

City of Watertown

Proposed City Council Agenda

City Hall, 23 2ND ST NE

Watertown, South Dakota

March 3, 2025, 5:30 PM



Page

1. CALL TO ORDER

2. PRAYER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. ACTION TO APPROVE THE AGENDA

6. OPEN FORUM

7. CONSENT AGENDA

- (a) Approval of the minutes of the Council meeting held on February 18th, 2025. 4 - 5
[City Council - Feb 18 2025 - Minutes](#)
- (b) Approval of a Business License to Pinnacle Plumbing LLC as a Gasfitting Contractor (\$250) and Jordan Lorenzen and Jesse Smallfield as a Gasfitter (\$75). 6 - 11
[Pinnacle Plumbing](#)
- (c) Approval of a Pyrotechnics or Open Flame Permit Application for Fireworks show display by Lew's Fireworks at the Prairie Lakes Ice Arena on March 17, 2025. 12 - 13
[Fireworks Permit](#)
- (d) Approval of bills and payroll and authorization to pay

8. PRESENTATIONS & REPORTS

- (a) Brief Update from the Home Rule Charter Midterm Review Committee

9. CONTRACTS & CHANGE ORDERS

- (a) Approval of the Development Agreement Amendments for Endres 3rd, Harmony Hill 3rd, Isabella 1st, KAK's 4th, Kampeska Dunes 4th, Prairie's Edge Estates, River Ridge Estates 7th, The Lakes of Willow Creek 1st, Valley View 2nd and Valley View 3rd to Extend the Completion date for One Year 14 - 17
[Amendments to Extend Ten Expired Development Agreements](#)
- (b) Approval of a Bid Award for the 2025 PMP A - Asphalt Mill and Overlay and Large Patches, Project No. 2502 to Duininck, Inc., in the amount of \$1,405,894.65. 18 - 21
[2025 PMP A - Asphalt Paving, Project No. 2502](#)

- (c) Approval of a Bid Award for the 2025 Crack Sealing & Chip Sealing Project, Project No. 2506 to Asphalt Preservation Company in the amount of \$536,608.65 22 - 25

[2025 Crack Sealing & Chip Sealing Project, Project No. 2506](#)

- (d) Approval of Change Order No. 3 (Final) for the Taxiway and Ag Area Improvements Project, Project No. 2227, with J&J Earthworks, Inc, for a decrease of \$66,505.94 for a new contract price of \$2,684,123.66 26 - 32

[Change Order No. 3 \(Final\) for the Taxiway and Ag Area Improvements](#)

10. ORDINANCE FIRST READINGS

- (a) First Reading of Ordinance No. 25-02, Zoning Text Amendments to Chapter 21.29 C-L Lake Commercial District, Chapter 21.30 C-L1 Lake Adjacent Commercial District (New District), Chapter 21.31 C-L2 Lake Proximity Commercial District (New District), and Chapter 21.58 C-LX Lake District Overlay (New District), Chapter 21.05 Establishment of Districts, Chapter 21.10 Summary of District Regulations, and Chapter 21.90 Definitions of the Revised Ordinances of the City of Watertown 33 - 66

[Ordinance No. 25-02](#)

11. PUBLIC HEARINGS & SECOND READINGS

12. OTHER BUSINESS

- (a) Approval of Resolution No. 25-09, Resolution Establishing Water Main and Sanitary Sewer Cost Recovery for water main and sanitary sewer installations for the Taxiway and Ag Area Improvement Project, Project No. 2227 67 - 71

[Approval of Resolution 25-09](#)

- (b) Authorization to proceed with bidding the Wolf Exhibit Renovation project and accept a donation from LAZS in the amount of \$431,431.94. 72 - 73

[Wolf Exhibit Renovation project](#)

- (c) Authorization for the Interim City Manager to sign the 2024 Annual Municipal Separate Storm Sewer Systems (MS4) Report for submittal to the Department of Agriculture and Natural Resources (DANR) 74 - 98

[2024 MS4 Annual Report](#)

13. CITY COUNCIL MEMBER ANNOUNCEMENTS AND INTRODUCTION OF TOPICS FOR FUTURE DISCUSSION

14. CITY MANAGER REPORT

15. EXECUTIVE SESSION PURSUANT TO SDCL 1-25-2

16. ADJOURNMENT

Kristen Bobzien
Chief Financial Officer

The City of Watertown, South Dakota does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. ADA Compliance:

The City of Watertown fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Finance Office 24 hours prior to the meeting so that appropriate auxiliary aids and services are available.

Watertown
City Council Meeting Minutes
February 18, 2025

The City Council met in regular session at 5:30 PM in the City Hall Council Chambers, 23 2ND ST NE. Mayor Ried Holien presiding.

Present upon roll call: Alderperson Danforth, Peters, Schutte, Tupper, Buhler and Mayor Holien. Absent: Alderperson Jurrens.

Mayor Holien moved item 7(i): Action by the City Council to Revoke and Rescind the Governance and Ends Policy originally approved at the November 20, 2023 City Council Meeting to be the last item under Other Business. Mayor Holien also moved item 9(d): Approval of a Bid Award for the 2025 Neighborhood Street Reconstruction 2nd Ave NE, Project No. 2504 to DeBoer Construction Inc in the amount of \$1,156,696.80 to be the last item under Contracts & Change Orders.

Motion by Buhler, seconded by Schutte, to approve the agenda as amended. Items approved as part of the consent agenda: minutes of the Council meeting held on February 3rd, 2025; a business license to Timothy Worster d/b/a Yexley Worster Holdings LLC as a Mobile Home Court (\$160.00); a Special Event Retail License to Zeus Inc d/b/a Second Street Station for the Pro Pheasants Banquet at the Codington County Extension Building, 1910 W Kemp Ave, W17' of Lot 60 & all of Lots 61-71 W110' of Lots 72-82 & all of Lots 83-93, Way's 4th Lake Drive Addn from 4:00 PM on Friday, February 21st, 2025 until 1:00 AM on Saturday, February 22nd, 2025; authorization to declare a 2014 Polaris Sportsman 570 4-Wheeler as surplus property and dispose of as trade-in at Evolution Powersports; an Equipment Sales Agreement Pursuant to Sourcewell Bid Pricing for a 2024 Skid Steer from Titan Machinery in the Amount of \$69,250 (Sourcewell Contract #011723); authorization for the Interim City Manager to sign a Memorandum of Understanding for Ambulance Service for the Townships of: Dextor, Eden, Elmira, Fuller, Germantown, Graceland, Henry, Kampeska, Kranzburg, Lake, Leola, Pelican, Phipps, Rauville, Richland, Sheridan, and Waverly as well as the Villages of Florence, Henry, Kranzburg, South Shore, and Wallace; authorization for the Interim City Manager to sign a Memorandum of Understanding for Fire Protection Service for the Townships of: Elmira, Kampeska, Kranzburg, Lake, Pelican, Rauville, Richland, and Sheridan as well as the Village of Kranzburg; Authorization for the Interim City Manager to sign contracts for server access for \$500/year with Codington County State's Attorney, Deuel County Sheriff, and Webster Police Department. Motion Carried.

Mayor Holien called for Open Forum. No comments.

Motion by Danforth, seconded by Buhler to approve a 3-Year Facility Use Agreement for the Watertown Stadium between the Watertown School District 14-4 and the City of Watertown. Motion Carried.

Motion by Tupper, seconded by Buhler, to approve a 3-Year Watertown Stadium Use Agreement between the City of Watertown and the Watertown Baseball Association. Motion by Holien, seconded by Danforth, to amend Section 5 of the Stadium Use Agreement to include: Both parties will agree to share a percentage of costs, with amounts settled on a case-by-case-basis, related to repairs of the field lighting and scoreboard systems on a per-incidents basis. Motion Carried as amended.

Agenda Item 7.(a) Approval of the minutes of the Council meeting held on...

Motion by Buhler, seconded by Tupper, to approve the Lease Purchase Agreement for 45 New Gas Club Cars with accessories and 2 Utility Carryall Vehicles via a Sourcewell Bid to NB Golf Cars in the amount of \$12,076.10 per month for a 4-Year Season Term Lease. Motion Carried.

Motion by Schutte, seconded by Buhler, to approve Change Order No. 4 adding \$40,000 Contingency Allowance for the Wells Fargo Renovation and Addition for the New City Hall, Project No. 2035, to the Huff Construction contract for a new Contract amount of \$4,254,470.00. Motion Carried.

Motion by Tupper, seconded by Danforth, to authorize the use of the remaining Furniture, Fixtures and Equipment (FF&E) funds in the City Hall Renovation budget (Project No. 2035) for the City Hall Elevator Repair, Project No. 2516. Motion Carried.

Motion by Schutte, seconded by Buhler, to approve the Bid Award for the 2025 Neighborhood Street Reconstruction 2nd Avenue NE, Project No. 2504, to DeBoer Construction Inc in the Amount of \$1,156,696.80, pending Watertown Municipal Utilities Board approval. Motion Carried.

This being the time and place for a public hearing on Resolution No. 25-07, a Resolution of Necessity for Sidewalk Improvements Along 2nd Avenue NE (from N Maple St - 5th St NE) with the 2025 Neighborhood Street Reconstruction Project No. 2504, the Mayor called for public comment. Mike Meadows spoke in favor of the Resolution. Hearing no further comments from the public, motion by Tupper, seconded by Danforth, to approve Resolution No. 25-07 as presented. Motion Carried.

Motion by Tupper, seconded by Buhler, to declare land located at 1025 19th Street NE, legally described as the S15' of Nineteenth Street Tower Addition, as surplus and authorization to sell through sealed bid. Motion Carried.

Motion by Danforth, seconded by Buhler, to Revoke and Rescind the Governance and Ends Policy originally approved at the November 20, 2023 City Council Meeting. Motion Carried.

Alderman Schutte stated the Home Rule Charter Midterm Review Committee has sent out a survey to City Staff for their input.

The City of Watertown, South Dakota does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of service.

Dated at Watertown, South Dakota, February 18th, 2025.

ATTEST:

Jennifer Collins, Records & Licensing Manager

Ried Holien, Mayor



City Council

Agenda Item

Subject: Approval of a Business License to Pinnacle Plumbing LLC as a Gasfitting Contractor (\$250) and Jordan Lorenzen and Jesse Smallfield as a Gasfitter (\$75).

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

The applicant has provided payment and adequate proof of insurance and bonding. Gasfitter applicants have passed the gasfitter exam administered by Watertown Municipal Utilities.

FINANCIAL CONSIDERATIONS:

Applicant has paid \$250 to the City of Watertown for the Gasfitting Contractor license and \$75 for each Gasfitter license.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Business License to Pinnacle Plumbing LLC as a Gasfitting Contractor (\$250) and Jordan Lorenzen and Jesse Smallfield as a Gasfitter (\$75).

