which will be levied upon the Property, for improvements or betterments which are completed but not entered on the books of the local assessing authority as of the date of closing, if any, shall be paid by Seller.
6. Conditions Precedent. Closing is contingent upon the following events:
 - (a) *Closing.* Closing shall occur as soon as possible, but no later than May 1, 2016. If the closing does not occur on or prior to such date, then the parties may extend the closing only if they both agree to do so in writing.
 - (b) *Sale to Third Party.* This Agreement shall be contingent upon the Buyer entering into a Purchase Agreement with a third party purchaser for the Property and the successful closing of such Agreement on before the date of closing of this Agreement. Failure of this condition shall result in the termination of this Agreement.
7. Warranties of Seller. Seller covenants, warrants and represents as follows:
 - (a) At the time of closing, Seller shall be the owner of all right, title and interest in and to the Property and shall have the legal right and ability to transfer and convey all such right, title and interest in and to the Property; and
 - (b) Seller shall, at closing, convey the Property to Buyer in fee simple as by good and sufficient Warranty Deed, free and clear of all encumbrances except easements, covenants, and restrictions of record; provided that such title shall be conveyed through the intermediary economic development corporation.
8. Condition. Buyer shall have the opportunity to fully inspect the Property as it desires and agrees to purchase the same in its "as is" condition, with no warranties, express or implied, other than warranties of title, and Seller, other than the warranty noted below, expressly disclaims all warranties including, without limitation, any implied warranty of merchantability or fitness for a particular purpose. However, Seller further warrants that Seller has not hidden

or otherwise rendered undiscoverable any known damage, defects or other conditions upon the property otherwise reasonably discoverable by reasonable non-intrusive inspections of the Property.

9. Possession. Buyer shall be entitled to possession of the Property immediately upon closing and tender in full of the purchase price.
10. Allocation of Transaction Expenses.
 - a. All transaction expenses, including recording fees associated with recording any deed or mortgage, all transfer fees associated with transferring title to the property, broker commissions, and all fees of the closing agent, shall be paid by the Seller.
 - b. All of Buyer's transaction expenses as the Seller in any Purchase Agreement entered into with a third party purchaser for the Property shall also be paid by the Seller.
12. Time of the Essence. It is expressly understood and agreed by the parties that time is of the essence in this Agreement.
13. Benefit. This Agreement shall inure to the benefit of and be binding upon the parties and also upon their respective heirs, representatives, successors and assigns.
14. Governing Law. This Agreement and all obligations created hereunder or required to be created hereby shall be governed by and construed and enforced in accordance with the laws of the State of South Dakota.
15. Execution of Additional Documents. The parties hereto agree to execute any and all additional documents necessary to effectuate the terms and conditions of this Agreement.
16. Integration. Both parties agree that this agreement contains the entire understanding between and among the parties, both written and oral, and supersedes any prior understanding and agreements among them, both written and oral, respecting the subject matter of this agreement.

17. Modification. This agreement shall not be modified, amended or supplemented without an authorized, written agreement between the parties.
18. Severability. If any portion of this agreement is found to be unenforceable for any reason, then the remainder shall remain in full force and effect.
19. Counterparts. This agreement may be executed in several counterparts, which taken together shall be deemed an original, and said counterparts constitute but one and the same instrument. Photocopies and facsimile reproductions of the executed original and/or counterparts thereof shall be treated the same as an original.
20. Seller Authority. City Manager Amy Nelson is hereby authorized to execute all documents necessary to effectuate this Agreement on behalf of the City of Yankton.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement on the date and year first above written.

BUYER

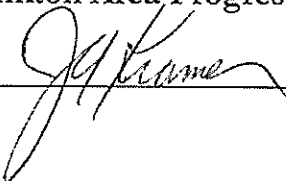
SELLER

Yankton Area Progressive Growth, Inc.

City of Yankton

By:

Its:



By: Amy Nelson
Its: City Manager

Memorandum #16-105

To: Amy Nelson, City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action Number 16-16 / Resolution #16-23
Date: April 14, 2016

E.T.J. CONDITIONAL USE REQUEST

ACTION NUMBER: 16-16

E.T.J. MEMBER ACTION REQUIRED: Yes

APPLICANT / OWNER: Jerome Poeschl

ADDRESS / LOCATION: 3207 West City Limits Road (reference attached Location Map).

PROPERTY DESCRIPTION: North 406.8' of the SE 1/4 , Section 35, T94N, R56W, East of the Railroad right-of-way Yankton County, South Dakota.

ZONING DISTRICT: ETJ B-2 Highway Business.

PREVIOUS ACTION: None.

COMMENTS: The applicant is requesting a Conditional Use Permit for a self-storage facility. Self storage facilities as defined by the ETJ Ordinance No 797 are allowed in the B-2 Highway Business District under certain conditions.

The proposal meets all of the applicable area and setback provisions. Self storage facilities are required to be configured so that the doors of the buildings do not face, or are screened from adjacent residentially zoned property. The site does not have any residentially zoned properties adjacent to it so the provision does not apply. Although not required because the houses are in a commercial district, the owner has oriented the proposed buildings in such a manner that the doors of the west buildings don't face west. Also, the owner has planted rows of trees on the west edge of his property to help screen the site.

Staff has not received any comments subsequent to publishing the notice and mailing it to adjacent property owners.

Staff recommends approval of the request.

_____ Roll Call

RESOLUTION #16-23
ETJ Conditional Use

WHEREAS, Jerome Poeschl is the owner of North 406.8' of the SE 1/4 , Section 35, T94N, R56W, East of the Railroad right-of-way Yankton County, South Dakota located at 3207 West City Limits Road, and

WHEREAS, the above described property is zoned ETJ B-2 Highway Business in the City of Yankton's extraterritorial zoning jurisdiction which allows conditional uses under the City of Yankton's Zoning Ordinance No. 797 as amended, and

WHEREAS, this request for the owner construct and operate a self-storage facility at the described location has been reviewed and recommended for approval by a vote of the City Planning Commission including Extraterritorial Jurisdiction members.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the City of Yankton, South Dakota hereby approves an ETJ Conditional Use Permit for the construction and operation of a self-storage facility at the referenced location in accordance with all applicable ordinances and regulations.

Adopted:

David Carda, Mayor

ATTEST:

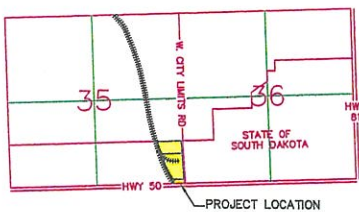
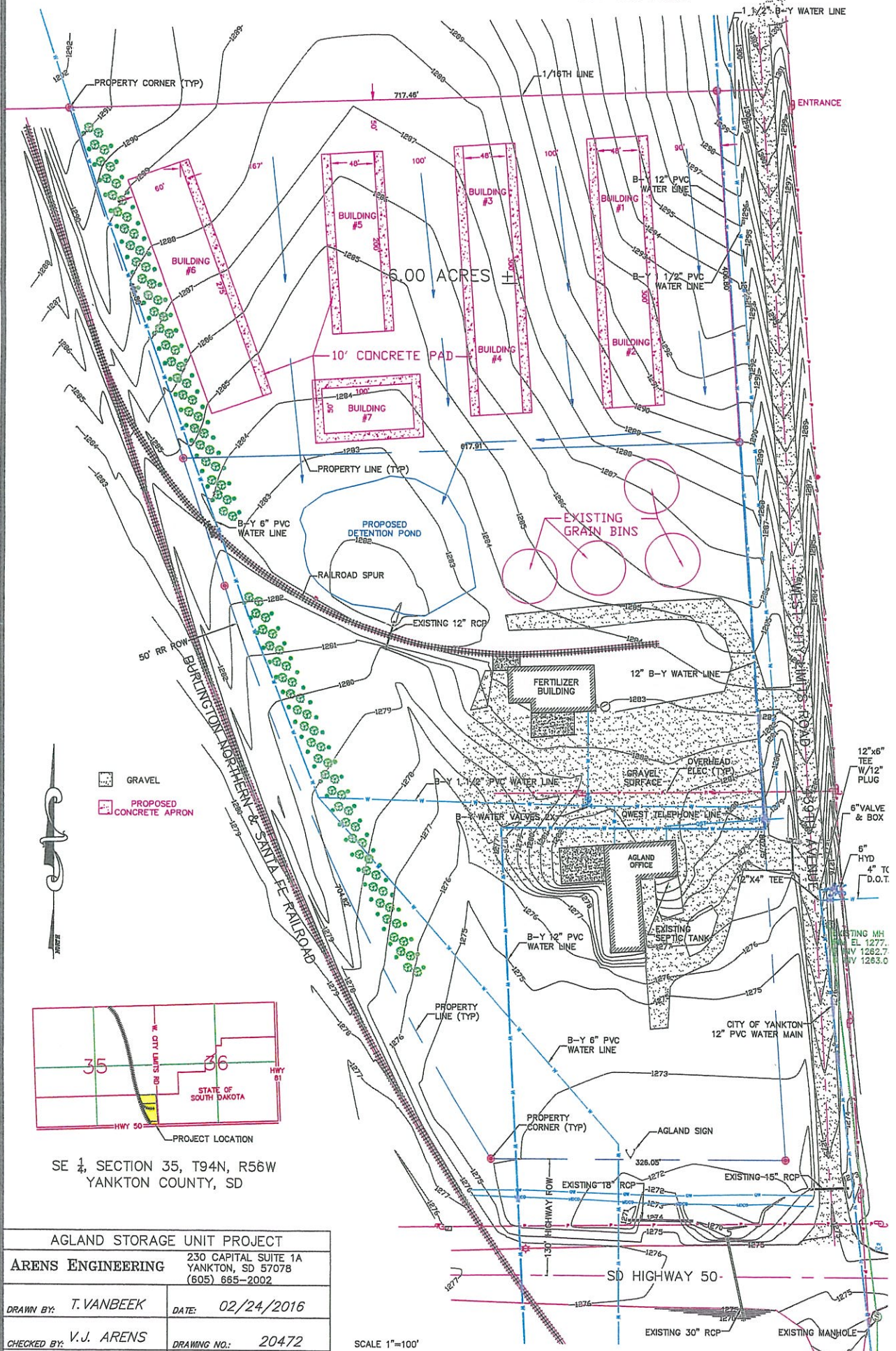
Al Viereck, Finance Officer

Conditional Use Permit Location Map

Jerome Poeschl Self Storage Facility
3207 West City Limits Road



AGLAND PROPOSED STORAGE UNITS



SE 1/4, SECTION 35, T94N, R56W
YANKTON COUNTY, SD

AGLAND STORAGE UNIT PROJECT	
ARENS ENGINEERING 230 CAPITAL SUITE 1A YANKTON, SD 57078 (605) 665-2002	
DRAWN BY: T. VANBEEK	DATE: 02/24/2016
CHECKED BY: V.J. ARENS	DRAWING NO.: 20472

SCALE 1"=100'

City of Yankton
City Planning Commission
Yankton, SD 57078

Re: **Conditional Use Permit** (ETS)

Dear Commission Members:

This letter, pursuant to the City of Yankton's Zoning Ordinance, is an application hereby made for a Conditional Use Permit for the property herein described.

Description of Conditional Use Permit desired: SELF STORAGE UNITS
PHASED CONSTRUCTION EAST TO WEST

The address of the property is: 3207 WCLR

Lot Number: _____ **Block Number:** _____
Addition: N 406.8' OF SE 1/4 SECTION 35, T94N, R 56 W EAST OF RR ROW
Zoning District: B-2

Check One
 of which I own, or
 of which I rent / lease (application must include consent document from the owner).

I/We have included a set of drawings or site plan, to scale, showing all conditions as to lot dimensions, building dimensions (proposed and existing), proposed uses of buildings (proposed, existing and future), location of off street parking, dimensions and number of spaces, the location of landscaping and/or screening that is proposed, and any easements that might exist or are proposed if necessary.

I/We have included a receipt for Fifty dollars (\$50.00), from the City Finance Department for processing this request.

I hereby depose and say that all the above statements and statements contained in this application and related attachments are true.

Thank you for your consideration,

Dated this 29 day of FEBRUARY, 2016

Jerome Poeschl
printed / typed name and title if applicable

[Signature]
signature

213 Katherine Way
Yankton, S.D 57078
address

Memorandum #16-106

To: Amy Nelson, City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action Number 16-17 / Resolution #16-24
Date: April 14, 2016

PLAT REVIEW

ACTION NUMBER: 16-17

E.T.J. MEMBER ACTION REQUIRED: No

APPLICANT / OWNER: Horseshoe Bend, LLC

ADDRESS / LOCATION: East side of the 2700 and 2800 block of Douglas Avenue. Please reference the attached map.

