

City Council

Agenda Item

Subject: Approval of the Resolution 25-21, Resolution of Acceptance for Willow Creek Village 2nd Addition, installed by J&J Earthworks, Inc., LL & Sons Excavation, Inc., Up North Construction, Duininck, Inc., and Skyview Construction, Co. on behalf of the developers, Willow Creek Development, Inc..

Meeting: City Council - Aug 18 2025

From: Alan Stager, City Manager

BACKGROUND INFORMATION:

This project installed storm sewer, sanitary sewer, water main and services, curb and gutter, and roadway improvements to support the development within the Willow Creek Village 2nd Addition (ie 8th Avenue SE). After inspection, staff found necessary improvements in order to be in compliance with today's Engineering Design Standards. The City has already certified the completion of the public improvements, staff have administered a one and a half year warranty, and now proposing to formally accept the infrastructure for City ownership and maintenance. The following improvements are being proposed for acceptance:

Street Improvements

3,841 SY of 4" asphalt paving over 12" aggregate base course
2,096 LF of curb and gutter

Storm Sewer Improvements

2 storm drain inlets
58 LF of 24" storm sewer
20 LF of 30" storm sewer

Sanitary Sewer Improvements

3 Sanitary Sewer Manholes
1,000 LF of Sanitary Sewer

Sidewalk Improvements

530 SF 4" Sidewalk

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer

Marci Lewno, Senior Project Manager

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the Resolution of Acceptance through the following motion:

I move to accept the Resolution 25-21, Resolution of Acceptance for Willow Creek Village 2nd Addition, installed by J&J Earthworks, Inc., LL & Sons Excavation, Inc., Up North Construction, Duininck, Inc., and Skyview Construction, Co. on behalf of the developers, Willow Creek Development, Inc..

ATTACHMENT(S):

[Acceptance Certificate WCV 2nd](#)

[Map WCV 2nd](#)

[25-21 Resolution of Acceptance WCV 2nd](#)



ACCEPTANCE CERTIFICATE

Project: Willow Creek Village Second Addition – 8th Ave SE

City Project Number: N/A

Certificate of Completion Date: December 18th, 2023 Warranty End Date: June 21st, 2025

Developer: Willow Creek Development Inc.

Address: 2301 Research Park Way STE 222 City: Brookings State: SD Zip: 57006

Contractor(s): J&J Earthworks, Inc., LL&Sons Excavation, Inc., Up North Construction, Duininck, Inc. and Skyview Construction, Co.

Consultant Engineer: IMEG Corp.

Address: 1410 West Russell St City: Sioux Falls State: SD Zip: 57104

Developer's Engineer Phone Number: (605)-331-2505

Through the issuance of this Acceptance Certificate, the Developer is hereby notified that a one-year warranty inspection of the above referenced project(s) was carried out on August 12th, 2025 by City Staff. All work on this Contract has been completed and is compliant with the terms and conditions of the Development Agreement, Contract, Subdivision Regulations, and Specifications.

The City of Watertown hereby certifies the development improvements to be accepted for Ownership and Maintenance. Exceptions noted: Yes ☒ No ☐

By:


City Engineer

Justin Petersen
Printed Name

Date:

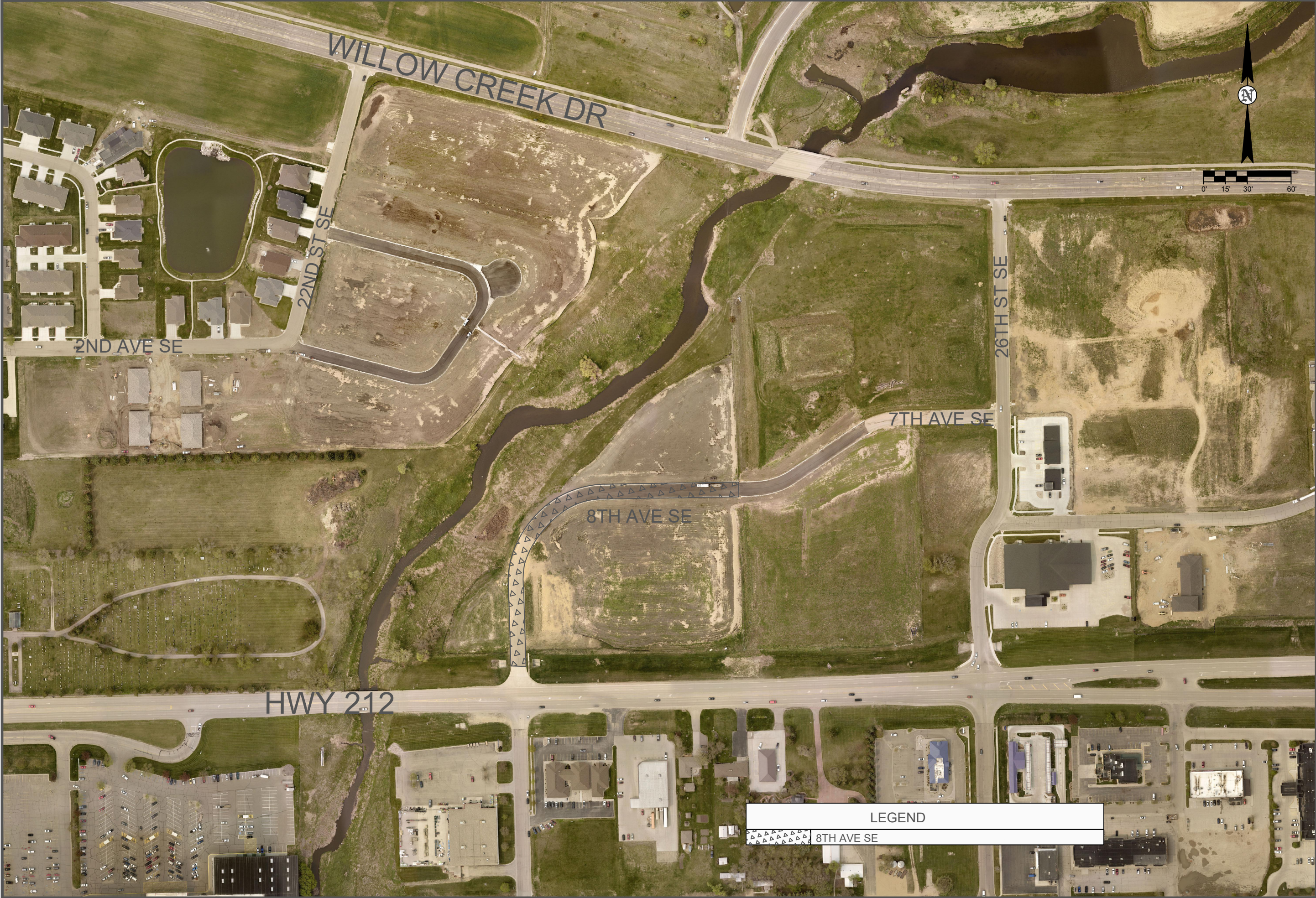
8/12/25

By:

City Manager

Alan Stager
Printed Name

Date:



LEGEND	
	8TH AVE SE

		8TH AVE SE	
MAP WILLOW CREEK VILLAGE		2ND	
DATE:	11/22/2023	SCALE:	NONE
DRAWN BY:	MLL	CHECKED BY:	JP
PROJECT NO:	NA	SHEET	
		2	

RESOLUTION NO. 25-21

A Resolution for confirmation of the Acceptance Certificate for Willow Creek Village Second Addition by the City of Watertown, Codington County, South Dakota

WHEREAS, the developer, Willow Creek Development, Inc., has deemed that all the street and utility improvements have been completed, the final lift of asphalt has been placed and a Certificate of Completion has been issued by the City for the following improvements to public Right of Way:

Willow Creek Village Second Addition, City of Watertown, Codington County, South Dakota.

and,

WHEREAS, the sanitary sewer, storm sewer, curb, gutter and asphalt pavement have achieved a warranty period in excess of one year; and

WHEREAS, the City Engineer has reported that a designee has inspected the improvements and recommends their acceptance by the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council, City of Watertown, Codington County, South Dakota, that the Acceptance Certificate is confirmed and the developer's responsibility for the improvements ends.

Dated at Watertown, South Dakota this 18th day of August, 2025.

The above and foregoing Resolution was moved for adoption by Alderperson _____, seconded by Alderperson _____, and upon roll call all voted aye whereupon the Mayor declared the resolution to be duly passed and adopted.

I hereby certify that Resolution No. 25-21 was published in the Watertown Public Opinion, the official newspaper of said City, on the _____ day of _____, 202__.

Attest:

City of Watertown

Kristen Bobzien
Chief Finance Officer

Ried Holien
Mayor