ATTACHMENT(S):

[Pinnacle Plumbing LLC](#)



Gasfitting Contractor & Gasfitter License Application

☒ New Application ☐ Renewal ☐ Add Additional Gasfitter(s) ☐ Transfer Licensed Gasfitter(s)

Licensing Year: 2025

Gasfitting Contractor License Information:

Business Name (as it will appear on license)	Pinnacle Plumbing LLC
Applicant/Owner Name (as it will appear on license)	Jordan Lorenzen / Jesse Smallfield
Business Address	2800 W McClellan St
City, State, Zip	Sioux Falls, SD, 57104
Phone Number	605-881-9893
Email Address	lorenz27@gmail.com
Insurance Company Name (copy of certificate req'd)	Grinnell Mutual
Insurance Expiration Date	2/25/26
Bond Company Name (copy of bond req'd)	Western Surety
Bond Expiration Date	2/25/26
License Fees (check made payable to City of Watertown)	Gasfitting Contractor: \$250 first year/\$75 renewal Gasfitter Fee: \$75 per gasfitter/per year Transfer Licensed Gasfitter Fee: \$25 per gasfitter

Supporting Gasfitter Licenses: (If more gasfitters are to be added, please attach additional information to this application)

Gasfitter #1 - Full Name Jordan Lorenzen	Signature of Gasfitter #1:
Gasfitter #2 - Full Name Jesse Smallfield	Signature of Gasfitter #2:
Gasfitter #3 - Full Name	Signature of Gasfitter #3:

Signature of Business Owner

2-26-25
Date

TO BE COMPLETED BY CITY OF WATERTOWN	
Fee Paid: \$400.00 #1059040	City Council Approved On _____
Receipt Number: _____ Dated: _____	_____ City Manager
License or Permit Number: _____	_____ Finance Officer

Submit completed application to: City Finance Office, Attn: Records/Licensing Manager, PO Box 910, Watertown SD 57201
Phone# (605) 882-6203 • Fax# (605) 882-6218 • licenses@watertownsd.us



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sieperda/Foltz Insurance and Real Estate PO Box 590, 413 First Ave Rock Rapids IA 51246		CONTACT NAME: PHONE (A/C, No, Ext): 712-472-3724 FAX (A/C, No): 712-472-2562 E-MAIL ADDRESS:	
INSURED Pinnacle Plumbing LLC Jordan Lorenzen Jesse Smallfield 2800 W McClelland St SIOUX FALLS SD 57104		INSURER(S) AFFORDING COVERAGE INSURER A: GRINNELL MUTUAL INSURER B: CNA SURETY INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 20250226152603574

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY			0001126959	02/25/2025	02/25/2026	EACH OCCURRENCE \$ 1,000,000
	CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$ 5000
	POLICY ☐ PROJECT ☐ LOC ☐						PERSONAL & ADV INJURY \$
	OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO						BODILY INJURY (Per person) \$
	OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
B	CNA			67476293	02/25/2025	02/25/2026	BOND 10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

CITY OF WATERTOWN
 23 2ND ST NE PO BOX 910
 WATERTOWN SD 57201
 jcollins@watertownsd.us

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Effective Date: February 25th, 2025

Western Surety Company

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 67376293

That we, Pinnacle Plumbing LLC

of Sioux Falls, State of South Dakota, as Principal,
and WESTERN SURETY COMPANY, a corporation duly licensed to do surety business in the State of
South Dakota, as Surety, are held and firmly bound unto the

City of Watertown, State of South Dakota, as Obligee, in the penal
sum of Ten Thousand and 00/100 DOLLARS (\$10,000.00),
lawful money of the United States, to be paid to the Obligee, for which payment well and truly to be made,
we bind ourselves and our legal representatives, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been
licensed Plumber

by the Obligee.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply
with the laws and ordinances, including all amendments thereto, pertaining to the license or permit
applied for, then this obligation to be void, otherwise to remain in full force and effect until
February 25th, 2026, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing, by First Class
U.S. Mail, to the Obligee and to the Principal at the address last known to the Surety, and at the expiration
of thirty-five (35) days from the mailing of said notice, this bond shall ipso facto terminate and the Surety
shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said
date. Regardless of the number of years this bond shall continue in force, the number of claims made
against this bond, and the number of premiums which shall be payable or paid, the Surety's total limit of
liability shall not be cumulative from year to year or period to period, and in no event shall the Surety's total
liability for all claims exceed the amount set forth above. Any revision of the bond amount shall not be
cumulative.

Dated this 25th day of February, 2025.

Pinnacle Plumbing LLC

Principal

Principal

WESTERN SURETY COMPANY

By

Larry Kasten, Vice President

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Plumber City of Watertown

bond with bond number 67376293

for Pinacle Plumbing LLC

as Principal in the penalty amount not to exceed: \$ 10,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 25th day of February,
2025.

ATTEST

L. Bauder

L. Bauder, Assistant Secretary

By

WESTERN SURETY COMPANY

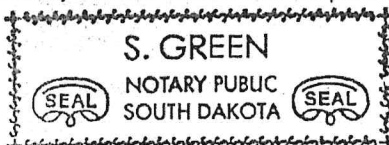
Larry Kasten

Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

On this 25th day of February, 2025, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



My Commission Expires February 12, 2027

Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.



Agenda Item 7.(b) Approval of a Business License to Pinnacle Plumbing LL...

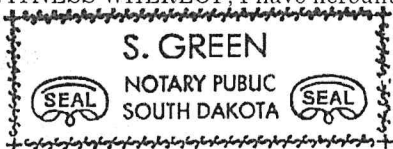
STATE OF SOUTH DAKOTA
COUNTY OF MINNEHAHA

SS

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

On this 25th day of February, 2025, before me, the undersigned officer, personally appeared Larry Kasten, who acknowledged himself to be the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



S. Green
Notary Public — South Dakota

My Commission Expires: February 12, 2027

ACKNOWLEDGMENT OF PRINCIPAL
(Individual or Partners)

STATE OF _____
COUNTY OF _____

SS

On this _____ day of _____, _____, before me personally appeared _____, known to me to be the individual _____ described in and who executed the foregoing instrument and acknowledged to me that _____ he _____ executed the same.

My commission expires _____

Notary Public

ACKNOWLEDGMENT OF PRINCIPAL
(Corporate Officer)

STATE OF _____
COUNTY OF _____

SS

On this _____ day of _____, _____, before me personally appeared _____, who acknowledged himself/herself to be the _____ of _____, a corporation, and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

My commission expires _____

Notary Public

 Western Surety Company

License or Permit No. _____

LICENSE AND PERMIT

BOND

As

of _____

State of _____

Name of Applicant _____

Address _____

Filed _____

Approved this _____

day of _____



City Council

Agenda Item

Subject: Approval of a Pyrotechnics or Open Flame Permit Application for Fireworks show display by Lew's Fireworks at the Prairie Lakes Ice Arena on March 17, 2025.

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

Display will be held at the Prairie Lakes Ice Arena on March 17, 2025.

FINANCIAL CONSIDERATIONS:

There is no financial considerations

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve a Pyrotechnics or Open Flame Permit Application for Fireworks show display by Lew's Fireworks at the Prairie Lakes Ice Arena on March 17, 2025.

ATTACHMENT(S):

[Permit Application](#)



Watertown Fire Rescue
Fire Prevention Division
Pyrotechnics or Open Flame
Permit Application

Permit No. _____ App. Date: _____
 Receipt No. _____ Issue Date: _____
 Fee: \$ _____ Approved By: _____

Applicant's Information

Name/Business: WTK Ford Chrysler
 Address: 1600 9th Ave NE
 Watertown, SD 57201
 Phone No.: 605-886-5844

Discharge Location

Name/Business: ALIA
 Address: 3015-13th Ave NE
 Watertown, SD 57201
 Phone No.: _____

Insurance Company

Name: Ryder, Rosacker
 Address: _____
 City: _____ State: NE Zip: _____
 Phone No.: _____

Person in Charge of Display

Name/Business: Lewis Fireworks Inc.
 Address: P.O. Box 455
 City: WTN State: SD Zip: 57301
 Phone No.: (605) 882-1744

Description of Activity (in detail)

☒ Pyrotechnics ☐ Open Flame

Date and Time of Display

Start Date and Time: 3-17-
 Finish Date and Time: 3-17

PLEASE PRINT NEATLY

Type of Display

☒ Aerial Show ☒ With Class C/Division 1.4 ☐ With Class B/Division 1.3
☐ Ground Display ☐ With Class C/Division 1.4 ☐ With Class B/Division 1.3
☒ Outdoor (see note below) ☐ Film or Stage Use ☐ Concert ☒ Public Show ☐ Private Show
☐ Indoors ☐ Film or Stage Use ☐ Concert ☐ Public Show ☐ Private Show

NOTICE

To help prevent confusion with citizens calling for emergency services during the time of outside pyrotechnic (fireworks) display, please call Watertown Police Department Dispatch (882-6210) and inform them that you have a permit to discharge fireworks and state the time, location of discharge, and permit number. The permitted work as described herein shall meet the current requirements of the fire code.

Outdoor Displays

In accordance with City of Watertown fire code, standby personnel and equipment may be required based on potential fire conditions and weather conditions both prior to and on the day of display/discharge. Should standby be deemed necessary, cost associated with standby will be billed to, and shall be paid by, the permittee. Watertown Fire Rescue reserves the right to cancel permits based on fire potential, given determining factors such as atmospheric and foliage conditions.

Applicant

I, the undersigned, do hereby affirm that the statements contained on this form are true and correct. I further agree to comply with the provisions of applicable ordinances of the City of Watertown and all other requirements of this application. In addition, it is understood that the installation of permitted items shall be made only by persons properly trained and qualified to install and discharge the specific items being provided. The installer certifies to this authority that the installation and discharge is in complete agreement with the terms of the listing and manufacturer's instructions and/or approved requirements.

Furthermore, I accept responsibility for costs associated with standby personnel and equipment, when required, that may be needed to conduct the display as noted on this permit application.

**NO WORK SHALL COMMENCE WITHOUT AN
 APPROVED PERMIT ISSUED BY THE FIRE
 PREVENTION DIVISION AND PAYMENT TO
 WATERTOWN FIRE RESCUE**

Signature: Tony Williams

Name (print): Tony Williams

Title: Office Manager

Representing: Watertown Ford Chrysler



City Council

Agenda Item

Subject: Approval of the Development Agreement Amendments for Endres 3rd, Harmony Hill 3rd, Isabella 1st, KAK's 4th, Kampeska Dunes 4th, Prairie's Edge Estates, River Ridge Estates 7th, The Lakes of Willow Creek 1st, Valley View 2nd and Valley View 3rd to Extend the Completion date for One Year

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

Ten expired Development Agreements have yet to receive a certificate of completion. The expired agreements are Endres 3rd, Harmony Hill 3rd, Isabella 1st, KAK's 4th, Kampeska Dunes 4th, Prairie's Edge Estates, River Ridge Estates 7th, The Lakes of Willow Creek 1st, Valley View 2nd, and Valley View 3rd. The amount of delinquency ranges from less than one year to more than six years with an average of just under two years. See below for the primary issues preventing Certificate of Completion in each development. Note this list is a summary with the complete punchlists found on OpenGov.

- Endres 3rd (Robert Endres) has storm sewer and sanitary sewer that were rejected that need to be fixed, televised and accepted. Sidewalk and ADA pedestrian ramps also need to be installed.
- Harmony Hill 3rd (Benedictine Sisters of Mother of God Monastery) pond inlets require riprap and storm sewer inlets require grouting. The lift station also needs to be completed.
- Isabella 1st (Steven Horning) was delayed due to a traffic study which requires a turning lane on 33rd Street where it meets Highway 212. A short stretch of sanitary sewer also needs to be installed under Highway 212.
- KAK's 4th (KAK's Lakeside Addition, Inc.) has ADA pedestrian ramps that require fixing and a culvert that requires riprap installation.
- Kampeska Dunes 4th (J&J Land Sales LLC) has storm sewer that was rejected that needs to be fixed, televised and accepted. Sidewalk adjacent to the drainage pond and the final lift of asphalt also need to be installed.
- Prairie's Edge Estates (PATGAR LLC) has final grading to be completed and ADA ramps and a valley gutter need to be installed.
- River Ridge Estates 7th (High Plains Development Corporation, Inc.) has underlying compaction issues causing settling on 7th Street NW that need to be fixed.
- The Lakes of Willow Creek 1st (J&J Land Sales LLC) has a short stretch of 28th Street near Peterbilt that needs to be finished. The lift station needs to be completed and a private drive as well as sidewalk and ADA pedestrian ramps also need to be installed.
- Valley View 2nd (J&J Land Sales LLC) needs ADA pedestrian ramps and valley gutters installed. The final lift of asphalt is also not finished on portions of 18th Street and 5th Avenue.
- Valley View 3rd (J&J Land Sales LLC) needs ADA pedestrian ramps and valley gutters installed. The final lift of asphalt is less than half complete.

Agenda Item 9.(a) Approval of the Development Agreement Amendments for E...

With approval, the completion date of the development agreements would be extended to March 3, 2026, for each of these developments to allow time for the Developer to complete the remaining public infrastructure improvements.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer

Lucas Ammann, Engineer II

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the Development Agreement Amendments for time extension through the following motion:

I move to approve the Development Agreement Amendments for Endres 3rd, Harmony Hill 3rd, Isabella 1st, KAK's 4th, Kampeska Dunes 4th, Prairie's Edge Estates, River Ridge Estates 7th, The Lakes of Willow Creek 1st, Valley View 2nd and Valley View 3rd to extend the completion date for one year.