PROPERTY DESCRIPTION: Plat of Southeast Quarter of the Northwest Quarter and A Vacation of a Portion of Lot 2, Block 6A, Willow Ridge Subdivision to the City of Yankton, located in Section 6, Township 93 North, Range 55 West of the 5th P.M., Yankton, County, South Dakota to be hereafter known as: Lots 1 and 2, Block 1; Lots 1 through 6, Block 2 and Lots 1 through 3, Block 3, Cobh Addition, City of Yankton, Yankton County, South Dakota

ZONING DISTRICT: Planned Unit Development (multiple family).

PREVIOUS ACTION: Surrounding Willow Ridge North Plats.

COMMENTS: The plat proposal represents the final phase of the Willow Ridge Subdivision. This phase will be called the Cobh Addition. The area is properly zoned within the PUD to provide for a mixture of multiple family and single family occupancies. The attached Developer's Agreement addresses how the area infrastructure will be completed. The City's 2016 Douglas Avenue project adjacent to the development has been a catalyst for the build out of the subdivision.

All infrastructure design for the lots has been approved by the City's Public Works Department. The associated adjacent infrastructure will need to be completed or financially guaranteed prior to the issuance of building permits on lots adjacent to any unimproved right-of-way.

Staff recommends approval of the proposed plat and associated Developer's Agreement.

_____ Roll Call

HEARING SCHEDULE:

April 11, 2016: The Planning Commission reviews the plat and makes a recommendation to the City Commission.

April 25, 2016: The City Commission reviews the plat and makes a final decision.

Planning Commission results: The Planning Commission recommended approval of the proposed plat and Developer's Agreement.

RESOLUTION #16-24

WHEREAS, it appears from an examination of the plat of the Southeast Quarter of the Northwest Quarter and A Vacation of a Portion of Lot 2, Block 6A, Willow Ridge Subdivision to the City of Yankton, located in Section 6, Township 93 North, Range 55 West of the 5th P.M., Yankton, County, South Dakota to be hereafter known as: Lots 1 and 2, Block 1; Lots 1 through 6, Block 2 and Lots 1 through 3, Block 3, Cobh Addition, City of Yankton, Yankton County, South Dakota prepared by Brian J. Benson, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan, and

WHEREAS, such action includes approval of a Developer's Agreement, and

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property and the associated Developer's Agreement is hereby approved.

Adopted:

David Carda, Mayor

ATTEST:

Al Viereck, Finance Officer

Plat Location Map

Southeast Quarter of the Northwest Quarter and A Vacation of a Portion of Lot 2, Block 6A, Willow Ridge Subdivision to the City of Yankton, located in Section 6, Township 93 North, Range 55 West of the 5th P.M., Yankton, County, South Dakota

to be hereafter known as:

Lots 1 and 2, Block 1; Lots 1 through 6, Block 2 and Lots 1 through 3, Block 3, Cobh Addition,
City of Yankton, Yankton County, South Dakota



Plat

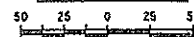
of

A Portion of the Southeast Quarter of the Northwest Quarter and
A Vacation of a Portion of Lot 2, Block 8A, Willow Ridge Subdivision to the City of Yankton,
located in Section 6, Township 93 North, Range 55 West of the 5th P.M., Yankton County, South Dakota,
to be hereafter known as:

Lots 1 and 2, Block 1; Lots 1 through 6, Block 2 and Lots 1 through 3, Block 3,
Cobh Addition, City of Yankton, Yankton County, South Dakota



GRAPHIC SCALE



1 INCH = 50 FEET

Basis of Bearing
City of Yankton
Geographic Control Network

Legend

- Found Rebar & Cap Stamped "Kennedy LB 5350"
- Found Rebar & Cap Stamped "C-328"
- Found Rebar & Cap Stamped "Eisenbraun LS 3282"
- Found Rebar & Cap Stamped "Tom Week P&LS 2012"
- Found 5/8" Rebar
- Set 4/8" x 18" Rebar with Cap Stamped "BENSON LS 11950"
- ⊙ Computed Point
- (100.00') Record Distance

Curve Data

- △ Δ = 173°18'46"
R = 45.00'
T = 770.31'
L = 130.12'
Chord = 89.85'
Chord Brg. = N43°08'17"E
- △ Δ = 27°34'10"
R = 433.00'
T = 108.23'
L = 208.35'
Chord = 206.35'
Chord Brg. = S77°55'56"E
- △ Δ = 27°34'10"
R = 307.00'
T = 90.04'
L = 178.57'
Chord = 174.69'
Chord Brg. = S77°55'56"E

Dedicated Utility Easements

- 7 1/2' Rear Lot Lines
- 5' Along Dedicated Streets

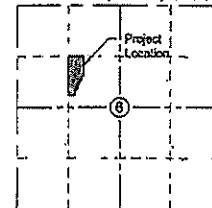
Building Setbacks

- 25' Front Yard
- 15' Rear Yard
- 5' Side Yard

Dedicated Right-of-Way

Lyons Lane

SECTION 6, T-93-N, R-55-W

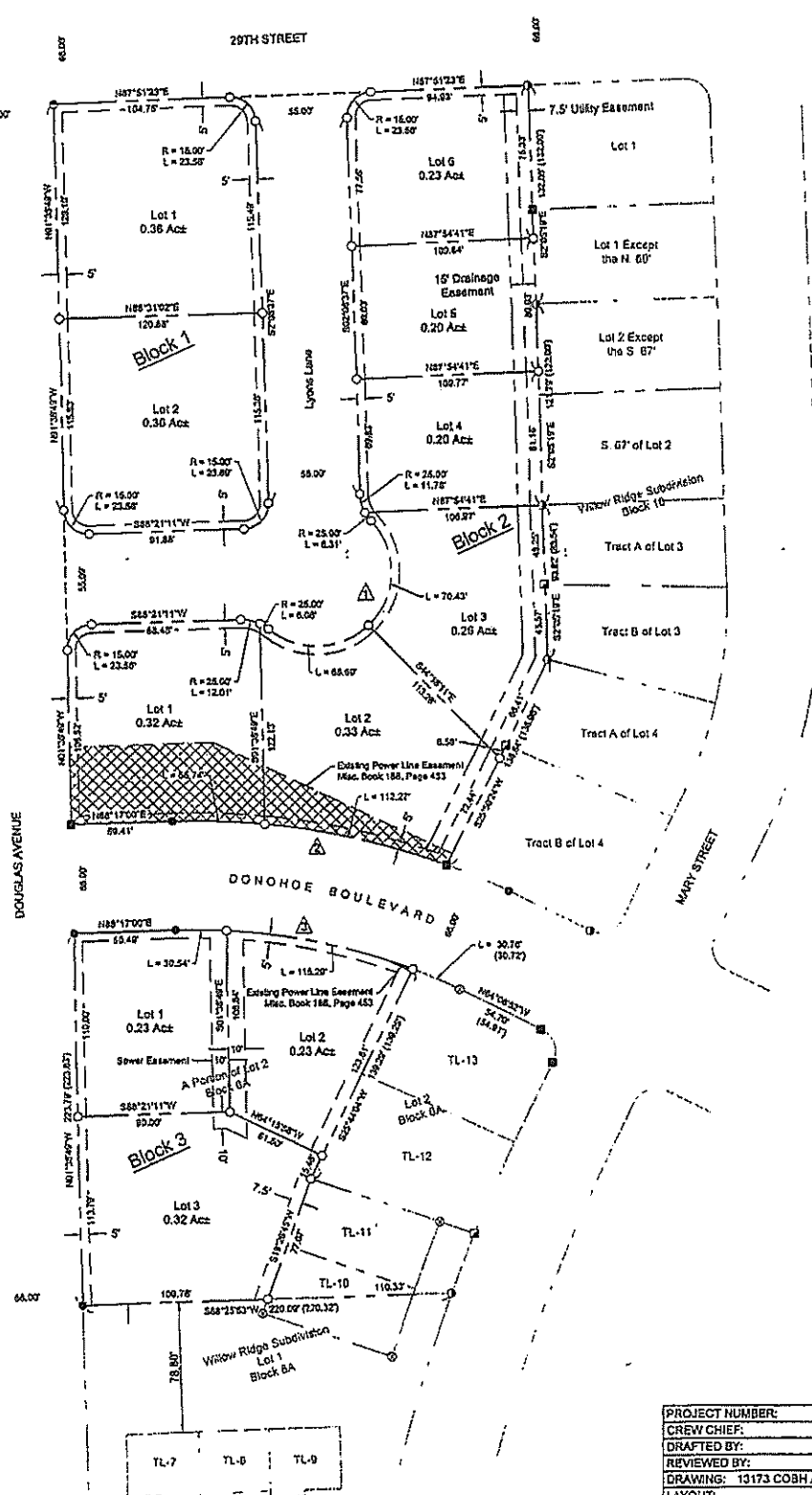


LOCATION MAP
Not to Scale

Prepared by:



STOCKWELL ENGINEERS, INC.
215 WALDRUP STREET
YANKTON, SD 57104
PH: 605.445.8292
FAX: 605.445.0223



PROJECT NUMBER:	Y13173
CREW CHIEF:	BRIAN B
DRAFTED BY:	BRIAN B
REVIEWED BY:	BRETT K
DRAWING:	13173 COBH ADD PLAT
LAYOUT:	PLAT
SHEET NO. 1 OF 2 TOTAL SHEETS	

Prepared by:
The City of Yankton
PO Box 176
Yankton, SD 57078
(605) 668-5252

Developer's Agreement

Lots 1 and 2 of Block 1, Lots 1 – 6 of Block 2 and Lots 1 – 3 of Block 3, Cobh Development in the City of Yankton, South Dakota

This agreement made this ____ day of _____, 2016, Horseshoe Bend, LLC., hereinafter called "Developer" and the City of Yankton, a municipal corporation of the State of South Dakota, located in Yankton County, hereinafter called the "City".

WHEREAS, the Developer is the owner of approximately 3.6 acres of land in the City, said land being described as follows to wit:

Lots 1 and 2 of Block 1, Lots 1 – 6 of Block 2 and Lots 1 – 3 of Block 3, Cobh Development in the City of Yankton, South Dakota.

WHEREAS, the Developer desires to improve land for residential purposes; and

WHEREAS, the City approval process will include a recommendation by the Planning Commission to the City Commission and action by the City Commission thereof related to the associated plat and this Developer's Agreement defining the manner and method by which said land is to be developed; that the developer not be in default as to said agreement and all laws and regulations governing said development; and

WHEREAS, the Developer agrees to develop said land as herein described in accordance with this agreement, all City Ordinances, and all laws, plans and regulations governing said development.

NOW, THEREFORE, IN CONSIDERATION OF THE GRANTING OF APPROVAL OF A PLAT OF THE ABOVE DESCRIBED LAND AND THE DEVELOPMENT THEREOF BY THE CITY COMMISSION, the Developer does hereby agree to improve and develop said land as follows and as otherwise regulated by City Ordinances and all laws, plans and regulations governing said development.

Section I. Improvements. Standard for all Subdivisions.

A. Roads and Streets. The Developer hereby agrees:

1. To grade and surface all roads and streets in the above described property in accordance with the plat of said subdivision and the plans and specifications on file in the Office of the Director of Public Works.
2. That roads and streets will be completed and presented to the City before occupancy is permitted.
3. That no occupancy will be permitted until roads and streets have been dedicated to and accepted by the City.

B. Sanitary Sewer. The Developer hereby agrees:

1. To construct, furnish, install and provide a complete sewerage system throughout the entire subdivision, all in accordance with the plans, specifications and drawings on file in the Office of the Director of Public Works. Materials oversizing expenses resulting from City service requirements that are over what the developer would normally be responsible for will be reimbursed to the developer by the City.
2. That construction of a sanitary sewer will be completed and acceptable to the City before any occupancy is permitted.
3. That no occupancy will be permitted until the sanitary sewer lines have been dedicated to and accepted by the City.

C. Water. The Developer hereby agrees:

1. To construct, install, furnish and provide a complete system of water distribution throughout the entire subdivision in accordance with the plans and specifications on file in the office of the Director of Public Works. Materials oversizing expenses resulting from City service requirements that are over what the developer would normally be responsible for will be reimbursed to the developer by the City.
2. That construction of the system of water distribution will be completed and acceptable to the City before any occupancy is permitted.
3. That no occupancy will be permitted until the water distribution system has been dedicated to and accepted by the City.

D. Surface Water Drainage. The Developer hereby agrees:

1. To construct, install, furnish and provide adequate facilities for storm and surface water drainage in accordance with the City's Storm Water Management Plan throughout the entire subdivision in accordance with the plans and specifications on file in the office of the Director of Public Works.

2. That construction of surface and storm water drainage facilities shall be completed and acceptable to the City before occupancy is permitted.

3. To provide facilities to transmit the existing surface drainage across the subdivision. These facilities shall be designed to accommodate the anticipated storm water flow resulting from development of the adjacent property if applicable. The Developer further agrees to provide proper facilities to transmit the surface drainage from the subdivision to a stream, waterway or dedicated easement that has adequate capacity to transmit the anticipated flows from the subdivision and adjacent property.

E. Sidewalks. The Developer hereby agrees:

1. To construct, install, furnish and provide a complete system of sidewalks along all public streets and dedicated pedestrian walkways within the entire subdivision in accordance with the plans and specifications on file in the office of the Director of Public Works.

2. The construction of all sidewalks shall be completed for each lot by either the Developer or owner prior to permitting occupancy of the property.

F. Street Lights. The Developer hereby agrees:

1. To install a street lighting system in the subdivision according to a plan prepared by the Northwestern Energy Company and on file in the office of the Director of Public Works.

G. Landscaping. The Developer hereby agrees:

1. To plant street trees (one per lot) at least six (6) feet in height and one and one half (1 1/2) inches in diameter at four feet above grade in accordance with the species and the time schedule on file in the City Department of Parks and Recreation.

Section II. Provisions Specific to This Subdivision.

The following provisions are specific to this subdivision and shall supersede any provisions in Section I that relate to the referenced items:

1. The development is adjacent to the Douglas Avenue Special Assessment District project and as such, all prior contractual agreements associated with the Douglas Avenue project shall supersede the provisions in Section I.

2. The Douglas Avenue Special Assessment District project is scheduled for construction in 2016. However, there are future City Commission actions and options for public action that could impact the project. If for any reason the project does not move forward as planned, the Cobh Development will not be able to proceed without accounting for Douglas Avenue in the manner described in Section I.

3. Occupancy of dwellings adjacent to Douglas Avenue shall be contingent upon the completion of the Douglas Avenue Special Assessment District Project. However, if Lyons Lane is completed and the Douglas Avenue project has commenced construction, the City will accept escrow from the Developer in the amount predetermined by the Assessment District Project.

4. The development shall be included in a Homeowner's Association that manages the maintenance of common areas including improvements along Douglas Avenue adjacent to the triple frontage lots.

5. Douglas Avenue is designated as a "Collector" in the City's Comprehensive Plan. Access to collectors is restricted. Therefore, access to the development from Douglas Avenue shall be limited to "Lyons Lane" and one shared private drive for Lot 3 of Block 3. The private drive serving Lot 3 of Block 3 shall be configured to allow "head-out" access to Douglas Avenue.

6. It is anticipated that 29th Street shall carry collector levels of traffic in the future. Therefore, Lot 1, Block 1 and Lot 6, Block 2 will only access Lyons Lane.

7. As previously approved in the Willow Ridge Planned Unit Development proposal, Lyons Lane can match the street section dimensions of Mary Street. This may require additional easement space for pedestrian and utility purposes.

8. The existing berm located on the east side of Block 2 shall remain and be documented appropriately in a drainage easement on the plat.

Section III. Dedication.

Subject to all of the other provisions of this agreement and the exhibits hereto attached the Developer shall, without charge to the City, upon completion of all of the above described improvements, unconditionally give, grant, convey and fully dedicate the same to the City, its successors and assigns forever free and clear of all encumbrances. After such dedication, the City shall have the right to connect or integrate other sewer or water facilities provided hereunder as the City decides, with no payment or award to, or constitute acceptance of any improvement by the City.

Section IV. Miscellaneous Requirements.

A. Deed Restrictions. The Developer hereby agrees to execute and record all deed restrictions, if any, before approval of the final plat and file a copy thereof in the office of the City Finance Officer.

B. Survey Monuments. The Developer hereby agrees to properly place and install all survey or other monuments required by statute or ordinance prior to final plat approval. Interior piping shall be installed after the improvements are completed; before the sale of any lot and prior to the City's final street acceptance.

C. Grade. The Developer hereby agrees to furnish to the Director of Public Works a copy of a plan showing the street grade in front of each lot and/or finished yard grade. This information shall be provided prior to the issuance of any building permits for each phase of the project.

D. Reimbursement of Costs to the City. The Developer hereby agrees to reimburse the City for any costs incurred by the City for engineering, inspection, administrative and legal expenses.

1. Engineering and administrative costs shall be based on regular City pay rate (or overtime, if applicable) plus all fringe benefits for any time actually spent on the project with a maximum of 2 1/2% of construction costs to be charged to the Developer. Any costs for outside consultants shall be charged at the rate the consultant charges the City.

2. Legal costs shall be based on the statements of the City Attorney with no overhead added by the City. Legal costs shall not be incurred without prior notice given to the Developer.

3. The City shall immediately inform the Developer of any excessive or unusual costs which may arise under this section.

Section V. Roads, Sanitary Sewer, Water and Storm Water Guaranty.

The Developer shall guarantee the improvement described in this agreement against defect due to faulty materials or workmanship which appear within a period of one year from the date of acceptance by the City as herein provided and shall pay for any damages resulting to City property caused by faulty materials under the guarantee.

Section VI. Method of Improvement.

The Developer hereby agrees to engage contractors for all work included in this agreement who are qualified to perform the work and who shall be listed as qualified for such work by the City. The Developer further agrees to use materials and make the various installations in accordance with the approved plans and specifications made a part of this agreement by reference and including those standard specifications of the City.

Section VII. Issuance of Occupancy Permits.

The Developer hereby agrees no occupancy shall be permitted until all streets, public utilities and improvements have been installed and are approved for connection by the City of Yankton. No building permits shall be issued until the improvements in Section I., A. - D. are contracted for and copies of the executed contract are supplied to the City.

The Developer agrees to cooperate with the City to prevent the occupancy of any dwelling units before required improvements have been accepted. The City will not be obligated to provide any services to any unit built in the Subdivision until all required improvements have been accepted and may terminate any services provided during construction if a unit is occupied before an occupancy permit is issued by the City.

Section VIII. City Responsibility.

The Developer hereby agrees the City will perform no repair, maintenance or snow removal or provide utility services on any improvements until accepted by the City.

Section IX. Transferability.

The Developer hereby agrees that it is further acknowledged that this agreement shall be binding upon any grantees, heirs, devisees, legatees or assigns of the undersigned with the same force and effect and validity as agreed by the undersigned personally.

IN WITNESS WHEREOF, the Developer has caused this Agreement to be signed this 1 day of APRIL, 2016.

] by: Sean Lyons Horseshoe Bend LLC
Authorized Representative(s) of Horseshoe Bend, LLC., Cobh Development

ss: State of South Dakota
County of Yankton

Be it remembered that on this 1 day of April, 2016, before me the undersigned, a notary public within and for the County and State aforesaid, personally appeared Sean Lyon and _____ known to me to be the persons who are described in and who executed the within and foregoing instrument and certificate and acknowledged to me that he executed the same.

Lisa Utter
Notary Public



Yankton County, South Dakota
My commission expires on: 2-27-2022

Accepted pursuant to Resolution adopted by the Board of City Commissioners of the City of Yankton this _____ day of _____, 2016.

David Carda, Mayor

ATTEST:

Al Viereck, Finance Officer

Memorandum #16-107

To: Amy Nelson, City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action Number 16-18 / Resolution #16-25
Date: April 14, 2016

PLAT REVIEW

ACTION NUMBER: 16-18

E.T.J. MEMBER ACTION REQUIRED: No

APPLICANT / OWNER: Ann Norene Halverson.

ADDRESS / LOCATION: 4405 Peninah Street. Please reference the attached map.

PROPERTY DESCRIPTION: Plat of Halverson Addition, in the S. 1/2 of the N.E ¼ of Section 30, T94N, R55W of the 5th. P.M., Yankton County, SD

ZONING DISTRICT: County Zoning Jurisdiction.

PREVIOUS ACTION: None

COMMENTS: The location of the proposed plat is in the City’s three mile plating jurisdiction beyond the extraterritorial zoning jurisdiction. This allows the City to require the dedication of right-of-way along the extension of the planned street grid. The proposed plat is being created to allow for the separation of a farmstead from the larger tract of agricultural land that it is associated with. Through their planning processes, the county is working on farmstead preservation acknowledging that this will occur as farms get larger.

Portions of the associated quarter and sixteenth line designations have previously been dedicated. The topography in the area is such that right-of-way designations should be designed and constructed as further development occurs. The plat is not adjacent to the City’s corporate limits so the Subdivision Ordinance requirements do not apply.

Staff recommends approval of the proposed plat.

HEARING SCHEDULE:

April 11, 2016: The Planning Commission reviews the plat and makes a recommendation to the City Commission.

April 25, 2016: The City Commission reviews the plat and makes a final decision.

Planning Commission results: The Planning Commission recommended approval of the proposed plat.

_____ Roll Call

RESOLUTION #16-25

WHEREAS, it appears from an examination of the plat of Halverson Addition, in the S. 1/2 of the N.E ¼ of Section 30, T94N, R55W of the 5th. P.M., Yankton County, SD prepared by Thomas Lynn Week, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan and is subject to County review.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property is hereby approved.

Adopted:

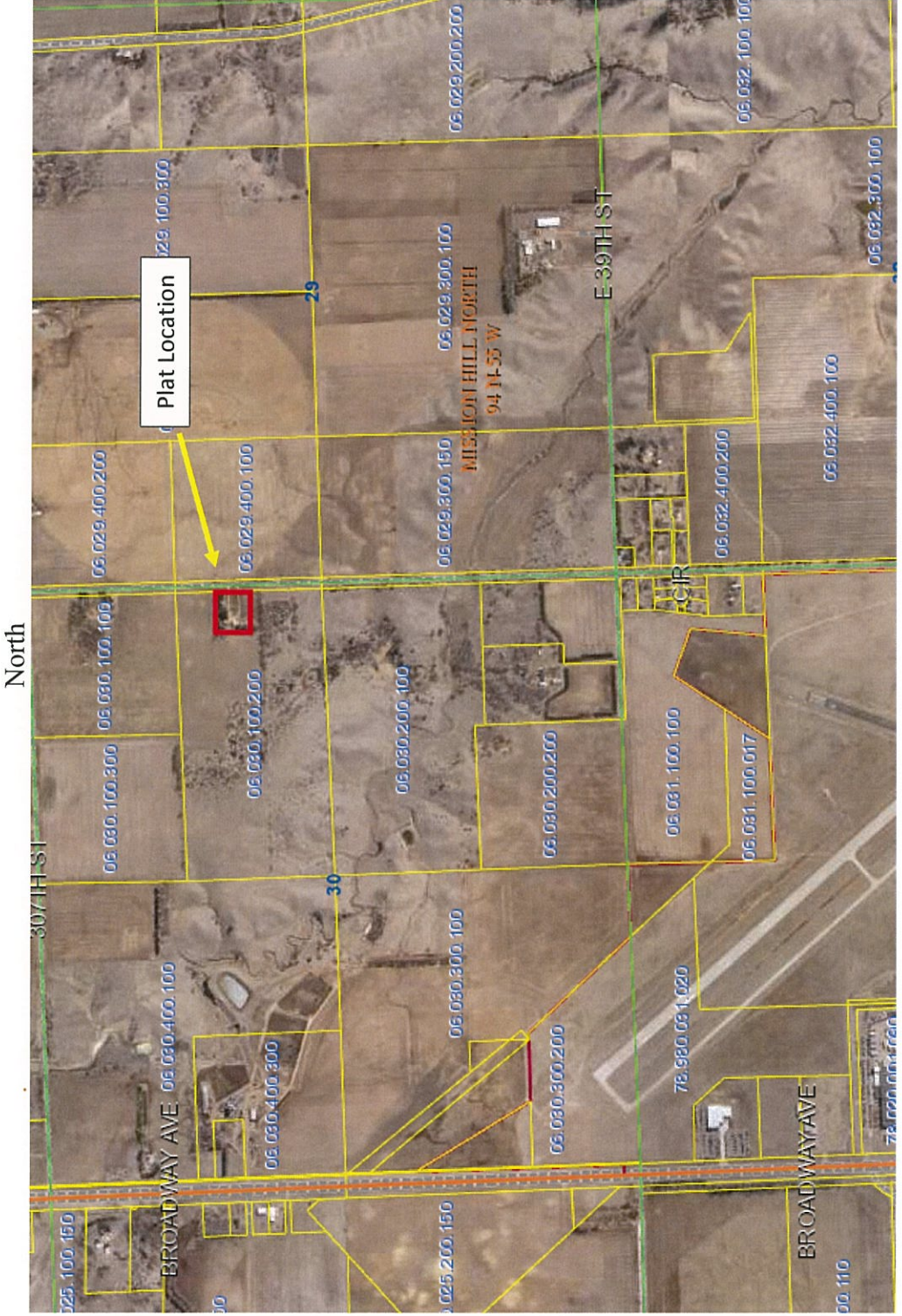
David Carda, Mayor

ATTEST:

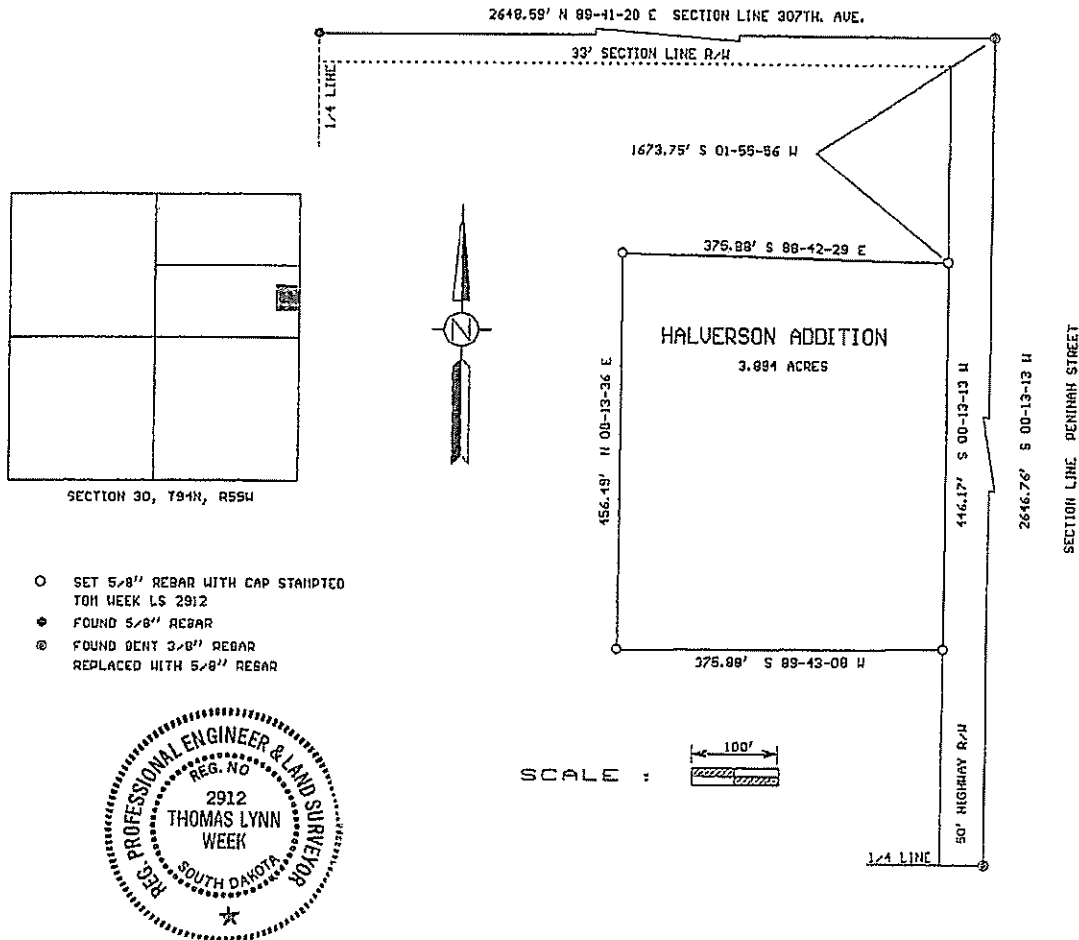
Al Viereck, Finance Officer

Plat Location Map

Halverson Addition, in the S. 1/2 of the N.E 1/4 of Section 30, T94N, R55W of the 5th. P.M., Yankton County, SD



PLAT OF HALVERSON ADDITION, IN THE S.1/2 OF THE N.E.1/4 OF SECTION 30,
T94N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF HALVERSON ADDITION, IN THE S.1/2 OF THE N.E.1/4 OF SECTION 30, T94N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH. DAY OF MARCH, 2016.

Thomas Lynn Week
THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE EXISTING ACCESS APPROACH ENTERING THIS ADDITION, IS HEREBY APPROVED. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY AUTHORITY

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING HALVERSON ADDITION, IN THE S.1/2 OF THE N.E.1/4 OF SECTION 30, T94N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

Memorandum #16-108

To: Amy Nelson, City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action Number 16-19 / Resolution #16-26
Date: April 14, 2016

PLAT REVIEW

ACTION NUMBER: 16-19

E.T.J. MEMBER ACTION REQUIRED: No

APPLICANT / OWNER: Kirby Hofer Construction Company, Inc.

ADDRESS / LOCATION: North of the intersection of 29th Street and Preakness Avenue (reference attached copy of the plat).

PROPERTY DESCRIPTION: Replat of Lot 6 in Block 5, as recorded in Book S19 on Page 225 and a Vacation of a 25 foot Drainage Easement as recorded in Book S19 on Page 450 all in Ridgeway North Subdivision to the City of Yankton, South Dakota, and to be hereafter known as: Lots 6 – 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota.

ZONING DISTRICT: Residential Planned Unit Development (PUD)

PREVIOUS ACTION: Original PUD boundary plat and associated Subdivider's Agreement. Adjacent phased plats within the Planned Unit Development (PUD).

COMMENTS: The proposed replat creates four lots. Parts of two of the lots were previously within a drainage easement. The engineering redesign of the subdivision has eliminated the need for the previous drainage easement. Previous Developer's Agreements associated with Willow Ridge and Ridgeway North address the infrastructure issues associated with developing the property.

All applicable engineering documentation has been submitted by the developer and approved by the City Engineering staff. The proposed plat meets all the requirements of the Subdivision Ordinance and Planned Unit Development Ordinance.

Staff recommends approval of the proposed plat.

_____ Roll Call

HEARING SCHEDULE:

April 11, 2016: The Planning Commission reviews the plat and makes a recommendation to the City Commission.

April 25, 2016: The City Commission reviews the plat and makes a final decision.

Planning Commission results: The Planning Commission recommended approval of the proposed plat.

RESOLUTION #16-26

WHEREAS, it appears from an examination of the Replat of Lot 6 in Block 5, as recorded in Book S19 on Page 225 and a Vacation of a 25 foot Drainage Easement as recorded in Book S19 on Page 450 all in Ridgeway North Subdivision to the City of Yankton, South Dakota, and to be hereafter known as: Lots 6 – 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota prepared by Brett R. Kennedy, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property is hereby approved.

Adopted:

David Carda, Mayor

ATTEST:

Al Viereck, Finance Officer

Plat Location Map

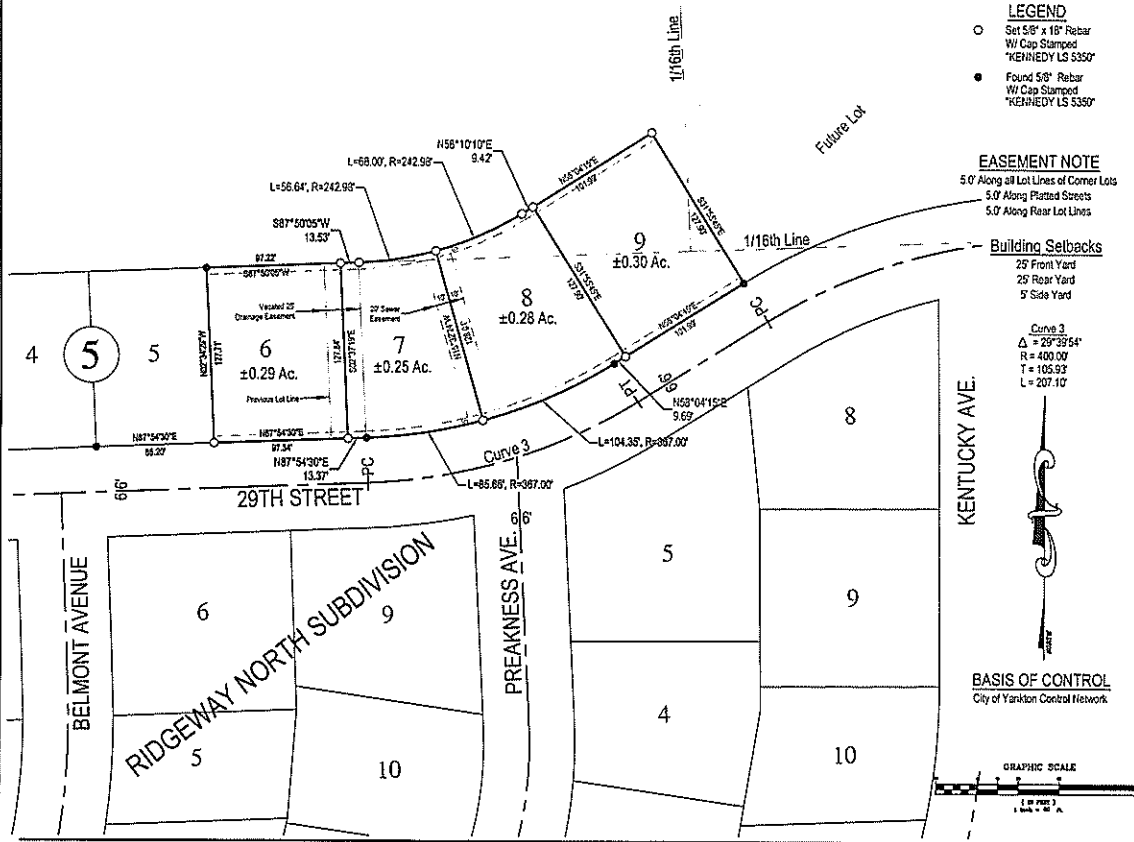
Lot 6 in Block 5, as recorded in Book S19 on Page 225 and a Vacation of a 25 foot Drainage Easement as recorded in Book S19 on Page 450 all in Ridgeway North Subdivision to the City of Yankton, South Dakota, and to be hereafter known as:

Lots 6 – 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota



A portion of Lot 5, as recorded in Book S19 on Page 450 and a vacation of a 20 foot Drainage Easement as recorded in Book S19 on Page 450 all in Ridgeway North Subdivision to the City of Yankton, South Dakota, and to be hereafter known as:

Lots 6 - 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T93N, R55W of the 5th P.M., Yankton County, South Dakota.



SURVEYOR'S CERTIFICATE

I, Brett R. Kennedy, a Licensed Land Surveyor in the state of South Dakota, do hereby certify that at the request of the Kirby Hofer Construction Company, Inc., as owner, and under his direction, did on or prior to March 8, 2016 survey the land described as follows:

Lots 6 - 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton County, South Dakota.

I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property.

I have executed this document this 5th day of April, 2016.

Brett R. Kennedy, LS 5350

OWNER'S CERTIFICATE

I, the undersigned, hereby certify that Kirby Hofer Construction Company, Inc. is the absolute and unqualified owner of the land included in this plat being entitled:

A Plat of Lots 6 - 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton County, South Dakota, that the plat has been made at my request and under my direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and I hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

Pursuant to SDCL 11-3-20.1, the approval and filing of this plat vacates a "25 foot Drainage Easement" as recorded in Book S19 on Page 450 all in Ridgeway North Subdivision to the City of Yankton, South Dakota.

In witness whereof I have hereunto set my hand this ___ day of _____, _____.

Kirby Hofer Construction Company, Inc.
By: Kirby Hofer
Title: _____

CORPORATION ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

Be it remembered that on this ___ day of _____ before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared Kirby Hofer of Kirby Hofer Construction Company, Inc., known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that he executed the same.

My commission expires _____

Seal

RESOLUTION OF APPROVAL

Whereas it appears that the owner thereof has caused a plat to be made of the following described real property:

Lots 6 - 9 in Block 5 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton County, South Dakota for approval; and

Whereas such plat has been submitted to the Planning Commission of the City of Yankton, South Dakota for a report and recommendations thereon to the City Commission as required by law; now

Therefore be it resolved that such plat has been executed according to the law and the same is hereby approved and the City Finance Officer is hereby authorized and directed to endorse on such plat a copy of this resolution and certify the same.

Mayor, City of Yankton, South Dakota

_____, City Finance Officer of the City of Yankton, South Dakota, do hereby certify that the within and foregoing is a true copy of the resolution passed by the City Commission of the City of Yankton, South Dakota on this ___ day of _____.

City Finance Officer, Yankton, South Dakota

DIRECTOR OF EQUALIZATION

I, the undersigned, County Director of Equalization for Yankton County, South Dakota, do hereby certify that a copy of the above Plat has been filed at my office.

Dated this ___ day of _____, _____

Director of Equalization Yankton County

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer for Yankton County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above and foregoing plat as shown by the records of my office have been fully paid.

Dated this ___ day of _____, _____

Treasurer Yankton County

CERTIFICATE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF YANKTON) SS

Filed for record this ___ day of _____, 20___ at ___ o'clock ___ M. and recorded in Book ___ of Plats on page ___ therein.

Register of Deeds Yankton County

Prepared By:



STOCKWELL ENGINEERS, INC.
215 WALNUT STREET
YANKTON, SD 57078

JF# 16072
CC: Ian S. Vik

Memorandum #16-109

To: Amy Nelson, City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Annexation of Kirby Hofer owned land South of the Airport.
Date: April 15, 2016

The City has been petitioned by Kirby Hofer to annex approximately 33 acres. The land is located south of the airport and is about the west 70 percent of what is commonly known as the former Kuchta property. Mr. Hofer is petitioning for annexation in order to provide for the continuation of his housing development.

This action does not approve any development proposals or specifications. The details of how the property will eventually be developed will be addressed in the standard subdivision, zoning and contractual processes associated with developing property in the City of Yankton.