ATTACHMENT(S):

[Expired Development Agreements Extension Amendment](#)

Document prepared by:
City of Watertown
Community Development Division
23 2nd Street NE
Watertown, SD 57201
(605) 882-6202

DEVELOPMENT AGREEMENT EXPIRATION DATE AMENDMENT

THIS AMENDMENT TO THE DEVELOPMENT AGREEMENT, hereinafter “Agreement,” is made and entered into this ____ day of _____ 2025, by and between _____, owner, hereinafter “Developer,” and the City of Watertown, a municipal corporation of the State of South Dakota, hereinafter “City,” and is subject to the following terms and conditions:

1. WHEREAS, the Developer and the City entered into the Agreement dated the ____ day of _____ 20__ for the tract of land known after platting as:

_____.

2. NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Developer and the City agree to amend the Agreement as follows:
 - a. The period of performance as stated in Section C-1 of the Agreement is hereby extended such that the new expiration date of the agreement shall be one (1) year after the date this instrument is recorded with the Codington County Register of Deeds.
 - b. Except as specifically amended herein, all other terms and conditions of the Agreement shall remain in full force and effect.
 - c. This Amendment shall be deemed an integral part of the Agreement and shall supersede and modify the relevant provisions of the agreement to the extent necessary to give effect to this Amendment.
 - d. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same instrument.

DEVELOPER:

Owner/Acting Agent:_____
Developing Company:_____
Street Address:_____
City, State ZIP:_____
Phone:_____

CITY OF WATERTOWN:

Kristen Bobzien, Interim City Manager
City of Watertown
PO Box 910
Watertown, SD 57201
Phone: (605) 882-6200

ATTEST:

State of South Dakota)
)SS:
County of Codington)

(SEAL)

On this the ____ day of _____ 2025, before me, the undersigned officer, personally appeared _____ of _____, known to me or satisfactorily proven to be the person whose name is subscribed to within this instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

[SEAL]

Notary Public
My commission expires:

State of South Dakota)
)SS:
County of Codington)

On this the ____ day of _____ 2025, before me, the undersigned officer, personally appeared *Kristen Bobzien*, who acknowledged herself to be the City Manager and Chief Financial Officer of the City of Watertown, a municipal corporation, and that they as such City Manager and Finance Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the City by herself as City Manager and Finance Officer.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

[SEAL]

Notary Public
My commission expires:



City Council

Agenda Item

Subject: Approval of a Bid Award for the 2025 PMP A - Asphalt Mill and Overlay and Large Patches, Project No. 2502 to Duininck, Inc., in the amount of \$1,405,894.65.

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

On February 18, 2025, three (3) bids were received for the 2025 PMP A - Asphalt Paving, Project No. 2502. Duininck, Inc. of Prinsburg, MN had the low bid of \$1,405,894.65, which was 43% lower than the Engineer's Estimate of \$2,503,402.02.

The Solid Waste Division budgeted \$750,000.00 for the work being done to the landfill road. The cost for Solid Waste's portion of the project will be \$453,902.52 including 31% of the Mobilization and Traffic Control line items.

The remaining \$951,992.13 is budgeted in the street improvements account.

This project is a combination of the City's annual mill and overlay project with the large patch project. It includes over 65,000 square yards (SY) of milling, 65,000 square yards (SY) of asphalt concrete composite for overlay, installation of pedestrian ramps, removal and installation of curb and gutter, concrete fillets and valley gutters, and other miscellaneous work.

All roadways are subject to change and additional roadways may be added as budget allows. The following segments are currently planned in the mill and overlay project:

- 5th St from 3rd Ave N to 5th Ave N
- 5th St from 7th Ave N to 9th Ave N
- 6th St from 3rd Ave N to 9th Ave N
- 7th St from 7th Ave N to 10th Ave N
- 8th St from 7th Ave N to 10th Ave N
- 9th St from 7th Ave N to 9th Ave N
- 4th Ave from US Hwy 81 to 5th St E
- 6th Ave from US Hwy 81 to 6th St E
- 7th Ave from 8th St E to 11th St E
- 8th Ave from US Hwy 81 to 6th St E
- 9th Ave from 7th St E to 9th St E
- 20th Ave from South Bypass to 20th Ave S
- 175th St from US Hwy 81 to Watertown Regional Landfill

FINANCIAL CONSIDERATIONS:

The total bid of \$1,405,894.65 is split between two accounts.

The funding for the street improvement portion has been budgeted in the Capital Improvement Fund, Account 212-43180-43700 in the amount of \$1,750,000.00. With approval of the bid at \$951,992.13, the project is \$798,007.87 under budget. The additional funds would be utilized for additional roadway repairs after other street projects are bid and pricing is verified to fit within the overall street CIP budgets.

The funding for the solid waste portion of this project has been budgeted in Account 605-43240-43900 in the amount of \$750,000.00. With approval of the bid at \$453,902.52, the project is \$296,097.48 below budget.

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer

Caitlin German, Engineer Technician

STAFF RECOMMENDATION / SUGGESTED MOTION:

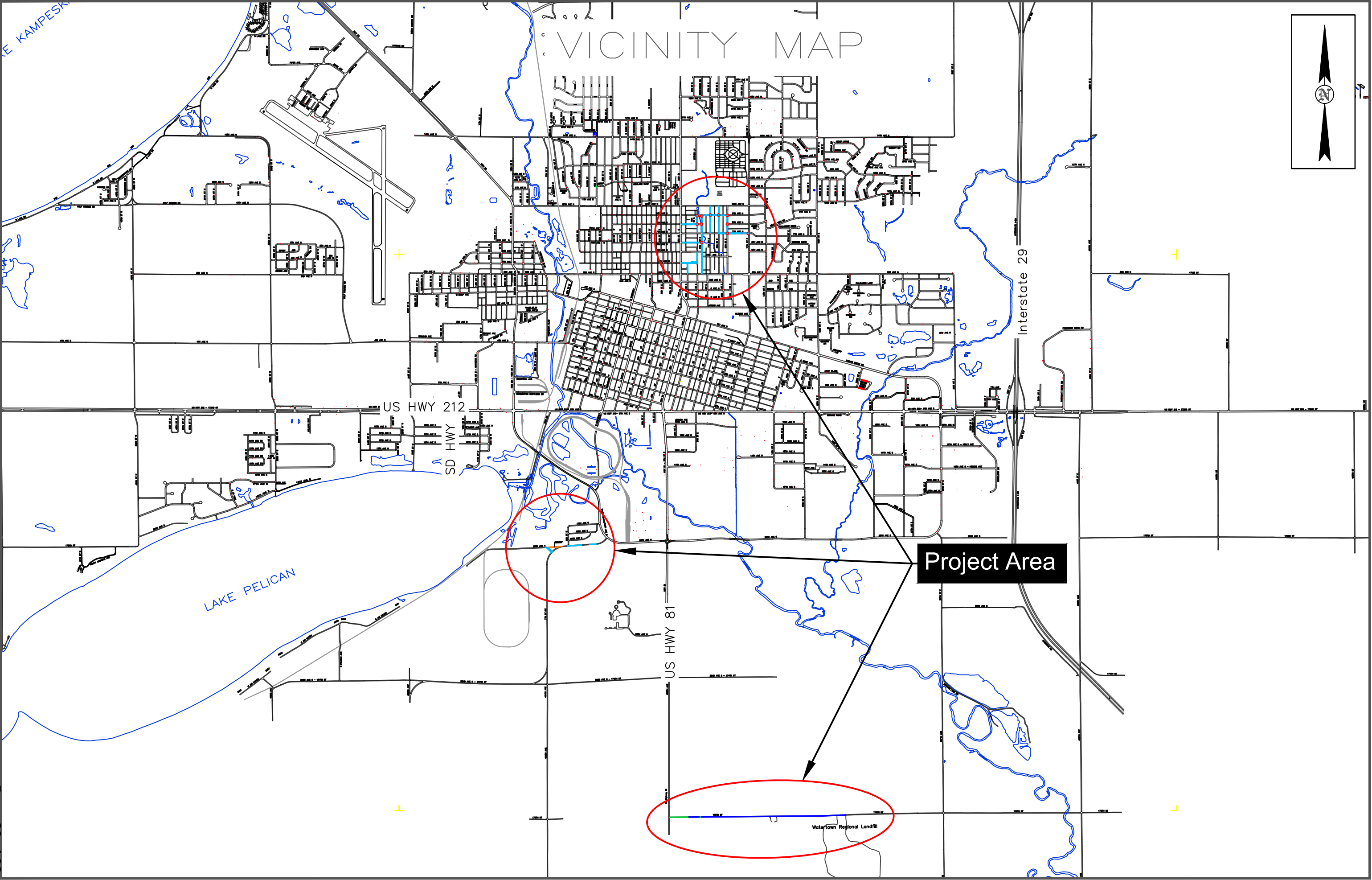
Staff recommends approval of this Bid Award through the following motion:

I move to approve of a Bid Award for the 2025 PMP A - Asphalt Mill and Overlay and Large Patches, Project No. 2502 to Duininck, Inc., in the amount of \$1,405,894.65.

ATTACHMENT(S):

[2502 Vicinity Map](#)

[2502 Bid Tabulation](#)



Estimate of Quantities 2025 Asphalt Paving Project No. 2502 City of Watertown, South Dakota				City of Watertown 2/18/2025 Ph: 605-882-6202 Engineer Estimate			Duininck, Inc. PO Box 208 Prinsburg, MN Ph: 320-212-3954		Central Specialties Inc 6325 Co Rd 87 SW Alexandria, MN Ph: 320-762-7289		Bowes Construction Inc 2915 22nd Ave S Brookings, SD Ph: 605-882-6204	
BID SCHEDULE												
ITEM NO.	STD. BID ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY		ITEM PRICE	ITEM TOTAL	ITEM PRICE	ITEM TOTAL	ITEM PRICE	ITEM TOTAL	ITEM PRICE	ITEM TOTAL
1	1.000	Mobilization	Lump	Sum	\$ 75,000.00	\$ 75,000.00	\$ 80,000.00	\$ 80,000.00	\$ 138,075.00	\$ 138,075.00	\$ 55,000.00	\$ 55,000.00
2	2.000	Traffic Control, Miscellaneous	Lump	Sum	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	\$ 13,625.00	\$ 13,625.00	\$ 10,250.00	\$ 10,250.00
3	3.005	Clear and Grub Tree	2	EA	\$ 1,925.00	\$ 3,850.00	\$ 1,000.00	\$ 2,000.00	\$ 500.00	\$ 1,000.00	\$ 1,250.00	\$ 2,500.00
4	3.025	Clear and Grub Shrub	1	EA	\$ 550.00	\$ 550.00	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 360.00	\$ 360.00
5	4.005	Remove Concrete Curb & Gutter	800	L.F.	\$ 20.90	\$ 16,720.00	\$ 8.00	\$ 6,400.00	\$ 8.00	\$ 6,400.00	\$ 23.00	\$ 18,400.00
6	4.020	Remove Concrete Sidewalk	964	S.F.	\$ 4.10	\$ 3,952.40	\$ 2.50	\$ 2,410.00	\$ 2.25	\$ 2,169.00	\$ 2.35	\$ 2,265.40
7	4.025	Remove Concrete Pavement	20	S.Y.	\$ 17.60	\$ 352.00	\$ 35.00	\$ 700.00	\$ 35.00	\$ 700.00	\$ 15.65	\$ 313.00
8	4.050	Remove Concrete Valley Gutter	43	S.Y.	\$ 45.83	\$ 1,970.69	\$ 35.00	\$ 1,505.00	\$ 30.00	\$ 1,290.00	\$ 12.50	\$ 537.50
9	4.072	6" Reinforced Concrete Pavement	31	S.Y.	\$ 153.27	\$ 4,751.37	\$ 85.70	\$ 2,656.70	\$ 78.65	\$ 2,438.15	\$ 285.00	\$ 8,835.00
10	4.115	6" PCC Fillet Section	20	S.Y.	\$ 132.00	\$ 2,640.00	\$ 130.00	\$ 2,600.00	\$ 107.30	\$ 2,146.00	\$ 260.50	\$ 5,210.00
11	4.125	6" Reinforced Concrete Valley Gutter	57	S.Y.	\$ 153.27	\$ 8,736.39	\$ 97.90	\$ 5,580.30	\$ 102.85	\$ 5,862.45	\$ 208.60	\$ 11,890.20
12	4.140	Install B66/P6 Concrete Curb and Gutter	883	L.F.	\$ 49.09	\$ 43,346.47	\$ 35.00	\$ 30,905.00	\$ 45.00	\$ 39,735.00	\$ 52.15	\$ 46,048.45
13	4.155	4" Concrete Sidewalk	4,535	S.F.	\$ 11.48	\$ 52,061.80	\$ 7.95	\$ 36,053.25	\$ 7.25	\$ 32,878.75	\$ 11.50	\$ 52,152.50
14	4.185	Furnish & Install Detectable Warning Panel	720	S.F.	\$ 58.67	\$ 42,242.40	\$ 33.30	\$ 23,976.00	\$ 85.00	\$ 61,200.00	\$ 46.95	\$ 33,804.00
15	5.320	Adjust Manhole	25	Each	\$ 733.33	\$ 18,333.25	\$ 1,000.00	\$ 25,000.00	\$ 1,000.00	\$ 25,000.00	\$ 995.00	\$ 24,875.00
16	5.535	Valve Box Adjustment	15	Each	\$ 385.00	\$ 5,775.00	\$ 450.00	\$ 6,750.00	\$ 350.00	\$ 5,250.00	\$ 215.00	\$ 3,225.00
17	6.015	2" Milling	62,673	S.Y.	\$ 3.41	\$ 213,714.93	\$ 2.75	\$ 172,350.75	\$ 2.70	\$ 169,217.10	\$ 2.00	\$ 125,346.00
18	6.020	Full Depth Milling	2,933	S.Y.	\$ 7.47	\$ 21,909.51	\$ 7.00	\$ 20,531.00	\$ 6.75	\$ 19,797.75	\$ 2.50	\$ 7,332.50
19	6.025	Remove Asphalt Concrete Pavement	340	S.Y.	\$ 16.83	\$ 5,722.20	\$ 12.50	\$ 4,250.00	\$ 15.00	\$ 5,100.00	\$ 13.00	\$ 4,420.00
20	6.035	2" Asphalt Concrete Composite	47,086	S.Y.	\$ 23.10	\$ 1,087,686.60	\$ 11.20	\$ 527,363.20	\$ 11.00	\$ 517,946.00	\$ 13.10	\$ 616,826.60
21	6.037	3" Asphalt Concrete Composite	15,587	S.Y.	\$ 29.42	\$ 458,569.54	\$ 16.00	\$ 249,392.00	\$ 16.00	\$ 249,392.00	\$ 17.85	\$ 278,227.95
22	6.038	4" Asphalt Concrete Composite	172	S.Y.	\$ 35.62	\$ 6,126.64	\$ 50.60	\$ 8,703.20	\$ 22.75	\$ 3,913.00	\$ 94.35	\$ 16,228.20
23	6.039	6" Asphalt Concrete Composite	1,933	S.Y.	\$ 48.14	\$ 93,054.62	\$ 41.00	\$ 79,253.00	\$ 32.00	\$ 61,856.00	\$ 31.75	\$ 61,372.75
24	8.045	Salvage Traffic Sign for Reset	6	EA	\$ 143.00	\$ 858.00	\$ 10.00	\$ 60.00	\$ 150.00	\$ 900.00	\$ 10.40	\$ 62.40
25	9.000	Unclassified Excavation	290	C.Y.	\$ 37.51	\$ 10,877.90	\$ 32.00	\$ 9,280.00	\$ 30.00	\$ 8,700.00	\$ 29.20	\$ 8,468.00
26	9.025	Haul & Place Salvaged Asphalt Mix	1,933	S.Y.	\$ 23.99	\$ 46,372.67	\$ 10.00	\$ 19,330.00	\$ 12.50	\$ 24,162.50	\$ 9.10	\$ 17,590.30
27	9.070	Woven Geotextile Fabric	1,933	SY	\$ 3.99	\$ 7,712.67	\$ 2.50	\$ 4,832.50	\$ 6.00	\$ 11,598.00	\$ 3.40	\$ 6,572.20
28	9.170	2" Aggregate Base Course	528	S.Y.	\$ 20.49	\$ 10,818.72	\$ 8.50	\$ 4,488.00	\$ 7.00	\$ 3,696.00	\$ 8.85	\$ 4,672.80
29	9.175	4" Aggregate Base Course	913	L.F.	\$ 8.50	\$ 7,760.50	\$ 7.25	\$ 6,619.25	\$ 9.00	\$ 8,217.00	\$ 3.90	\$ 3,560.70
30	9.180	6" Aggregate Base Course	1,995	S.Y.	\$ 5.13	\$ 10,234.35	\$ 14.50	\$ 28,927.50	\$ 12.50	\$ 24,937.50	\$ 11.25	\$ 22,443.75
31	10.025	Inlet Protection	20	Each	\$ 247.50	\$ 4,950.00	\$ 95.00	\$ 1,900.00	\$ 110.00	\$ 2,200.00	\$ 114.75	\$ 2,295.00
32	12.003	Landscaping	Lump	Sum	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,085.00	\$ 2,085.00
33	12.005	Contractor Furnished Top Soil	2,060	S.Y.	\$ 63.69	\$ 131,201.40	\$ 10.00	\$ 20,600.00	\$ 6.00	\$ 12,360.00	\$ 6.75	\$ 13,905.00
34	12.045	Hydromulch Seeding	2,060	S.Y.	\$ 40.00	\$ 82,400.00	\$ 1.30	\$ 2,678.00	\$ 2.00	\$ 4,120.00	\$ 2.10	\$ 4,326.00
35	12.125	Allowance: Repairing Sprinkler Heads and Line Damage	Lump	Sum	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00
36	13.055	Remove and Reset Mailbox with Post	6	Each	\$ 325.00	\$ 1,950.00	\$ 350.00	\$ 2,100.00	\$ 250.00	\$ 1,500.00	\$ 365.10	\$ 2,190.60
Total of All Unit Bid Items						\$ 2,503,402.02		\$ 1,405,894.65		\$ 1,472,832.20		\$ 1,476,791.80



City Council

Agenda Item

Subject: Approval of a Bid Award for the 2025 Crack Sealing & Chip Sealing Project, Project No. 2506 to Asphalt Preservation Company in the amount of \$536,608.65

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

On February 18, 2025, (3) bids were received for the 2025 Crack Sealing & Chip Sealing Project, Project No. 2506 and Asphalt Preservation Company had the bid of \$536,608.65 which was 6% lower than the budgeted amount of the Engineer's Estimate of \$572,102.98.

The project is at various locations in Watertown, SD, consisting of crack sealing, chip sealing, and fog seal of roadways, airport runway, parking lots, and bike trails throughout the City.

FINANCIAL CONSIDERATIONS:

The funding for this project has been budgeted in multiple accounts: the Capital Improvement Fund, Account 212-43180-42509 in the amount of \$500,000.00 (streets & WEC parking lot), Account 606-43500-42509 in the amount of \$20,000 (airport runway), Account 201-45142-42505 in the amount of \$13,000 (bike trails), and Codington County will pay for 100% of the County Courthouse parking lot, estimated to cost \$7,508.10, and 50% of the Koch Complex parking lot, estimated to cost the County \$31,169.90, for a total of \$38,678.00.

The remaining balance of \$35,069.35 in the budget in the CIF account may be utilized for additional roadway repairs after other street projects are bid and pricing is verified to fit within the overall street CIP budgets.

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer
Chaz Spellman, Engineer I

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff does recommend the approval of this bid award through the following motion:

I move to approve a bid award for the 2025 Crack Sealing & Chip Sealing Project, Project No. 2506 to Asphalt Preservation Company in the amount of \$536,608.65.

Agenda Item 9.(c) Approval of a Bid Award for the 2025 Crack Sealing & C...

ATTACHMENT(S):

[2506 Crack & Seal VICINITY MAP](#)

[2506 Bid Tabulation](#)



				Engineer's Estimate		Asphalt Preservation Company, Inc. 1403 US Highway 59 North, Detroit Lakes, MN 56501		Asphalt Surface Technologies Corporation. PO Box 1025, St. Cloud, MN 56302		Bituminous Paving, Inc. PO Box 6, Ortonville, MN 56278	
ITEM NO.	STD. BID ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	UNIT TOTAL	UNIT PRICE	UNIT TOTAL	UNIT PRICE	UNIT TOTAL	UNIT PRICE	UNIT TOTAL
1	1.000	Mobilization	Lump Sum	\$ 27,243.00	\$ 27,243.00	\$ 52,600.00	\$ 52,600.00	\$ 69,000.00	\$ 69,000.00	\$ 123,000.00	\$ 123,000.00
2	2.000	Traffic Control, Miscellaneous	Lump Sum	\$ 2,500.00	\$ 2,500.00	\$ 8,600.00	\$ 8,600.00	\$ 45,000.00	\$ 45,000.00	\$ 5,000.00	\$ 5,000.00
3	6.050	Asphalt Concrete Crack Sealing, Roadway	53,887 Lbs	\$ 2.19	\$ 118,012.53	\$ 2.51	\$ 135,256.37	\$ 2.43	\$ 130,945.41	\$ 2.00	\$ 107,774.00
4	6.050	Asphalt Concrete Crack Sealing, Bike Path	5,936 Lbs	\$ 2.19	\$ 12,999.84	\$ 2.51	\$ 14,899.36	\$ 5.15	\$ 30,570.40	\$ 2.00	\$ 11,872.00
5	6.045	Asphalt Concrete Crack Sealing, Parking Lot	10,620 Lbs	\$ 2.19	\$ 23,257.80	\$ 2.51	\$ 26,656.20	\$ 5.15	\$ 54,693.00	\$ 2.00	\$ 21,240.00
6	4.190	Reseal PCC Pavement - Silicone	11,000 L.F.	\$ 6.00	\$ 66,000.00	\$ 3.63	\$ 39,930.00	\$ 9.45	\$ 103,950.00	\$ 6.00	\$ 66,000.00
7	6.065	Seal Coat with Fog Seal, Roadway	80,759 S.Y.	\$ 2.59	\$ 209,165.81	\$ 2.08	\$ 167,978.72	\$ 1.91	\$ 154,249.69	\$ 2.40	\$ 193,821.60
8	6.065	Seal Coat with Fog Seal, Parking Lot	43,600 S.Y.	\$ 2.59	\$ 112,924.00	\$ 2.08	\$ 90,688.00	\$ 2.30	\$ 100,280.00	\$ 2.75	\$ 119,900.00
TOTAL OF ALL UNIT PRICE BID ITEMS					\$ 572,102.98		\$ 536,608.65		\$ 688,688.50		\$ 648,607.60



City Council

Agenda Item

Subject: Approval of Change Order No. 3 (Final) for the Taxiway and Ag Area Improvements Project, Project No. 2227, with J&J Earthworks, Inc, for a decrease of \$66,505.94 for a new contract price of \$2,684,123.66

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

This Final Change Order for the Taxiway and Ag Area Improvements Project adjusts various bid items quantities to reflect the as-constructed conditions, which includes additional rock bedding and additional work to connect to the existing sanitary sewer manhole.

FINANCIAL CONSIDERATIONS:

The funding for this project has been budgeting in the Airport Enterprise Fund, account 606-43503-43904, in the amount of \$2,690,000.00. From this budget, \$2,750,629.60 has been approved for the Taxiway and Ag Area Improvements Project. With approval of this change order, the decrease of \$66,505.94 will make the new contract price for the Taxiway and Ag Area Improvements Project \$2,684,123.66. The budget will have a remaining balance of \$5,876.34. A major source (90%) of funding comes from the AIP 3-46-0058-044-2023 FAA grant.

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer
Chaz Spellman, Engineer I

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the change order with the following motion:

I move to Approval of Change Order No. 3 (Final) for the Taxiway and Ag Area Improvements Project, Project No. 2227, with J&J Earthworks, Inc, for a decrease of \$66,505.94 for a new contract price of \$2,684,123.66.