The described property is adjacent to the existing corporate limits and as such, can be annexed.

Respectfully submitted,

Dave Mingo, AICP
Community Development Director

Recommendation: It is recommended that the City Commission approve Resolution #16-27 annexing the described property.

I concur with this recommendation.

I do not concur with this recommendation.



Amy Nelson, City Manager

____ Roll Call

Prepared by:
City of Yankton
PO Box 176
Yankton, SD 57078
605-668-5252

RESOLUTION NO. 16-27

WHEREAS, Kirby Hofer, President, Hofer Construction Company, Inc. is the owner of, and has petitioned the City of Yankton, pursuant to SDCL 9-4-1, to annex certain real property into the corporate limits of the City of Yankton.

NOW, THEREFORE, BE IT RESOLVED by The Board of City Commissioners of the City of Yankton, South Dakota, that the following described real property is hereby annexed into the corporate limits of the City of Yankton, South Dakota:

DESCRIPTION OF TRACT TO BE ANNEXED

The NW 1/4 of the NE 1/4, except Airport Lot A3 and except the south 160.76 feet of the east 266.0 feet and except the North 50 feet of Section 6, T93N, R55W of the 5th P.M., Yankton County, South Dakota containing 32.8 acres more or less.

As shown on the attached Exhibit A.

Adopted this _____ day of _____, 2016.

David Carda, Mayor

ATTEST:

Al Viereck, Finance Officer

EXHIBIT A



Annex Description

The NW 1/4 of the NE 1/4, except Airport Lot A3 and except the south 160.76 feet of the east 266.0 feet and except the North 50 feet of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton County, South Dakota, containing 32.8 acres more or less.

Prepared By:
STOCKWELL ENGINEERS, INC.
215 WALNUT STREET
YANKTON, SD 57078
PH: 605.665.8092
FAX: 605.665.0523

PETITION OF ANNEXATION

To: The Honorable Mayor and
Board of City Commissioners
City of Yankton, South Dakota

The undersigned landowner(s), pursuant to SDCL 9-4-1, respectfully petition the Mayor and Board of City Commissioners of the City of Yankton, South Dakota, for annexation to the City of Yankton of the following described unincorporated territory in the County of Yankton, State of South Dakota, to-wit;

DESCRIPTION OF TRACT TO BE ANNEXED


The NW 1/4 of the NE 1/4, except Airport Lot A3 and except the south 160.76 feet of the east 266.0 feet and except the North 50 feet of Section 6, T93N, R55W of the 5th P.M., Yankton County, South Dakota containing 32.8 acres more or less.

As shown on the attached Exhibit A.

And in support of the said petition, the petitioner(s) show the Board of City Commissioners:

1. That said territory abuts upon and is contiguous to the City of Yankton, South Dakota; and
2. That the petitioner(s) is the sole and absolute owner(s) of not less than three-fourths of the value of the territory sought to be annexed to the City of Yankton, South Dakota; and
3. That the petitioner(s) claim that there are not, as of the date of signing, any registered voters residing in the territory petitioned to be annexed.

This petition is accompanied by a map of the territory to be annexed, showing with reasonable certainty the territory to be annexed, the boundaries thereof, and its relationship to the established corporate limits of the City of Yankton, South Dakota.

<u>Signature of Petitioner(s)</u>	<u>Address of Petitioner(s)</u>	<u>Date of Signing</u>
 PRESIDENT		4/13/16
Kirby Hofer, President, Kirby Hofer Construction Company, Inc.		

Memorandum #16-110

To: Amy Nelson, City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action Number 16-20 / Resolution #16-28
Date: April 15, 2016

PLAT REVIEW

ACTION NUMBER: 16-20

E.T.J. MEMBER ACTION REQUIRED: No

APPLICANT / OWNER: Kirby Hofer Construction Company, Inc.

ADDRESS / LOCATION: West of the 3000 Block of Ruth Street (reference attached copy of the plat).

PROPERTY DESCRIPTION: Lots 1 – 6 and Outlot 1 in Block 15 and Lots 1 and 18 in Block 16 of Ridgeway North Subdivision in the SW ¼ of the NW ¼ of the NE ¼ of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota.

ZONING DISTRICT: R-2 Single Family Residential. The area is outside of the City limits and will need to be annexed by the City Commission prior to consideration of the plat by the City Commission. The land is zoned R-2 in the ETJ and that designation will transition with the annexation.

PREVIOUS ACTION: None.

COMMENTS: The proposed plat creates eight additional lots along Ruth Street and Wedgewood Drive. The attached Developer's Agreement accounts for the issues associated with annexation, development and the B-Y Water service territory. The agreement also includes a statement about avigation so that subsequent landowners are reminded of the proximity and activities associated with the airport.

All applicable engineering documentation has been submitted by the Developer and approved by the City Engineering staff. The proposed plat meets all the requirements of the Subdivision Ordinance and Planned Unit Development Ordinance.

Staff recommends approval of the proposed plat subject to the owner's execution of the attached Developer's Agreement prior to consideration by the City Commission and also the execution of an annexation petition.

HEARING SCHEDULE:

April 11, 2016: The Planning Commission reviews the plat and makes a recommendation to the City Commission.

April 25, 2016: The City Commission reviews the plat and makes a final decision.

Planning Commission results: The Planning Commission recommended approval of the proposed plat and associated Developer's Agreement.

RESOLUTION #16-28

WHEREAS, it appears from an examination of the plat of Lots 1 – 6 and Outlot 1 in Block 15 and Lots 1 and 18 in Block 16 of Ridgeway North Subdivision in the SW ¼ of the NW ¼ of the NE ¼ of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota prepared by Brett R. Kennedy, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat and associated Developer's Agreement for the above described property is hereby approved.

Adopted:

David Carda, Mayor

ATTEST:

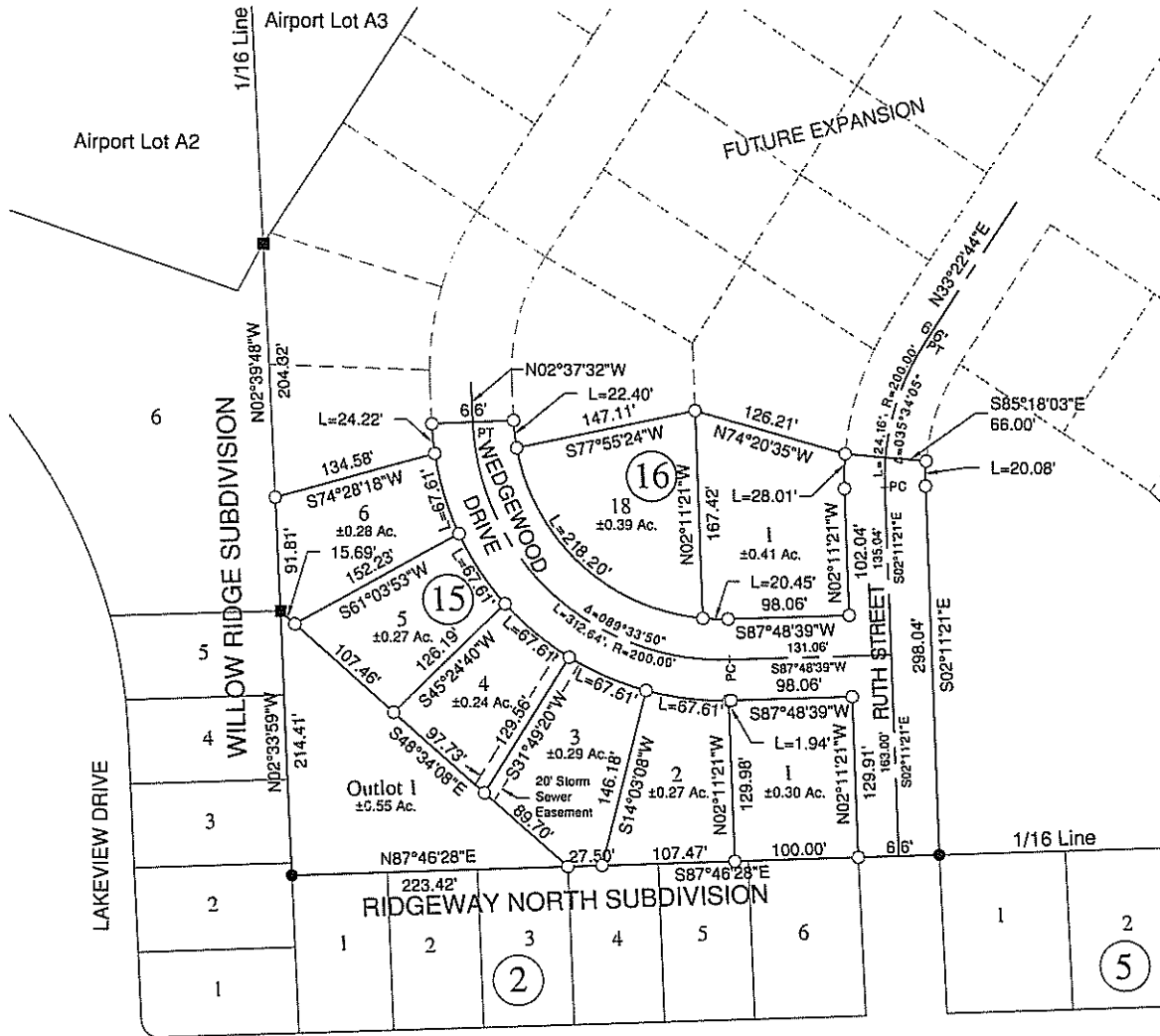
Al Viereck, Finance Officer

Plat Location Map

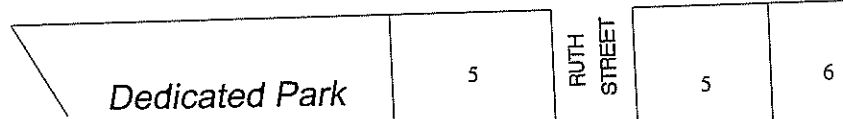
Lots 1 – 6 and Outlot 1 in Block 15 and Lots 1 and 18 in Block 16 of Ridgeway North Subdivision in the SW ¼ of the NW ¼ of the NE ¼ of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota



A PLAT OF LOTS 1 - 6 AND OUTLOT 1 IN BLOCK 15 AND LOTS 1 AND 18 IN BLOCK 16 OF RIDGEWAY NORTH SUBDIVISION IN THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 6, T 93 N, R 55 W OF THE 5TH P.M., CITY OF YANKTON, YANKTON COUNTY, SOUTH DAKOTA.



29TH STREET

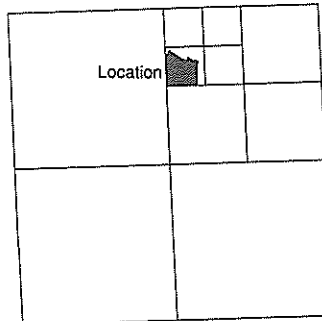


LEGEND

- Set 5/8" x 18" Rebar W/ Cap Stamped "KENNEDY LS 5350"
- Found 5/8" Rebar W/ Cap Stamped "KENNEDY LS 5350"
- Found 5/8" Rebar W/ Cap Stamped "B&E C-329"



Section 6, T 93 N, R 55 W



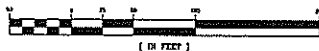
LOCATION MAP

NTS

BASIS OF CONTROL

City of Yankton Control Network

GRAPHIC SCALE



Dedicated Utility Easements

- 5.0' Along All Lot Lines of Corner Lots
- 5.0' Along Platted Streets
- 5.0' Along Rear Lot Lines

Building Setbacks

- 25' Front Yard
- 25' Rear Yard
- 5' Side Yard

Dedicated Right-of-Ways

- Ruth Street = ±0.49 Acres
- Wedgewood Drive = ±0.62 Acres

Prepared By:



STOCKWELL ENGINEERS, INC.
215 WALNUT STREET
YANKTON, SD 57078
PH: 605.665.8092



PROJECT NUMBER:	16073
CREW CHIEF:	ISV
DRAFTED BY:	BRK
REVIEWED BY:	DDE
DRAWING:	16073 - Plat
LAYOUT:	Plat

Prepared by:
The City of Yankton
PO Box 176
Yankton, SD 57078
(605) 668-5252

Developer's Agreement

Lots 1 – 6 and Outlot 1 in Block 15 and Lots 1 and 18 in Block 16 of Ridgeway North Subdivision in the SW ¼ of the NW ¼ of the NE ¼ of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota

This agreement made this ____ day of _____, 2016, between Kirby Hofer Construction Company, Inc, hereinafter called "Developer" and the City of Yankton, a municipal corporation of the State of South Dakota, located in Yankton County, hereinafter called the "City".

WHEREAS, the Developer is the owner of approximately 4.3 acres of land that will be annexed to the City prior to plat consideration by the City Commission, said land being described as follows to wit:

Lots 1 – 6 and Outlot 1 in Block 15 and Lots 1 and 18 in Block 16 of Ridgeway North Subdivision in the SW ¼ of the NW ¼ of the NE ¼ of Section 6, T 93 N, R 55 W of the 5th P.M., Yankton, South Dakota.