ATTACHMENT(S):

[Taxiway and Ag Area Improvements \(CCO #3\)-Signed](#)

CHANGE ORDER
Project No. A-8836

ORDER NO.	3
DATE:	February 13, 2025
AGREEMENT DATE:	July 8, 2024

NAME OF PROJECT:	Taxiway and Ag Area Improvements
	Watertown Regional Airport - Watertown, SD
	AIP #3-46-0058-045-2024
	A-8836
	Bid Schedule A, Bid Schedule B, Bid Schedule C, Bid Schedule D, and Bid Schedule E

OWNER:	City of Watertown
--------	-------------------

CONTRACTOR:	J & J Earth Works, Inc.
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The following changes are hereby made to the CONTRACT DOCUMENTS:

This Change Order adjust various bid item quantities to reflect the as-constructed conditions and adds the following items for providing rock bedding to install the remaining water main and the sanitary sewer along with the additional work for connecting to the existing Sanitary Sewer Manhole:	
CCO 3-1	Connect to Existing Manhole Additional Costs
CCO 3-2	Unstable Trench Bottom Bedding Rock

Justification:

Change to **CONTRACT PRICE**:

Original CONTRACT PRICE	\$2,612,651.10
Current CONTRACT PRICE adjusted by previous Change Order	\$2,750,629.60
The CONTRACT PRICE due to this CHANGE ORDER is Increased by:	\$0.00
The CONTRACT PRICE due to this CHANGE ORDER is Decreased by:	(\$66,505.94)
The new CONTRACT PRICE including this CHANGE ORDER will be	\$2,684,123.66

Change to CONTRACT TIME:

The CONTRACT TIME will be (decreased) (increased) by	0 / 0	calendar days.
The date of Substantial Completion will be	September 28, 2024	(date).
The date for completion of all Work will be	October 31, 2024	(date).

Agenda Item 9.(d) Approval of Change Order No. 3 (Final) for the Taxiway...

Approvals Required:

To be effective this Order must be approved by the Owner and SD Office of Air, Rail, and Transit.

Recommended by: Michael A. Schmit 2-15-2025
Helms and Associates – Consulting Engineer Date:

Ordered by: Colin Paulson 2/14/25
J & J Earth Works, Inc. Date:

Agreed to by: _____
City of Watertown Date:

Approved by: _____
Program Manager - Office of Air, Rail, and Transit Date:

Change Order No. 3
 Owner: City of Watertown
 Watertown Regional Airport - Watertown, SD
 Project No. A-8836

Issue Date: February 13, 2025
 Contractor: J & J Earth Works, Inc.

Item	Description	Quantity to Date	Unit	(+) QTY	(-) QTY	Unit Price	Price Change	New Quantity
Bid Schedule A								
A4	Cold Milling (2" Nominal Depth)	88	SqYd	25		\$16.00	\$400.00	113
A9	Geogrid	5,000	SqYd		5,000	\$4.25	(\$21,250.00)	0
A12	10' Chain Link Fence	510	Ft	100		\$71.00	\$7,100.00	610
A20	Seeding and Fertilizing	12.0	Acre	8.6		\$1,450.00	\$12,470.00	20.6
A22	Mulching	58,080	SqYd	41,624		\$0.75	\$31,218.00	99,704
A23	Field Laboratory, Type I	1	Each		1	\$2,500.00	(\$2,500.00)	0
Bid Schedule B								
B3	Asphalt Base / Surface Course	3,490.0	Ton		355.7	\$82.00	(\$29,167.40)	3,134.3
B4	Asphalt Binder (PG 64-34)	228.0	Ton		27.4	\$1,100.00	(\$30,140.00)	200.6
B5	Emulsified Asphalt Prime Coat	21.0	Ton		21.0	\$1,100.00	(\$23,100.00)	0.0
B6	Emulsified Asphalt Tack Coat	7.0	Ton		4.6	\$1,100.00	(\$5,060.00)	2.4
Bid Schedule C								
C4	1/C No. 8 AWG, 5kV, L-824, Type C Cable, Installed in Conduit	2,224	Ft	413		\$1.80	\$743.40	2,637
C5	1/C No. 6 AWG, Solid, Bare Copper Counterpoise Wire, Including Trenching or Plowing, Including Ground Rods & Connections & Terminations	521	Ft	117		\$7.00	\$819.00	638
C6	Remove & Dispose of Existing Conduit	613	Ft		100	\$4.00	(\$400.00)	513
C8	Trenching & Backfilling or Plowing for Conduit	1,636	Ft		732	\$5.35	(\$3,916.20)	904
C9	Non-Encased, Electrical Conduit, 1-Way, 2-Inch, Type I, Sch. 40 PVC in Trench or SDR 13 HDPE Plowed	1,227	Ft	220		\$4.20	\$924.00	1,447
C10	Sand-Encased, Electrical Conduit, 2-Way, 2-Inch, Type III, Sch. 80 PVC in Trench	409	Ft	34		\$6.00	\$204.00	443
C11	Cable Markers	18	Each		4	\$95.00	(\$380.00)	14
C18	L-858Y/L Directional/Location Lighted Airfield Sign, LED, Size 2, Style 2, Class 2, Mode 2, 2-Module, Including Site Pad & Junction Box	2	Each	1		\$5,700.00	\$5,700.00	3
C19	L-858Y/L Directional/Location Lighted Airfield Sign, LED, Size 2, Style 2, Class 2, Mode 2, 3 Module, Including Site Pad & Junction Box	1	Each		1	\$6,200.00	(\$6,200.00)	0
Bid Schedule D								
D3	6" PVC Hydrant Lead	18	Ft	14		\$90.00	\$1,260.00	32

Item	Description	Quantity to Date	Unit	(+) QTY	(-) QTY	Unit Price	Price Change	New Quantity
CCO 1-1	8" Watermain	552	Ft		3	\$93.50	(\$280.50)	549
CCO 1-4	8" x 8" x 6" MJ DI Tee	3	Each		1	\$1,375.00	(\$1,375.00)	2
Bid Schedule E								
E2	8" Sewermain	1,860	Ft		29	\$84.00	(\$2,436.00)	1,831
CCO 2-1	Dewatering	2,000	Ft		300	\$42.35	(\$12,705.00)	1,700
CCO 2-2	Dewatering Maintenance (Labor & Fuel)	30	Day		15	\$914.65	(\$13,719.75)	15
CCO 3-1	Connect to Existing Manhole Additional Costs	0	L.S.	1		\$5,699.36	\$5,699.36	1
CCO 3-2	Unstable Trench Bottom Bedding Rock	0.0	Ton	739.1		\$26.50	\$19,586.15	739.1
TOTAL BID SCHEDULE A							\$27,438.00	
TOTAL BID SCHEDULE B							(\$87,467.40)	
TOTAL BID SCHEDULE C							(\$2,505.80)	
TOTAL BID SCHEDULE D							(\$395.50)	
TOTAL BID SCHEDULE E							(\$3,575.24)	
TOTAL CHANGE ORDER #3							(\$66,505.94)	
HELMS and ASSOCIATES								

Agenda Item 9.(d) Approval of Change Order No. 3 (Final) for the Taxiway...

Change Order No. 3
Owner: City of Watertown
Watertown Regional Airport - Watertown, SD
Project No. A-8836

Issue Date: February 13, 2025
Contractor: J & J Earth Works, Inc.

Justification for the Construction Change Order

This Change Order adjust various bid item quantities to reflect the as-constructed conditions and adds the following items for providing rock bedding to install the remaining water main and the sanitary sewer along with the additional work for connecting to the existing Sanitary Sewer Manhole:

CCO 3-1 Connect to Existing Manhole Additional Costs

During initial attempts to core drill the existing manhole to tie the new sanitary sewer piping to, it was found that the wall thickness of the manhole was much thicker than the anticipated 6"-8". Compounded with the excessively high water table, multiple trips were needed to successfully core through the manhole in order to install the new sanitary sewer piping.

CCO 3-2 Unstable Trench Bottom Bedding Rock

In order to install the Water/Sewer in areas where the pipe was within the water table, clean rock was needed to stabilize the trench bottom.

Cost Reasonableness

The costs of this change order are reasonable and fall within the anticipated costs of the change order work.

CCO 3-1 Connect to Existing Manhole Additional Costs. The estimated cost to perform this work was not established as it was unknown on what the thickness of the manhole wall was coupled with the excessively high water table. Upon completion of the work, the Engineer reviewed all of the applicable Invoices from the subcontractor and were deemed reasonable and acceptable.

CCO 3-2 Unstable Trench Bottom Bedding Rock. The estimated unit price for the rock was between \$25.00/Ton and \$30.00/Ton. The proposal for this work came in at \$26.50/Ton. Therefore, the additional cost to do the work is deemed acceptable.

This Change Order adjust various Bid Item quantities at their as-bid unit prices; therefore, the cost reasonableness has been established through the competitive bidding process.

Consequences of Change Order

The justification reviewed several consequences. Please review that section for discussion on consequences.

The quantity of Cold Milling (2" Nominal Depth) was increased in order to remove asphalt pavement to an existing crack which was determined in the field.

Geogrid was eliminated as there were no unstable areas found during construction requiring the use of the material.

The quantity of 10' Chain Link Fence was increased as the original plan anticipated that a 100' Hangar would already be constructed and that the fencing would tie-in to the building. This building has not yet been constructed.

The quantity for Seeding and Fertilizing and Mulching was increased as the borrow area increased in size in order to avoid an underground gas line and needed to be extended in order to provide positive drainage.

The Field Laboratory was eliminated as all of the QA/QC testing was performed in off-site laboratories.

Emulsified Asphalt Prime Coat was eliminated as the base was prepped just prior to paving.

The quantity for Emulsified Asphalt Tack Coat was decreased due to the percentage of oil being used to estimate was higher than that of the actual oil utilized.

The quantity of 1/C No. 8 AWG, 5kV, L-824, Type C Cable, Installed in Conduit was increased as the signs were wired into the existing Signage Circuit in lieu of the Runway 17/35 Circuit.

The quantity of Trenching & Backfilling or Plowing for Conduit was decreased some of the conduit was laid in an already excavated area.

The quantity of Non-Encased, Electrical Conduit, 1-Way, 2-Inch, Type I, Sch. 40 PVC in Trench or SDR 13 HDPE Plowed was increased as the signs were wired into the existing Signage Circuit in lieu of the Runway 17/35 Circuit.

The quantity of Cable Markers was decreased as a couple of the empty duct crossings were eliminated.

The quantity of L-858Y/L Directional/Location Lighted Airfield Sign, LED, Size 2, Style 2, Class 2, Mode 2, 2-Module, Including Site Pad & Junction Box and L-858Y/L Directional/Location Lighted Airfield Sign, LED, Size 2, Style 2, Class 2, Mode 2, 3 Module, Including Site Pad & Junction Box was adjusted as the 3-Module sign was actually able to be provided as a 2-Module sign.

The quantity for 6" PVC Hydrant Lead was increased as one of the Fire Hydrants was installed on the other side of the road per the direction of Watertown Municipal Utilities.

Agenda Item 9.(d) Approval of Change Order No. 3 (Final) for the Taxiway...

The quantity for 8" x 8" x 6" MJ DI Tee was decreased as one of locations for this item already had the appropriate Tee installed. The quantity for Dewatering Maintenance (Labor & Fuel) was decreased as the Contractor was able to install the Santiary Sewer Piping earlier than expected thus not requiring the continued use of Dewatering. Regarding the quantity overruns and change order items, not every field condition can be observed during the predesign field visit. According to the AIP Handbook, Table 5-16, the quantities are to "address differing site conditions or materials that were not found during the site investigation".

Funding Review			
Original Total Construction Cost	\$ 2,612,651.10	Current Total Construction Cost	\$ 2,684,123.66
Original Total Project Cost	\$ 2,995,000.00	Current Anticipated Total Project Cost	\$ 3,066,472.56
Original FAA AIP Share (90%)	\$ 2,428,075.80	Current FAA AIP Share (90%)	\$ 2,371,794.12
Original State Share (5%)	\$ 134,893.10	Current State Share (5%)	\$ 131,766.34
Original City Share (5%)	\$ 432,031.10	Current City Share (5%)	\$ 562,912.10

It is not anticipated that this change will negatively effect engineering, construction management, or inspection costs.

Conformance to AIP Standards and Regulations

This change order does not impact the project's conformance to AIP standards and regulations.



City Council

Agenda Item

Subject: First Reading of Ordinance No. 25-02, Zoning Text Amendments to Chapter 21.29 C-L Lake Commercial District, Chapter 21.30 C-L1 Lake Adjacent Commercial District (New District), Chapter 21.31 C-L2 Lake Proximity Commercial District (New District), and Chapter 21.58 C-LX Lake District Overlay (New District), Chapter 21.05 Establishment of Districts, Chapter 21.10 Summary of District Regulations, and Chapter 21.90 Definitions of the Revised Ordinances of the City of Watertown

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

The C-L District Committee was tasked with addressing long standing concerns with the current C-L Commercial Lake District, Chapter 21.29. The committee's goal has been to create a framework for responsible commercial development within existing residential properties around Lake Kampeska. To achieve this the group has been working to identify specific areas where certain types of commercial development could occur as well as set specific design criteria for those uses to help alleviate ambiguity for developers and those residing around and near the lake.

The following amendments have been made:

- The C-L Lake Commercial District will remain unchanged, and the uses and conditional uses will revert to those in place when the three (3) properties currently zoned C-L were first adopted. This district will be closed to new development.
- Three (3) new districts will be established:
 - The C-L1 Lake Adjacent Commercial District
 - C-L2 Lake Proximity Commercial District
 - C-LX Lake Commercial Overlay District
- Each district is defined by its proximity to the lake. The C-LX district will be available to properties zoned C-L1 or C-L2 and allows for additional uses, bars/taverns and hotels/motels that are typically considered intrusive when surrounded primarily by residential districts.
- Other changes include adjustments to minimum lot areas and minimum lot widths, changes to the design standards and modifications to the boundary maps. The updates to the boundary maps will define the areas where each lake commercial zone can be designated and establish a projected boundary for future land use.

The process for rezoning is not being altered so the adoption of these ordinances would not change the current zoning designation of properties on or in close proximity to the lake.

Amendments were made at the Planning Commission meeting to change C-LA and C-LP to C-L1 and C-L2 and to define Permitted Special Uses in Title 21. The Planning Commission recommended approval to City Council (7-0) at the February 20, 2025, meeting.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager

Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

This is the first reading of Ordinance No. 25-02; no action required.

ATTACHMENT(S):

[Illustration](#)

[Ordinance No. 25-02](#)

FOR ILLUSTRATION PURPOSES FOR ORDINANCE NO. 25-02

**CHAPTER 21.29
C-L LAKE COMMERCIAL DISTRICT (CLOSED)**

Section

[\(back to Title contents\)](#)

21.2901	Purpose
21.2902	Permitted Uses
21.2903	Conditional Uses
21.2904	Area and Bulk Requirements
21.2905	Design Standards
21.2906	Boundary Map for Lake Kampeska
21.2907	Boundary Map for Lake Pelican

21.2901: PURPOSE

[\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L Lake Commercial Boundary Map in Section 21.2906 and 21.2907 to Lake Kampeska and Lake Pelican that are conducive to lake commercial activity.
2. To permit development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska and Lake Pelican as shown in the Comprehensive Land Use Plan.
- 2.3. This district is closed but will allow the continuation of existing properties zoned C-L to perpetuate and use the listed uses, either permitted or conditional granted by the Board of Adjustment.

Source: (Ord 20-10; Eff 5-1-2020)

21.2902: PERMITTED USES

[\(back to Chapter contents\)](#)

1. Retail establishments.
2. Service Establishments.
3. Restaurants.
4. Recreational Use.
5. Recreation Facility.
6. Religious Institutions.
7. Campground.
8. Storage Shops.
9. Apartment House or Complex.
- 6-10. Dwelling unit(s) in the same structure as non-residential uses.

Source: (Ord 20-10; Eff 5-1-2020) (Ord 21-31; Rev 8-13-21)

21.2903: CONDITIONAL USES

[\(back to Chapter contents\)](#)

1. Campground.
2. Storage Shops.
3. Apartment House or Complex.
4. Dwelling unit(s) in the same structure as non-residential uses.
- 5.1. Car Wash (automatic or semi-automatic).
- 6.2. Motels and Hotels.
- 7.3. Automobile parking lot.
- 8.4. Storage Units.
- 9.5. Office (Building).
- 10.6. Bar or Tavern.
- 11.7. Transit Station.

Source: (Ord 20-10; Eff 5-1-2020)

21.2904: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

Source: (Ord 20-10; Eff 5-1-2020)

21.2905: DESIGN STANDARDS

[\(back to Chapter contents\)](#)

1. Structure

- a. Lot coverage shall not exceed fifty (50) percent of the total lot area.
- b. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
- c. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.

2. Outside Storage Display and Screening

- a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
- b. Outside storage or display shall not be allowed on any regular parking spaces.
- c. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
- d. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.

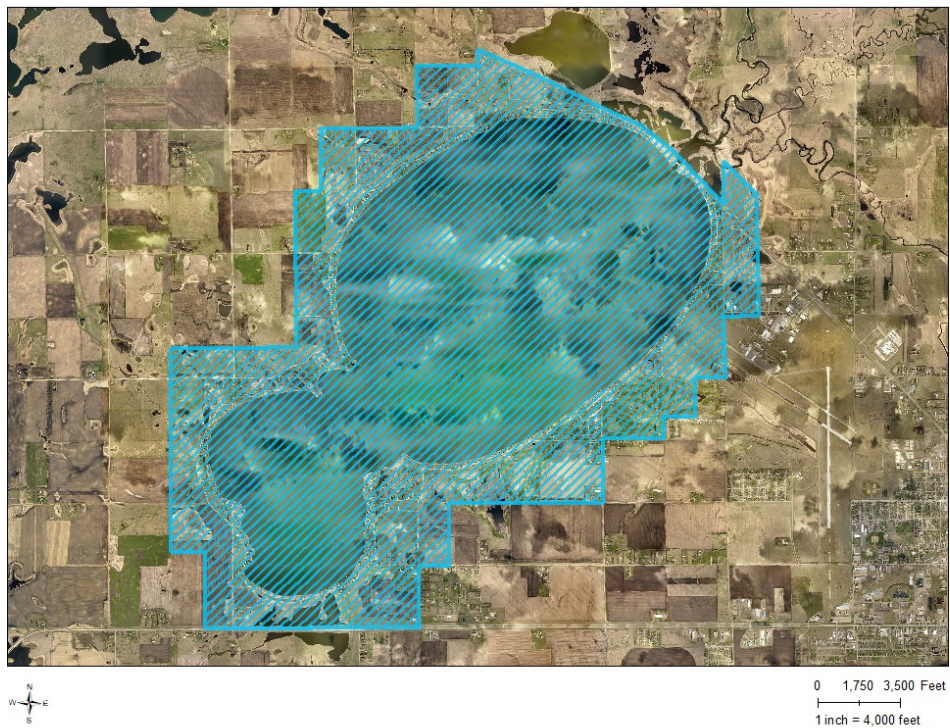
3. Transitional Yards

- a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
- b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.

Source: (Ord 20-10; Eff 5-1-2020) (Ord 20-30; Rev 10-02-20)

21.2906: BOUNDARY MAP FOR LAKE KAMPESKA

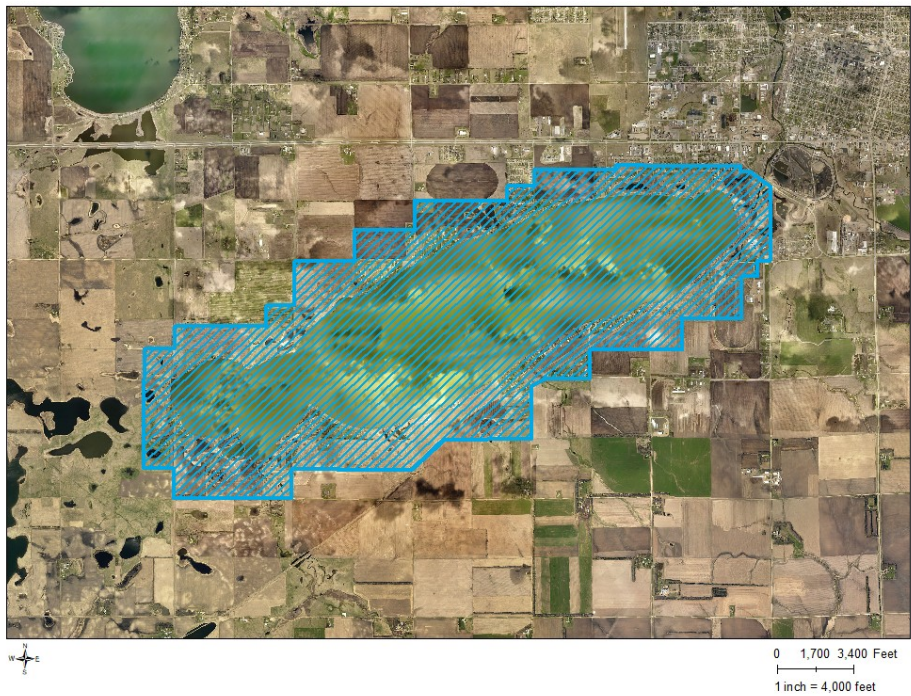
[\(back to Chapter contents\)](#)



Source: (Ord 20-10; Eff 5-1-2020)

21.2907: BOUNDARY MAP FOR LAKE PELICAN

[\(back to Chapter contents\)](#)



**C-~~LA-L1~~ LAKE ADJACENT
COMMERCIAL DISTRICT**

Section

[\(back to Title contents\)](#)

- [21.3001 Purpose](#)
- [21.3002 Definitions](#)
- [21.3003 ~~Lake-Adjacent~~ Permitted and Special Permitted Uses](#)
- [21.3004 Restaurants Special Permitted Use Provisions](#)
- [21.3005 Reserved](#)
- [21.3006 Area and Bulk Requirements](#)
- [21.3007 Design Requirements](#)
- [21.3008 Boundary Map for Lake Kampeska](#)
- [21.3009 ~~Boundary Map for Lake Pelican~~](#)

21.3001: PURPOSE

[\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-~~LA~~^{A2} Lake ~~Adjacent~~ Commercial Boundary Map in Section 21.~~2906-3008~~ and ~~21.2907~~^{21.3009} to Lake Kampeska ~~and Lake Pelican~~ that are conducive to lake commercial activity.
2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska ~~and Lake Pelican~~ as shown in the Comprehensive Land Use Plan.

21.3002: ~~DEFINITIONS~~ DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.30. All other uses are as defined in Chapter 21.90

1. **Lake-Adjacent:** Any property that directly abuts the shoreline of Lake Kampeska ~~or Lake Pelican~~ as shown on the boundary maps.
2. **Lake Retail and Service Establishments:** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.
3. **Mixed Use Structures:** A commercial building where the upper floors of the same structure are used for residential units.

21.3003: ~~LAKE-ADJACENT~~ PERMITTED AND ~~SPECIAL~~ ~~PERMITTED~~ PERMITTED SPECIAL USES

[\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.3004.
3. Recreational Use (Public).
4. Religious Institutions.
5. Mixed Use Structures.

21.3004: RESTAURANTS SPECIAL ~~PERMITTED~~ USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

21.3005: RESERVED

21.~~3006~~²⁹⁰⁶: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

21.~~2907~~³⁰⁰⁷: DESIGN REQUIREMENTS

[\(back to Chapter contents\)](#)

1. Structure

- a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
- b. The exterior of the building shall have varied detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.

2. Transitional Yards

- a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
- b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.

3. Outside Storage Display and Screening

- a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
- b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard.
- c. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
- d. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
- e. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.

4. Signage

- a. Freestanding signs and electronic message centers are prohibited in the yard adjacent to the lakeshore of Lake Kampeska and Lake Pelican.