WHEREAS, the Developer desires to improve the land for residential purposes; and

WHEREAS, the City approval process will include a recommendation by the Planning Commission to the City Commission and action by the City Commission thereof related to the associated plat and this Developer's Agreement defining the manner and method by which said land is to be developed; that the developer not be in default as to said agreement and all laws and regulations governing said development; and

WHEREAS, the Developer agrees to develop said land as herein described in accordance with this agreement, all City Ordinances, and all laws, plans and regulations governing said development.

NOW, THEREFORE, IN CONSIDERATION OF THE GRANTING OF APPROVAL OF A PLAT OF THE ABOVE DESCRIBED LAND AND THE DEVELOPMENT THEREOF BY THE CITY COMMISSION, the Developer does hereby agree to improve and develop said land as follows and as otherwise regulated by City Ordinances and all laws, plans and regulations governing said development.

Section I. Improvements. Standard for all Subdivisions

A. Roads and Streets. The Developer hereby agrees:

1. To grade and surface all roads and streets in the above described property in accordance with the plat of said subdivision and the plans and specifications on file at City Hall.
2. That roads and streets will be completed and presented to the City before occupancy is permitted.
3. That no occupancy will be permitted until roads and streets have been dedicated to and accepted by the City.

B. Sanitary Sewer. The Developer hereby agrees:

1. To construct, furnish, install and provide a complete sewerage system throughout the entire subdivision, all in accordance with the plans, specifications and drawings on file at City Hall. Materials oversizing expenses resulting from City service requirements that are over what the developer would normally be responsible for will be reimbursed to the developer by the City.
2. That construction of a sanitary sewer will be completed and acceptable to the City before any occupancy is permitted.
3. That no occupancy will be permitted until the sanitary sewer lines have been dedicated to and accepted by the City.

C. Water. The Developer hereby agrees:

1. To construct, install, furnish and provide a complete system of water distribution throughout the entire subdivision in accordance with the plans and specifications on file at City Hall. Materials oversizing expenses resulting from provider service requirements that are over what the developer would normally be responsible for may be reimbursed to the developer by the provider.
2. That construction of the system of water distribution will be completed and acceptable to the provider before any occupancy is permitted.
3. That no occupancy will be permitted until the water distribution system has been dedicated to and accepted by the provider.

D. Surface Water Drainage. The Developer hereby agrees:

1. To construct, install, furnish and provide adequate facilities for storm and surface water drainage in accordance with the City's Storm Water Management Plan throughout the entire subdivision in accordance with the plans and specifications on file at City Hall.

2. That construction of surface and storm water drainage facilities shall be completed and acceptable to the City before occupancy is permitted.

3. To provide facilities to transmit the existing surface drainage across the subdivision. These facilities shall be designed to accommodate the anticipated storm water flows resulting from development of the adjacent property if applicable. The Developer further agrees to provide proper facilities to transmit the surface drainage from the subdivision to a stream, waterway or dedicated easement that has adequate capacity to transmit the anticipated flows from the subdivision and adjacent property.

E. Sidewalks. The Developer hereby agrees:

1. To construct, install, furnish and provide a complete system of sidewalks along all public streets and dedicated pedestrian walkways within the entire subdivision in accordance with the plans and specifications on file at City Hall.

2. The construction of all sidewalks shall be completed for each lot by either the Developer or owner prior to permitting occupancy of the property.

F. Street Lights. The Developer hereby agrees:

1. To install a street lighting system in the subdivision according to a plan prepared by the Northwestern Energy Company and on file at City Hall.

G. Landscaping. The Developer hereby agrees:

1. To plant street trees (one per lot) at least six (6) feet in height and one and one half (1 1/2) inches in diameter at four feet above grade in accordance with the species and the time schedule on file in the Department of Parks and Recreation. West City Limits Road is excluded from this requirement.

Section II. Provisions Specific to This Subdivision

1. Said property is within the B-Y Rural Water District's service area and as such, subject to the provisions of the B-Y - City Residential Water Agreement.

2. Said property shall be annexed prior to approval of the described plat.

3. The Developer agrees that an association shall be created, or an existing association expanded for the purposes of maintaining Outlot 1 and associated appurtenances as a part of the designed storm water detention area.

Section III. Dedication

Subject to all of the other provisions of this agreement and the exhibits hereto attached the Developer shall, without charge to the City, upon completion of all of the above described improvements, unconditionally give, grant, convey and fully dedicate the same to the City, its successors and assigns forever free and clear of all encumbrances. After such dedication, the City shall have the right to connect or integrate other sewer or water facilities provided hereunder as the City decides, with no payment or award to, or constitute acceptance of any improvement by the City.

Section IV. Miscellaneous Requirements.

A. Deed Restrictions. The Developer hereby agrees to execute and record all deed restrictions, if any, before approval of the final plat and file a copy thereof in the office of the City Finance Officer.

B. Survey Monuments. The Developer hereby agrees to properly place and install all survey or other monuments required by statute or ordinance prior to final plat approval. Interior piping shall be installed after the improvements are completed; before the sale of any lot and prior to the City's final street acceptance.

C. Grade. The Developer hereby agrees to furnish to the City a copy of a plan showing the street grade in front of each lot and/or finished yard grade. This information shall be provided prior to the issuance of any building permits for each phase of the project.

D. Reimbursement of Costs to the City.

The Developer hereby agrees to reimburse the City for any costs incurred by the City for engineering, inspection, administrative and legal expenses.

1. Engineering and administrative costs shall be based on regular City pay rate (or overtime, if applicable) plus all fringe benefits for any time actually spent on the project with a maximum of 2 1/2% of construction costs to be charged to the Developer. Any costs for outside consultants shall be charged at the rate the consultant charges the City.

2. Legal costs shall be based on the statements of the City Attorney with no overhead added by the City. Legal costs shall not be incurred without prior notice given to the Developer.

3. The City shall immediately inform the Developer of any excessive or unusual costs which may arise under this section.

Section V. Roads, Sanitary Sewer, Water and Storm Water Guaranty.

The Developer shall guarantee the improvement described in this agreement against defect due to faulty materials or workmanship which appear within a period of one year from the date of acceptance by the City or other provider as herein provided and shall pay for any damages resulting there from to City property.

Section VI. Method of Improvement.

The Developer hereby agrees to engage contractors for all work included in this agreement who are qualified to perform the work and who shall be listed as qualified for such work by the City. The Developer further agrees to use materials and make the various installations in accordance with the approved plans and specifications made a part of this agreement by reference and including those standard specifications of the City.

Section VII. Issuance of Occupancy Permits.

The Developer hereby agrees no occupancy shall be permitted until all streets, public utilities and improvements have been installed and are approved for connection by the City of Yankton.

The Developer agrees to cooperate with the City to prevent the occupancy of any dwelling units before required improvements have been accepted. The City will not be obligated to provide any services to any unit built in the Subdivision until all required improvements have been accepted and may terminate any services provided during construction if a unit is occupied before an occupancy permit is issued by the City.

Section VIII. City Responsibility.

The Developer hereby agrees the City will perform no repair, maintenance or snow removal or provide utility services on any improvements until accepted by the City.

Section IX. Transferability.

The Developer hereby acknowledges that this agreement shall be binding upon any grantees, heirs, devisees, or legatees or assigns of the undersigned with the same force and effect and validity as agreed by the undersigned personally.

IN WITNESS WHEREOF, the Developer has caused this Agreement to be

signed this 8th day of April, 2016.

by:  PRESIDENT
Kirby Hofer, Kirby Hofer Construction Company, Inc.

ss: State of South Dakota
County of Yankton

Be it remembered that on this 8th day of April, 2016 A.D. before me the undersigned, a notary public within and for the County and State aforesaid, personally appeared Kirby Hofer known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that he executed the same.

Lisa Utch

Notary Public

My commission expires on: 2-27-2022

seal



Accepted pursuant to Resolution adopted by the Board of City Commissioners of the City of Yankton this _____ day of _____, 2016.

David Carda, Mayor

ATTEST:

Al Viereck, Finance Officer

Memorandum #16-112

To: Amy Nelson, City Manager
From: Dave Mingo, Community and Economic Development Director
Date: April 15, 2016
Subject: Purchase of Property Necessary for Highway 50 Project.

The attached documentation represents the results of negotiations between Kyle, Erica and Kent Hochstein, the South Dakota Department of Transportation (DOT) and City representatives. The proposed acquisition of property would provide the Hochstein owned land necessary for the DOT and City to complete the planned upgrades to East Highway 50.

The property was appraised at \$10,737 by an independent appraiser. The proposed price of \$14,516 represents a compromise between the appraised value and the owner's asking price. The DOT right-of-way staff has indicated to City staff that this is a fairly common payment ratio for acquisitions of this nature. When determining a price, the DOT and the City's special legal counsel for the project consider other factors like what it would cost to acquire the land through other means.

The previously approved agreement between the DOT and the City stipulates that the DOT will pay one-third of the cost and the City will pay two-thirds. This is based on the amount of land necessary for the planned improvements related to each entity. It is City staff's opinion that we should move forward with the purchase based on what we know about costs to acquire the property through other means. The City's share of the cost would be under \$10,200. We had based the City's budget projections for acquisition on 100 percent of the appraised value so our share of the cost of this purchase is very close to budget.

This acquisition also includes a relocation assistance agreement to provide for the owner moving items located on the property. \$250 is the cost identified for those actions so the total is \$14,766.

Per city ordinance, the purchase of property requires a two-thirds vote of the entire City Commission.

Respectfully submitted,

Dave Mingo, AICP
Community and Economic Development Director

Recommendation: It is recommended that the City Commission approve Memorandum #16-112 approving the purchase of the Hochstein property necessary for the Highway 50 Project and authorizing the City Manager to execute the associated documents.

I concur with this recommendation.

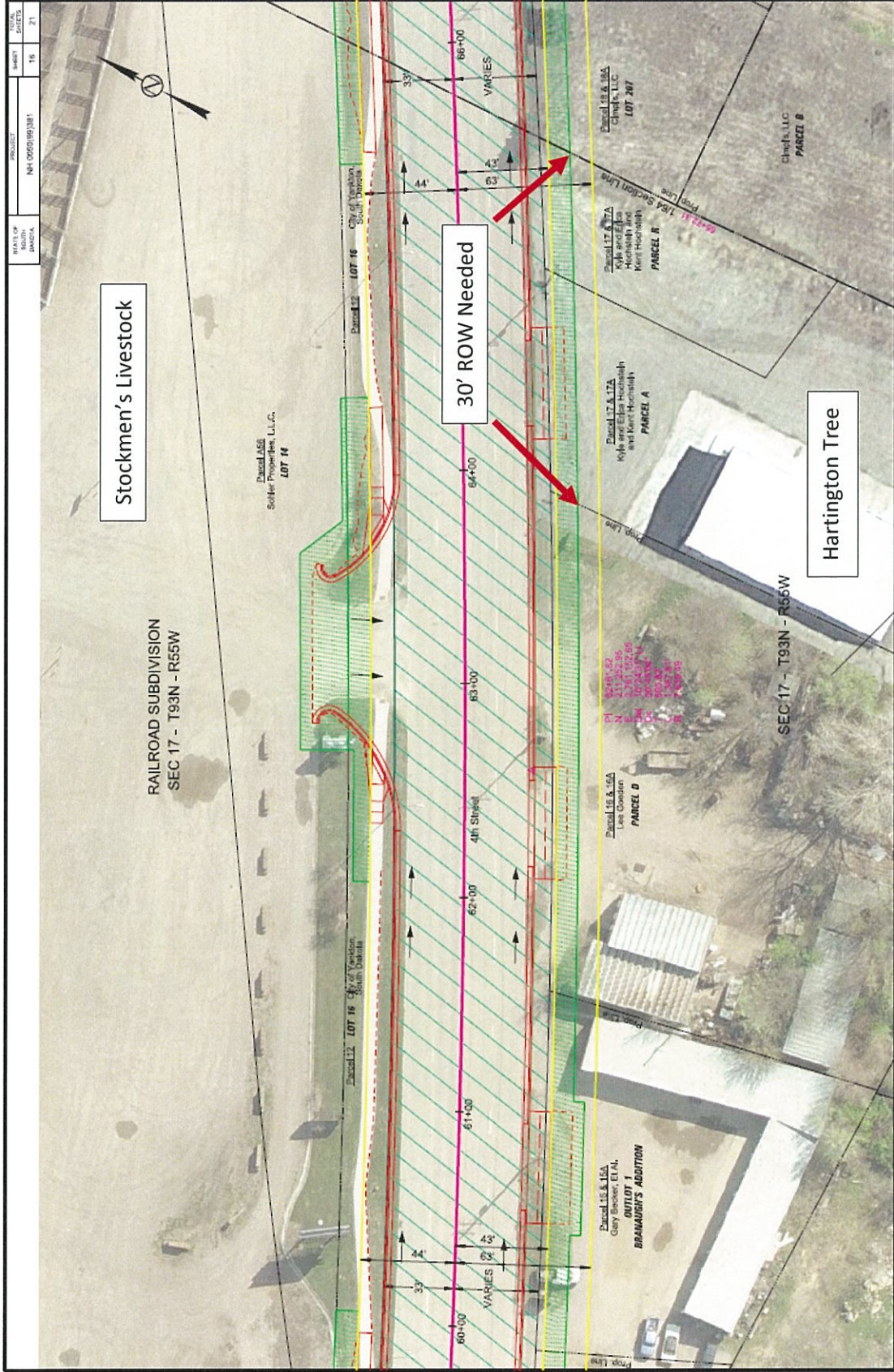
I do not concur with this recommendation.