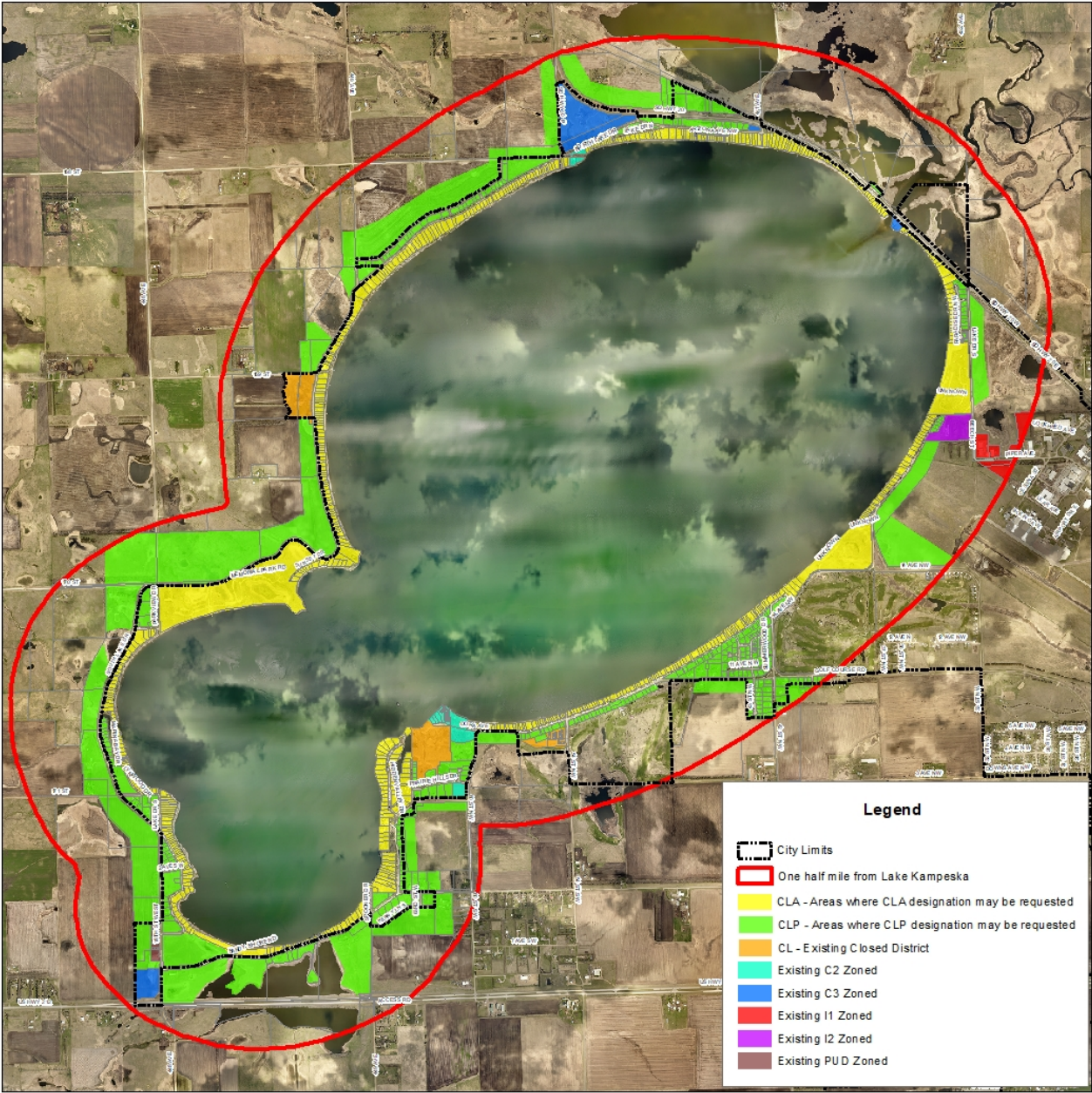
5. Lighting

- a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.

6. Outdoor Music Events

- a. Events utilizing a Special Alcoholic Beverage License shall follow § 2.0118.
- b. Outdoor Music Events require a Lake Use Special Event Permit issued by the Community Development Division.
 - i. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year. Additional events in excess of four in one calendar year shall be approved by the Board of Adjustment.
 - ii. Events must be concluded by 12:00 AM (midnight) on the day the event is held.

21.3008: BOUNDARY MAP FOR LAKE KAMPESKA



21.3009: BOUNDARY MAP FOR LAKE PELICAN

Chapter 21.31
C-L~~P2-2~~ OPPOSITE ADJACENT LAKE
PROXIMITY COMMERCIAL DISTRICT

Section

[\(back to Title contents\)](#)

[21.3101 Purpose](#)

[21.3102 Definitions](#)

[21.3103 ~~Opposite Adjacent Lake~~ Permitted and Special Permitted Uses](#)

[21.3104 Restaurants Special Permitted Use Provisions](#)

[21.3106 Area and Bulk Requirements](#)

[21.3107 Design Requirements](#)

[21.3108 Boundary Map for Lake Kampeska](#)

[21.3109 ~~Boundary Map for Lake Pelican~~](#)

21.3101: PURPOSE

[\(back to Chapter contents\)](#)

- 3.1. To establish appropriate locations within the C-L~~2~~ Lake Proximity Commercial Boundary Map in Section 21.~~3108~~~~2906~~ and 21.~~3109~~~~2907~~ to Lake Kampeska ~~and Lake Pelican~~ that are conducive to lake commercial activity.
- 4.2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska ~~and Lake Pelican~~ as shown in the Comprehensive Land Use Plan.

21.3102: ~~DEFINITIONS~~DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.3~~10~~. All other uses are as defined in Chapter 21.90

- 4.1. ~~Opposite Lake Adjacent~~**Lake Proximity**: Any property that does not directly abut the shoreline but is located across the right-of-way from lakefront properties ~~and included in the boundary maps.~~
2. **Lake Retail and Service Establishments** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.
- 5.3. **Mixed Use Structures**: ~~A commercial building where the upper floors of the same structure are used for residential units.~~

21.3103: ~~OPPOSITE LAKE ADJACENT~~ PERMITTED USES AND ~~SPECIAL PERMITTED~~ PERMITTED SPECIAL USES
[\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.~~2907~~3104.
3. Recreational Use (Public).
4. Recreational Use (Private).
5. Religious Institutions.
6. Mixed Use Structure.

21.3104: RESTAURANTS SPECIAL ~~PERMITTED~~ USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

21.3106: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

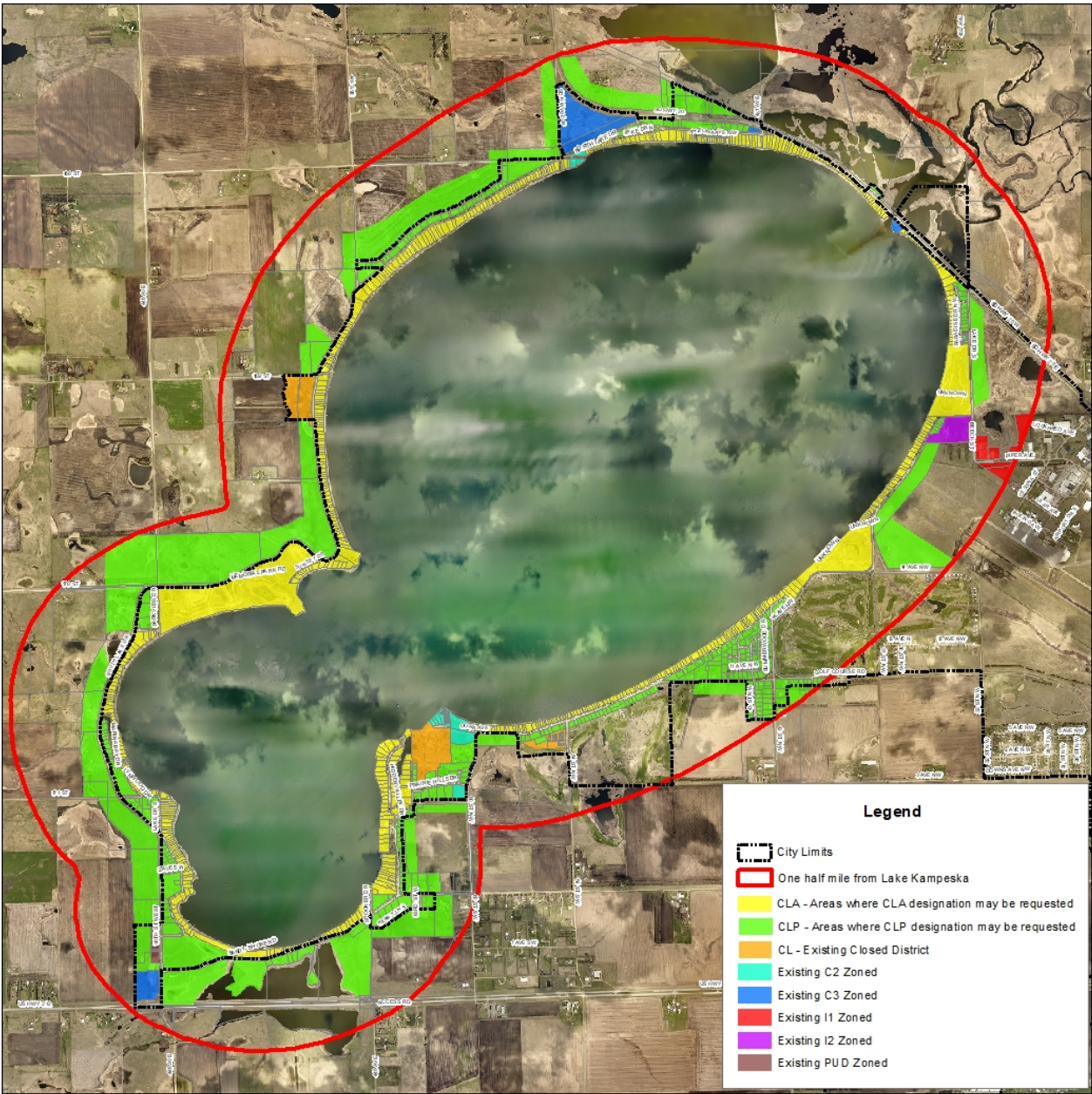
21.3107: DESIGN REQUIREMENTS

[\(back to Chapter contents\)](#)

1. Structure
 - a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:

- i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
 - b. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
 - ~~c. Roof types shall be pitched or gable style consistent with the surrounding primary residential structures.~~
2. Transitional Yards
- a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.
3. Outside Storage Display and Screening
- a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - c. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
 - d. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.
4. Lighting
- a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.
5. Outdoor Music Events
- a. Events utilizing a Special Alcoholic Beverage License shall follow § 2.0118.
 - b. Outdoor Music Events require a Lake Use Special Event Permit issued by the Community Development Division.
 - i. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year. Additional events in excess of four in one calendar year shall be approved by the Board of Adjustment.
 - ii. Events must be concluded by 12:00 AM (midnight) on the day the event is held.

21.3108: BOUNDARY MAP FOR LAKE KAMPESKA



21.3109: BOUNDARY MAP FOR LAKE PELICAN

Chapter 21.587
~~"X"~~C-LX LAKE COMMERCIAL
OVERLAY DISTRICT

Section

[\(back to Title contents\)](#)

[21.5801: Purpose And Intent](#)

[21.5802: Establishment](#)

[21.5803: Applicability](#)

[21.5804: Special Permitted Uses](#)

[21.5805: Bar or Tavern Special Use Provisions](#)

[21.5801: PURPOSE AND INTENT](#)

It is the purpose and intent of the Watertown City Council and Watertown Planning Commission to establish a district within the Commercial Lake Boundary Map, aimed at integrating a broader range of complementary commercial uses into the existing commercial zone. These uses may be more intrusive than those typically permitted but have additional design standards enhance the overall commercial environment while minimizing negative impacts on surrounding areas.

[21.5802: ESTABLISHMENT](#)

This overlay district is only allowed to be applied for following the zoning process if the underlying zoning district is C-LA Lake Adjacent Commercial District or C-LP Lake Proximity Commercial District.

[21.5803: APPLICABILITY](#)

1. The provisions of this chapter shall apply to the zoning designations of C-LA Lake Adjacent Commercial District or C-LP Lake Proximity Commercial District.
2. Where the provisions of Chapter 21.58 conflict with other provisions of this title, the provisions of Chapter 21.58 shall prevail.
3. Standards, uses, and regulations not addressed in Chapter 21.58 shall be regulated elsewhere in this title and conform to the underlying zoning district.

[21.5804: PERMITTED USES AND PERMITTED SPECIAL ~~PERMITTED~~ USES](#)

1. Bar or Tavern in accordance with 21.5805
2. Motels and Hotels

[21.5805: BAR OR TAVERN SPECIAL USE PROVISIONS](#)

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

-

Chapter 21.05
ESTABLISHMENT OF DISTRICTS

[\(back to Title contents\)](#)

21.0501: ESTABLISHMENT OF DISTRICTS

[\(back to Chapter contents\)](#)

For the purpose of this ordinance, the City is divided into the following districts:

- A-1 Agricultural District
- R-1 Single Family Residential District
- R-2 Single Family Attached Residential District
- R-2A Single Family Attached Residential District
- R-3 Multiple Family Residential District
- R-4 Manufactured Home Residential
- R-G Residential Garage District
- C-1 Community Commercial District
- C-2 Local Commercial District
- C-3 Highway Service Commercial District
- C-L Lake Commercial District (~~closed district~~)
- ~~C-LA1~~ Lake Adjacent Commercial District
- ~~C-LP2~~ Lake Proximity Commercial District
- BP Business Park District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- PUD Planned Unit Development District

21.0502: ESTABLISHMENT OF OVERLAY DISTRICTS

[\(back to Chapter contents\)](#)

For the purpose of this ordinance, each overlay district contains additional requirements which shall be included in, and take precedence over, underlying district regulations except for C-LX Lake Commercial District which shall be approved through the zoning process to be applicable.