Amy Nelson
Amy Nelson, City Manager

_____ Roll Call (requires two-thirds majority to pass)

Property Location Map

Hochstein – E. Hwy 50



RIGHT OF WAY AGREEMENT (CITY)

Project No. NH 0050(99)381

PCN No. 6926

Parcel No. 17, 17A

County Yankton

This AGREEMENT for highway right of way and facilities entered into by the undersigned hereinafter referred to as Grantor, to the City of Yankton, South Dakota, hereinafter referred to as Grantee, witnesseth:

WHEREAS, the Grantee contemplates the construction, operation and maintenance of highway facilities and a utility corridor on the above described project, as described by plans; and

WHEREAS, a portion of the right of way for such highway facilities and utility corridor is located over and across the real property hereinafter described as:

Lot H1 in Parcel "R", in the SW1/4 NW1/4, and Parcel "A" in the SW1/4 SW1/4 NW1/4, all in Section 17- Township 93 North – Range 55 West of the 5th P.M., Yankton County, South Dakota. Lot H1 in Parcel R contains 221 sq. ft., more or less, and Lot H1 in Parcel A contains 295 sq. ft., more or less.

Lot U1 in Parcel "R", in the SW1/4 NW1/4, and Parcel "A" in the SW1/4 SW1/4 NW1/4, all in Section 17 – Township 93 North – Range 55 West of the 5th P.M., Yankton County, South Dakota. Lot U1 in Parcel R contains 0.03 acre (1,215 sq. ft.), more or less, and Lot U1 in Parcel A contains 0.05 acre (2,069 sq. ft.), more or less.

The right of way for this property is depicted in the recorded plats of Lots H1 and U1.

WHEREAS, the Grantor has this date conveyed an interest in the above described real property to the Grantee.

NOW, THEREFORE, it is expressly covenanted, agreed and understood by the parties hereto, as follows:

(1) This AGREEMENT shall be in full force and effect until such highway is disposed of in accordance with the law and;

(2) Conditions relating to temporary easement areas on Grantor's property are contained in a separate Temporary Easement Agreement; and;

(3) That the Grantor by deliverance herewith of the properly executed deed conveying the above described property to the Grantee, and upon receipt of payment of the above amount by the Grantor from the Grantee, or its agent, less any deductions necessary to satisfy any liens or encumbrances necessary to guarantee a good and sufficient title to the Grantee, the Grantee shall be released from any claims of damages accruing or alleging to accrue to the adjacent property of the Grantor, his successors or assigns, by virtue of the construction, operation and maintenance of said highway; and;

(4) That Grantor, his heirs, successors or assigns, shall not interfere with or disturb any of such above described highway facility, or portion thereof, without express approval of the Grantee, or its duly authorized representative empowered to grant such approval, and then only under the conditions as designated by the Grantee or its duly authorized representative. The Grantee shall have the right of ingress or egress to enter upon abutting property when necessary to maintain drainage structures until the right of way is no longer used for highway purposes.

(5) The Grantor grants permission to the Grantee to enter upon the above described property to commence construction and all foregoing conditions are binding upon the Grantee only upon approval of this

{02231310.1}

AGREEMENT by the Grantee's authorized representative, and in the event said approval is not obtained, this AGREEMENT is null and void and of no force or effect; and;

(6) NOW, THEREFORE, BE IT AGREED, that for a total consideration of \$14,516, consisting of \$14,516, for land conveyed, temporary easement, improvements and damages, less \$0.00, for retained salvage; with the understanding, payment will be made as soon as all required documents and releases are properly signed and received by the Grantee and a voucher processed for payment; the above and foregoing AGREEMENT is entered into on the ____ day of April, 2016, and in witness whereof the Grantor hereunto subscribes by signature.

Receipt of an identical copy of this AGREEMENT is hereby acknowledged.

Kyle Hochstein

Erica Hochstein

ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF YANKTON)

On this the ____ day of April, 2016, before me personally appeared Kyle and Erica Hochstein, known to me to be the person that is described in and who executed the within instrument and acknowledged to me that he executed the same.

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

Notary Public – South Dakota

My commission expires:

Kent Hochstein

ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF YANKTON)

On this the ___ day of April, 2016, before me personally appeared Kent Hochstein, known to me to be the person that is described in and who executed the within instrument and acknowledged to me that he executed the same.

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

Notary Public – South Dakota

My commission expires:

The above and foregoing AGREEMENT approved this ___ day of _____, 201__.

Authorized Representative of City/County

RELOCATION ASSISTANCE AGREEMENT

Project No. NH 0050(99)381 PCN No. 6926 Parcel No. 17
County Yankton Claim No. 4

The State of South Dakota, acting through the South Dakota Department of Transportation, has determined it necessary to acquire a portion of the following described real property for highway purposes, which will necessitate the removal of the personal property:

Parcel "R", in the SW1/4 NW1/4 and Parcel "A" in the SW1/4 SW1/4 NW1/4, all in Section 17 – Township 93 North – Range 55 West of the 5th P.M., Yankton County, South Dakota.

It is expressly agreed and understood by the parties hereto as follows:

- (1) The real property must be vacated and all personal property removed by unless an extension of time is granted by the Right of Way Program Manager or the Region Engineer or their authorized representative in writing. In the event the personal property is not removed by the above date it will be relocated or disposed of by the State by the most feasible means. The State shall be held blameless for any damage or monetary loss. It is further agreed the personal property must be moved and not disposed of by private or auction sale unless prior arrangements are made with the State to recompute the payment. Losses due to the negligence of the relocated person, his/her agent or employees are not eligible for reimbursement.
- (2) It is further agreed any payments under this agreement are for removal and/or reinstallation of personal property and the State is released from any payment for the property as realty.
- (3) When the State acquires possession of the real property, a 30-day Written Notice will be given specifying the date by which the personal property must be removed & the premises vacated. In no event will removal of the personal property and vacation of the premises be required prior to _____, 20__.
- (4) The Department of Transportation will reimburse the displacee for relocation costs in the following amounts after all Federal and State requirements have been complied with and the personal property removed from the right of way and/or easement area.

A. Actual, Reasonable & Necessary Cost to Move, as supported by receipted bills

OR

B. Self-move wherein the owner assumes full responsibility for the move

OF

Station 64+00 Rt. To 64+60 Rt.: Trailer with sign "Hartington Tree LLC"
And trees for sale \$250.00

MOVING OPTION TAKEN: A () or B ()

(5) The above relocation payments are binding upon the Department of Transportation only when approved by the Right of Way Program Manager or authorized representative and in the event said approval is not obtained, this Agreement is null and void and of no force or effect.

The above and foregoing Agreement is entered into on this ____ day of April, 2016, and in the witness whereof the Grantor hereunto subscribes by signature.

ACKNOWLEDGMENT

STATE OF)
) SS
COUNTY OF)

On this ___ day of April, in the year of 2016, before me, a Notary Public within and for said County and State, has personally appeared _____, known to me to be the person _____ who _____ described in, and who executed the within instrument and acknowledged to me that _____ he _____ executed the same.

(SEAL)

Notary Public

My Commission Expires: _____

The above and foregoing agreement approved this ___ day of April, 2016.

Right of Way Authorized Representative

Prepared By:

James E. Moore
Woods, Fuller, Shultz & Smith P.C.
PO Box 5027
Sioux Falls, SD 57117
(605) 336-3890

WARRANTY DEED

Project No.: NH 0050(99)381 PCN No. 6926 Parcel No. 17, 17A
County Yankton

Kyle Hochstein and Erica Hochstein, husband and wife, of 88069 Hwy 57, Hartington, Nebraska, 68739, and Kent Hochstein, a single person, of 102 South Olive Avenue, Hartington, Nebraska, 68739, Grantors, for and in consideration of One Dollar and Other Good and Valuable Consideration, grant, convey, and warrant to the City of Yankton, Grantee, with an address of PO Box 176, Yankton, South Dakota 57078-0176, the following described real estate in the County of Yankton, in the State of South Dakota:

Lot H1 in Parcel "R", in the SW1/4 NW1/4, and Parcel "A" in the SW1/4 SW1/4 NW1/4, all in Section 17- Township 93 North – Range 55 West of the 5th P.M., Yankton County, South Dakota. Lot H1 in Parcel R contains 221 sq. ft., more or less, and Lot H1 in Parcel A contains 295 sq. ft., more or less.

Lot U1 in Parcel "R", in the SW1/4 NW1/4, and Parcel "A" in the SW1/4 SW1/4 NW1/4, all in Section 17 – Township 93 North – Range 55 West of the 5th P.M., Yankton County, South Dakota. Lot U1 in Parcel R contains 0.03 acre (1,215 sq. ft.), more or less, and Lot U1 in Parcel A contains 0.05 acre (2,069 sq. ft.), more or less.

Exempt from transfer fee pursuant to SDCL § 43-4-22(2).

Dated this ____ day of April, 2016.

Kyle Hochstein

Erica Hochstein

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF YANKTON)

On this the ___ day of April, 2016, before me personally appeared Kyle and Erica Hochstein known to me to be the person that is described in and who executed the within instrument and acknowledged to me that he executed the same.

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

Notary Public – South Dakota

My commission expires:

Dated this ____ day of April, 2016.

Kent Hochstein

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF YANKTON)

On this the ___ day of April, 2016, before me personally appeared Kent Hochstein known to me to be the person that is described in and who executed the within instrument and acknowledged to me that he executed the same.

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

Notary Public – South Dakota

My commission expires:

Memorandum #16-06

To: Amy Nelson, City Manager
From: Kyle Goodmanson, Environmental Services Director
Subject: Change Order #1 Highway 50 Utility Project
Date: April 20, 2016

The Highway 50 Project completed a small portion of utility work at the Burleigh Street intersection.

The attached Change Order No. 1 increases the project cost by \$9,457.80 from \$369,101.27 to \$378,559.07. The increase cost was to relocate the 12" water line.

The water main relocation was required to accommodate the new storm sewer. The area had several major utilities lines including major sanitary sewer lines that could not be adjusted.

City staff has reviewed the project and change order.

Respectfully submitted,



Kyle Goodmanson
 Environmental Services Director

Recommendation: We recommend that Change Order No. 1 be accepted and that the City Finance Officer be authorized to issue a manual check in the amount of \$26,512.02 to Welfl Construction Corporation for the scheduled payment including the approved change order.

I concur with this recommendation.

I do not concur with this recommendation.



Amy Nelson – City Manager

Roll call

Date of Issuance: 11/17/2015	Effective Date:
Owner: City of Yankton, South Dakota	Owner's Contract No.: ES2014-003
Contractor: D & G Concrete Construction, Inc.	Contractor's Project No.:
Engineer: McLaury Engineering, Inc.	Engineer's Project No.: 32120502
Project: Utility Project – SD50/East 4 th Street	Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Description: This change order covers the work needed to adjust the 12" water line in the SE quadrant of the Burleigh Street and 4th Street intersection.

Attachments: See Attachment 1 for breakdown of Bid Quantity Adjustments

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES (No Changes)
Original Contract Price: \$ <u>369,101.27</u>	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>-</u> to No. <u>-</u> ; \$ _____	[Increase] [Decrease] from previously approved Change Orders No. <u> </u> to No. <u> </u> ; Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>369,101.27</u>	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Increase of this Change Order: \$ <u>9,457.80</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ <u>378,559.07</u>	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____ Engineer (if required)	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Title: _____	Title: _____	Title: _____
Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
 Title: _____

Change Order - Contract Price Adjustments

Attachement I

For (Project):		Utility Project - SD50/East 4th Street, from the south jct of US81 East to Marnie Creek										Change Order Number: 1					
Application Period:		October 1, 2015 - November 1, 2015										Change Order Date: 11/17/2015					
A		B				C				D		E		F		G	
Bid Item No.	Item Description	Original Contract Information				New Contract Information (After Change Order)				Change in Contract Price		Comments					
		Item Quantity	Units	Unit Price	Total Value of Item (\$)	New Item Quantity	New Unit Price	New Total Value of Item	Change in Contract Price	Comments							
451E0301	Pipe Encasement	16	Each	\$874.50	\$13,992.00	17	Each	\$874.50	\$14,866.50	\$874.50							
451E0612	12" PVC Water Main		Ft			14	Ft	\$67.35	\$942.90	\$942.90							
451E3012	12" Pipe Bend		Each			4	Each	\$841.85	\$3,367.40	\$3,367.40							
451E5212	Adjust 12" Water Main		Ft			14	Ft	\$123.50	\$1,729.00	\$1,729.00							
451E6105	Connect To Existing Water Main	17	Each	\$1,272.00	\$21,624.00	19	Each	\$1,272.00	\$24,168.00	\$2,544.00							
Totals					\$35,616.00				\$45,073.80	\$9,457.80							

Memorandum #16-103

To: Amy Nelson, City Manager
From: Kyle Goodmanson, Director of Environmental Services
Subject: Addendum to Engineering Contract with McLaury Engineering for Hwy 50
Date: April 25, 2016

Staff continues to work with McLaury Engineering on the 4th Street Utility reconstruction needed in conjunction with the South Dakota Department of Transportation project. Attached is an outlined scope of work to amend the current contract for construction management for phase 1.

The attached Scope of Services is an amendment to our agreement with McLaury Engineering to provide professional engineering to perform construction management and inspection.

Existing water main crossings from Broadway to Burleigh Street will be replaced with new main and gate valves. Gate valves will be located on both the north and south sides of the state right-of-way.

The existing sewer crossings from Broadway to Burleigh Street will be replaced with new main and manholes. The new manholes will be placed in the alleys outside the State right-of-way. This will allow staff safer access to the manholes.

The project was budgeted for \$1,100,000.00 in the current 2015 budget. The proposed 2016 budget increases the total project cost to \$1,430,000.00. This increase is to account for additional project costs including engineering.

It is recommended that Kyle Goodmanson, Environmental Services Director be authorized to enter an agreement with McLaury Engineering for services outlined in the attached scope of services. Additional services for phase 1 construction management not to exceed \$40,000.00.

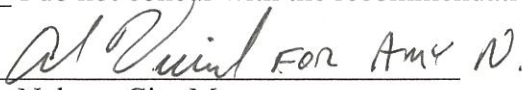
Respectfully Submitted,


 Kyle Goodmanson
 Director of Environmental Services

Attachments

I concur with the recommendation.

I do not concur with the recommendation.


 Amy Nelson, City Manager

Roll call

TYPE COPY

ADDENDUM #2

Original Contract Date: 01/27/2014
4TH Street Utility Reconstruction
City of Yankton
MEI Project Number 32120502



RE: Construction Administration Services Phase 1
Estimated Cost of Design Fee: \$40,000.00

Engineering Design Costs - Summary

<u>Title</u>	<u>Rate</u>	<u>Total Hours</u>	<u>Estimated Cost</u>
Project Manager	\$160.00	40	\$6,400.00
Project Inspector	\$90.00	370	\$33,300.00
Total		410	\$39,700.00
		Contract Estimated Cost	\$40,000.00

Preliminary Schedule

March 1, 2016 Preconstruction Meeting
TBD Start of Construction

The hours estimated above are based on intermittent inspection and not full time inspection. McLaury will only be on site when necessary to assure construction of the City Utilities is being done per the plans and specifications. This is projected as invoiced time and materials to the estimated fee. No additional costs above labor are invoiced.

It may be necessary to request additional hours if construction inspection requirements require more than the estimated hours above.

Original Contract Amount:	\$118,000
Addendum #1-Split Plans	\$ 18,000
Addendum #2-Construction Admin Phase 1	<u>\$ 40,000</u>
Total Contract Amount	\$176,000

AGREED TO THIS _____ DAY OF _____, 2016

SIGNATURE: _____

PRINTED NAME: Kyle Goodmanson

TITLE: Director of Environmental Services

SIGNATURE: Kim L. McLaury Date: February 18, 2016

PRINTED NAME: Kim L. McLaury, PE, PLS

TITLE: President

Memorandum #16-113

TO: Mayor and City Commissioners
FROM: Amy Nelson, City Manager
RE: Onward Yankton Funding Request
DATE: April 16 2016

Attached is a request letter from RJ Rieger, President on behalf of Onward Yankton. Onward Yankton is requesting \$7,500 from the City Commission as seed funding to initiate implementation of their strategic plan. A summary of their strategic plan and a strategic overview is also attached for your review.

Additionally, Onward Yankton is asking us to be a partnering agency along with Yankton County in their Dakota Resources-Design South Dakota Application. If awarded, this process would be similar to the process the City of Yankton utilized for our Mead Neighborhood Concept Land Use Workshop, except focused on the downtown and the other pillars (entrepreneurship and education) outlined in the strategic overview.

Please be aware that the request would be for immediate funding. Another request from Onward Yankton will be brought forward to the City Commission for consideration as an outside agency request in our budget sessions this summer.

Because this is an unbudgeted request, staff would recommend that if the City Commission approves this request that the funds be taken from the BBB.

Onward Yankton will be at our meeting to present their request and answer any questions you may have.

Recommendation: Discuss the funding request and make a motion to fund, deny, or table the request and direct staff accordingly.

Colleen Bailey

From: RJ Rieger <rrieger@firstdakota.com>
Sent: Thursday, April 21, 2016 9:52 AM
To: Amy Nelson; Colleen Bailey
Subject: Letter of Request

Amy,
Thank you again for meeting with Onward Yankton last week. We greatly appreciate your support of Onward Yankton.

For our request for the 2016 year we are requesting \$7,500 to help with our research and development phase of the 7 year plan we discussed. The main focus/use of this money will be working with Dakota Resources for further plan development and bringing the public and our stakeholders more into the discussions. We also have several small projects that were discovered by Onward during our initial search that we plan to work on implementing ourselves or with other local service groups.

Thank you for your time and consideration of this request.

Thanks,

R.J. Rieger

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ONWARD YANKTON



STRATEGIC OVERVIEW



HISTORY

Onward Yankton's roots can be traced back to a simple conversation held amongst a small group of community advocates. Their question? How could a town with so much potential – a historic legacy built on the banks of the grand Missouri River and filled with scores of unique man-made and natural amenities – continue to struggle attracting and retaining young families?

Determined to make a lasting change for their small but progressive community, these leaders sought out others who believed in the city's promise and decided to hold a 100-day contest for Yankton's "Next Big Idea" with a \$10,000 incentive for the winner with the most visionary idea.

More than 500 entries flooded in, and from those emerged one that knitted together many ideas shown to be important to the community – developing a vibrant and active downtown, fostering education, creating meaningful jobs and improving quality of life for all. The winning idea, coined "The Missouri River Capital of Entrepreneurship," belonged to Jacob Fokken, a Yankton native and regional fifth-grade school teacher. Fokken's plan to make Yankton the Capital of Entrepreneurship called for establishing a creative district in Yankton's historic downtown, along with a developing community-wide culture that identified, educated and fostered entrepreneurship by partnering with local educational entities, particularly Mount Marty College.

Committed to bringing Fokken's vision to life, the leaders of Onward Yankton decided to move forward by becoming a legally-recognized non-profit organization, governed by a Board of Directors composed of nine business leaders and community advocates. The Board of Directors governs three core committees – Entrepreneurship, Education and Creative Downtown District – that are designed to work cohesively to create the Missouri River Capital of Entrepreneurship.

As a nonprofit organization, Onward Yankton, Inc. aims to foster and encourage the spirit of entrepreneurship, especially in the traditional sense of business start-ups but also in non-profits, churches, schools and other fields. It seeks to grow its historic downtown district into a creative hub of entrepreneurial activity, yet support start-ups throughout Yankton's trade area. These goals will be accomplished by identifying and encouraging entrepreneurs with supportive programming, brick and mortar projects and education.

ONWARD, MOVING FORWARD

Vision

To help the community of Yankton achieve its full potential.

Mission

To advance the public interest in community preservation and improvement by encouraging the development of entrepreneurial thinking and activity.

Core Strategies

1. To create a vibrant and active downtown.
2. To foster the entrepreneurial spirit through supporting, developing and educating entrepreneurs.
3. To retain and attract local students by encouraging entrepreneurial spirit.

Downtown Creative District

The Onward Yankton Downtown Creative District committee will inspire economic growth and development of Downtown Yankton— through strategic planning, revitalization and unification—which will increase awareness and invite new business and entrepreneurship.

Goals:

- Get People Downtown
- Support Existing Businesses
- Attract New Businesses
- Unify Downtown
- Revamp current Historic Downtown Association, Dues Structure & Event Planning

Entrepreneurship

The Onward Yankton Entrepreneurship committee will empower new and existing efforts to connect, inspire, educate and accelerate entrepreneurs.

Goals:

- Identify maker space
- Implement Dakota Rising program
- Create a local SCORE chapter.
- Support economic growth and development of small business and entrepreneurship.

Education

To be the key that unlocks extensive opportunities to teach leadership and entrepreneurialism to those that will grow the community of Yankton, by providing an environment that fosters education and training for both entrepreneurs and leaders.

Goals:

- Create a Professorship/office to coordinate the goals, education, and activities of the Leadership and Entrepreneurship building
- Create a supportive, all-inclusive environment that fosters an extensive array of entrepreneurial and leadership training
- Provide extensive opportunities to teach entrepreneurship in all its forms

IRECTORS

R.J. Rieger - *President*

R.J. Rieger is a Commercial Loan Officer at First Dakota National Bank. He moved to Yankton in 2014 from Milbank, S.D., and has a passion for community development. He is excited to help make Yankton an even better and more vibrant place to live, work and play. Rieger also serves on the Finance Committee for Onward Yankton.

Tony Maibaum - *Vice President*

Tony has worked as a broadcaster, banker, product marketing manager and serial entrepreneur, most recently co-founding multiple e-commerce businesses and a photography/video production studio with his wife, Angela. He serves as an organizer for 1 Million Cups and Startup Weekend and as City Commissioner. Tony holds degrees in Political Science, Pre-Law and English.

Steve Sager

Steve Sager has worked for Kolberg-Pioneer, Inc. for ten years. He is married to a Yankton native and together they raise 3 energetic boys. Sager gives back to the community through Sertoma Club and serves as a member of The Boys & Girls Club Advisory Board, Junior Football Board, and City Golf Advisory Board.

Larry Olson

Larry Olson of Yankton has owned Larry's Heating & Cooling for over 32 years. He also has several other ventures, including owning and operating Slumberland Furniture, K&D Laundromat and several residential properties.

Carmen Schramm

Carmen Schramm is the Executive Director of the Yankton Area Chamber of Commerce. She is married, with a spoiled black lab and has lived in Yankton for over 35 years. Schramm leads the Creative Downtown District Committee and serves on the boards for the Yankton Community Foundation, YAPG and Governors Tourism Advisory Board.



Tabitha Likness - *Secretary Treasurer*

Tabitha Likness is the Vice President of Finance and Administration at Mount Marty College. Tabitha also serves on the Education committee through which she enjoys building partnerships. She is married to Micah, an Ear, Nose, and Throat Physician with ENT Associates of Yankton. They have two children, Grady and Blair.



Chris Ferdig

Chris opened the doors of Ferdig's Transmission of Yankton in 2004. He and his wife live in Yankton and both operate the successful automotive repair company located downtown. He is the current Yankton Chamber Board President, holds a seat on the Yankton City Commission, and sits on several other boards.



Gary Wood

Gary Wood lives in Yankton and is the owner and publisher of Yankton Media, Inc. Gary is passionate about helping the community of Yankton and is a Co-chair of the entrepreneurship committee.



Michelle Cwach

Michelle Cwach is the media relations manager for Kolberg-Pioneer, Inc. and is married to a sixth-generation farmer in Yankton. Cwach also serves on the Creative District committee and is passionate about encouraging community engagement and attracting other young families to live, work and play in Yankton.

ONWARD YANKTON

Strategic Summary

- 1.) Co-Working Space: Gathering and work place for small businesses and entrepreneurs to collaborate and support one another. (2016)
- 2.) Public/Private partnership to hire professorship/coordinator to develop curriculum for entrepreneurial education throughout Greater Yankton. (2016/2017)
- 3.) Revitalize downtown Yankton through long term strategic and coordinated planning (shared downtown coordinator, strategic planning with Dakota Resources, and downtown comprehensive plan). (2016)
- 4.) Implementation of a local SCORE chapter (2016)
- 5.) Help YHS grow and develop World of Work program and to implement an Onward Yankton Internship program focusing on Small Business and Startups. (2017/2018)
- 6.) Help fill a gap to recruit, retain and develop new and existing small businesses and startups by use of innovative partnerships and programs along with supporting resources. (2016)
- 7.) Begin research trending opportunities on downtown loft living. (2017)

These are just a few of the first action items that Onward Yankton will be undertaking over the next several years. Through capital campaign contributions and grants our goal is to raise \$2,000,000 over the next three years to complete our seven-year strategic plan.

For comments, questions and contributions please contact RJ Rieger at 605-467-1222 or Tony Maibaum at 605-760-1124. Also feel free to visit our website at OnwardYankton.com for more information as we will be updating our website soon!

Thank You,
Onward Yankton Board of Directors