- AP Aquifer Protection District
- WE Wind Energy District
- GT-1 Gateway District
- DT Downtown District
- ~~C-LX~~ Lake Commercial

Chapter 21.10
SUMMARY OF DISTRICT REGULATIONS

[\(back to Title contents\)](#)

21.1003: NON-RESIDENTIAL HEIGHT AND PLACEMENT REGULATIONS [\(back to Chapter contents\)](#)

1. General Requirements. Except as otherwise specifically provided in this ordinance, no development, use or structure shall exceed the limits specified below. (Ord 18-02; Rev 04-27-18)

		Minimum Density (SF/d.u.) ^a	Minimum Lot Area (SF)	Minimum Required Lot Width	Minimum Required Front Yard	Minimum Required Side Yard	Minimum Required Rear Yard	Maximum Mean Height b
C-L Districts	No New Dev.	NA	10,000	100'	30	30'	30'	35'
C-L Districts (structures greater than 35' in height)	No New Dev	NA	10,000	150'	30'	25'	30'	60'
C-LA1 Districts		NA	15,000	150'	30'	30'	30'	35'
C-LP2 Districts		NA	15,000	150'	30'	30'	30'	35'
C-LA1 and C-LP2 Districts (structures greater than 35' in height)		NA	15,000	200'	30'	35'	30'	60'

21.1004: NON-RESIDENTIAL HEIGHT & PLACEMENT REGULATIONS FOR ACCESSORY STRUCTURES

[\(back to Chapter contents\)](#)

1. General Requirements. Except as otherwise specifically provided in the ordinance, accessory uses shall meet the standards specified below.

	Maximum Height	Minimum Setbacks		
		Front	Side	Rear
A-1 Districts	40'	30'	10'	20'
C-1 Districts	30'	0'	0'	0'
C-2 Districts	30'	40'	10'	10'
C-3 Districts	30'	40'	10'	10'
C-L Districts	30'	30'	10'	10' ^a
C-LA-1 Districts	30'	30'	15'	10'^a
C-LP Districts	30'	30'	15'	10'^a
C-L2 Districts	30'	30'	15'	10'^a
I-1 District	40'	40'	10'	10'
I-2 Districts	40'	75'	20'	20'
BP Districts	20'	50'	20'	20'

- a. For properties with lake frontage, the ~~rear yard~~-setback shall be thirty feet (30').

TITLE 21

ZONING

Chapter

[\(back to Table of Contents\)](#)

21.01	Purpose
21.02	Administration and Enforcement
21.03	General Provisions
21.04	Nonconformities
21.05	Establishment of Districts
21.10	Summary of District Regulations
21.12	A-1 Agricultural District
21.14	R-1 Single Family Residential District
21.15	R-1C Compact Single Family Residential District
21.16	R-2 Single Family Attached Residential District
21.18	R-2A Single Family Attached Residential District
21.20	R-3 Multi-Family Residential District
21.22	R-4 Manufactured Home Residential District
21.23	R-G Residential Garage District
21.24	R-S Residential Storage District
21.25	C-1 Community Commercial District
21.26	C-2 Local Commercial District
21.28	C-3 Highway Commercial District
21.29	C-L Lake Commercial District
21.30	C-L1A Lake Adjacent Commercial District
21.31	C-L2P Lake Proximity Commercial District
21.320	BP Business Park District
21.342	I-1 Light Industrial District
21.36	I-2 Heavy Industrial District
21.38	PUD Planned Unit Development
21.50	Overlay District – A-P Aquifer Protection
21.52	Overlay District – W-E Wind Energy
21.54	Overlay District – GT-1 Gateway
21.56	Overlay District – D-T Downtown
21.58	Overlay District – CL-X Lake
21.60	Required Yards and Open Space
21.61	Fences, Walls and Hedges
21.62	All Lots and Buildings to Front on Public or Approved Private Street
21.63	Off-Street Parking and Loading Requirements (All Districts)
21.64	Performance Standards
21.65	Outside Storage and Display Requirements for Specific Uses
21.70	Modular Home Provisions
21.71	Manufactured and Mobile Home Provisions
21.72	Microwave Antennas
21.73	21.67 Landscape and Lighting Standards
21.74	Specific Use Office Building
21.75	Bed and Breakfast
21.76	Campgrounds
21.77	Wireless Telecommunications Towers
21.78	Communal Living
21.79	Swimming Pools
21.80	Signs and Outdoor Advertising
21.81	Firework Activities
21.82	Home Occupations
21.83	Day Care, Home
21.90	Definitions
21.97	Interpretation, Abrogation and Severability
21.98	Cross References

[21.99](#) [Punishment](#)

|

DEFINITIONS

[\(back to Title contents\)](#)

Outline Lighting: an arrangement of incandescent lamps or electric-discharge lighting to outline or draw attention to certain features such as the shape of a building or the decoration of a window.

Overlay District: a set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying primary zone. Development within the overlay district must conform to the requirements of both underlying primary zone and the overlay district or the more restrictive of the two.

Owner: any person(s), agent(s), firm(s) or corporation(s) having a legal or equitable interest in a property or premises or who, by virtue of an existing legal relationship, have direct control over a property or premises.

Parasitic Sign: A non-exempt sign without a permit that is:

1. Attached to a permitted sign or
2. Affixed to a permanent supporting structure which is in addition to signs specifically designed for said supporting structure, or
3. Attached to a bollard, canopy support, or other rigid structure with a primary purpose other than the support of signage. (Ord 17-33; Add 09-29-17)

Parapet or Parapet Wall: that portion of a building wall that rises above the roof level.

Parcel: one or more tracts of land, which at the time of filing for a building permit, is designed by the owner or developer as a tract to be used, developed, or built upon as a unit, under single or unified ownership or control, and assigned to the particular use, building or structure, for which the building permit is issued and including such area of land as may be required by the provisions of this ordinance for such use, building or structure.

Parking Lot: an area, usually divided into individual spaces, intended for temporary parking of motor vehicles. The area may or may not be on the same lot as a primary structure.

Parking Space: a space for parking of automobiles which complies with the Engineering Design Standards.

Pedestrian Signs: a sign directed to pedestrians.

Pennant: any lightweight plastic, fabric, or other material, whether or not containing a message, suspended from a rope, wire, or string, usually in series.

Permanent Foundation: any structural system for transporting loads from a structure to the earth at a depth below the established frostline without exceeding the safe bearing capacity of the supporting soil.

Permanent Perimeter Enclosure: a permanent perimeter structural system completely enclosing the space between the floor joists of the home and the ground.

Permanent Sign: a sign permanently attached to framing, or a sign with a support member at or below the frost line or attached to a building or other structure by direct attachment to a rigid wall, frame or structure.

Permitted Use: any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Permitted Special Use: a use allowed in a zoning district, subject to specific conditions for that use and the restrictions applicable to that zoning district.

Persons: any individual, partnership, corporation, company, association or body politic including trustees, receivers, assignees or other representatives.

Petroleum Sales: establishments that provide for the retail sales of petroleum products.

Planned Unit Development (PUD): A procedure for planning a tract of land as a unit under single or unified ownership or control.

Pole sign: a freestanding sign wholly supported by one or more poles.

Political Signs: are signs that indicate or promote a political candidate, political issue, or political message.

Portable Sign: any sign not permanently attached to the ground or other permanent structure designed to be transported from structure to structure or site to site at periodic intervals. Portable signs include signs attached to or painted on vehicles, unless said vehicle is used in the normal day-to-day operations of the business. Portable signs are temporary signs.

Premises: a tract of land regarded as the smallest conveyable unit of real estate.

Principal Building: the building within which principal use of the parcel is conducted. Lots with multiple principal uses

Agenda Item 10.(a) First Reading of Ordinance No. 25-02, Zoning Text Ame...

may have multiple principal buildings, but storage buildings, garages, and other accessory structures shall not be
The above and foregoing Ordinance was moved for adoption by Alderperson _____, seconded by
Alderperson _____, and upon voice vote motion carried, whereupon the Mayor declared the
Ordinance duly passed and adopted.

I certify that Ordinance No. 25-02 was published in the Watertown Public Opinion, the official newspaper
of said City, on the ____ day of _____, 2025.

Kristen Bobzien, Chief Financial Officer

First Reading: March 3, 2025
Second Reading: March 17, 2025
Published: March 22, 2025
Effective: April 16, 2025

City of Watertown

Attest:

Kristen Bobzien
Chief Financial Officer

Ried Holien
Mayor

To the City Council of the City of Watertown, Codington County, South Dakota:
The undersigned hereby certifies that the following is a true, correct and complete copy of an Ordinance introduced, fully discussed, and approved and adopted during the duly called meeting of the City Planning Commission held on the 20th day of February 2025:

ORDINANCE NO. 25-02

AN ORDINANCE AMENDING CHAPTER 21.29 C-L LAKE COMMERCIAL DISTRICT, CHAPTER 21.30 C-L1 LAKE ADJACENT COMMERCIAL DISTRICT (NEW DISTRICT), CHAPTER 21.31 C-L2 LAKE PROXIMITY COMMERCIAL DISTRICT (NEW DISTRICT), CHAPTER 21.58 C-LX LAKE DISTRICT OVERLAY (NEW DISTRICT) CHAPTER 21.05 ESTABLISHMENT OF DISTRICTS, CHAPTER 21.90 DEFINITIONS, AND CHAPTER 21.10 SUMMARY OF DISTRICT REGULATIONS OF THE REVISED ORDINANCES OF THE CITY OF WATERTOWN

WHEREAS, The City of Watertown amends the provisions related lake commercial zoning of Title 21 Zoning Ordinance.

BE IT ORDAINED by the Planning Commission of the City of Watertown, South Dakota, that the following chapters amended as follows:

**CHAPTER 21.29
C-L LAKE COMMERCIAL DISTRICT (CLOSED)**

Section		(back to Title contents)
21.2901	Purpose	
21.2902	Permitted Uses	
21.2903	Conditional Uses	
21.2904	Area and Bulk Requirements	
21.2905	Design Standards	
21.2906	Boundary Map for Lake Kampeska	
21.2907	Boundary Map for Lake Pelican	

21.2901: PURPOSE [\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L Lake Commercial Boundary Map in Section 21.2906 and 21.2907 to Lake Kampeska and Lake Pelican that are conducive to lake commercial activity.
2. To permit development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska and Lake Pelican as shown in the Comprehensive Land Use Plan.
3. This district is closed but will allow the continuation of existing properties zoned C-L to perpetuate and use the listed uses, either permitted or conditional granted by the Board of Adjustment.

Source: (Ord 20-10; Eff 5-1-2020)

21.2902: PERMITTED USES [\(back to Chapter contents\)](#)

1. Retail establishments.
2. Service Establishments.
3. Restaurants.
4. Recreational Use.
5. Recreation Facility.
6. Religious Institutions.
7. Campground.
8. Storage Shops.
9. Apartment House or Complex.
10. Dwelling unit(s) in the same structure as non-residential uses.

Source: (Ord 20-10; Eff 5-1-2020) (Ord 21-31; Rev 8-13-21)

21.2903: CONDITIONAL USES

[\(back to Chapter contents\)](#)

1. Car Wash (automatic or semi-automatic).
2. Motels and Hotels.
3. Automobile parking lot.
4. Storage Units.
5. Office (Building).
6. Bar or Tavern.
7. Transit Station.

Source: (Ord 20-10; Eff 5-1-2020)

21.2904: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

Source: (Ord 20-10; Eff 5-1-2020)

21.2905: DESIGN STANDARDS

[\(back to Chapter contents\)](#)

1. Structure
 - a. Lot coverage shall not exceed fifty (50) percent of the total lot area.
 - b. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
 - c. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
2. Outside Storage Display and Screening
 - a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces.

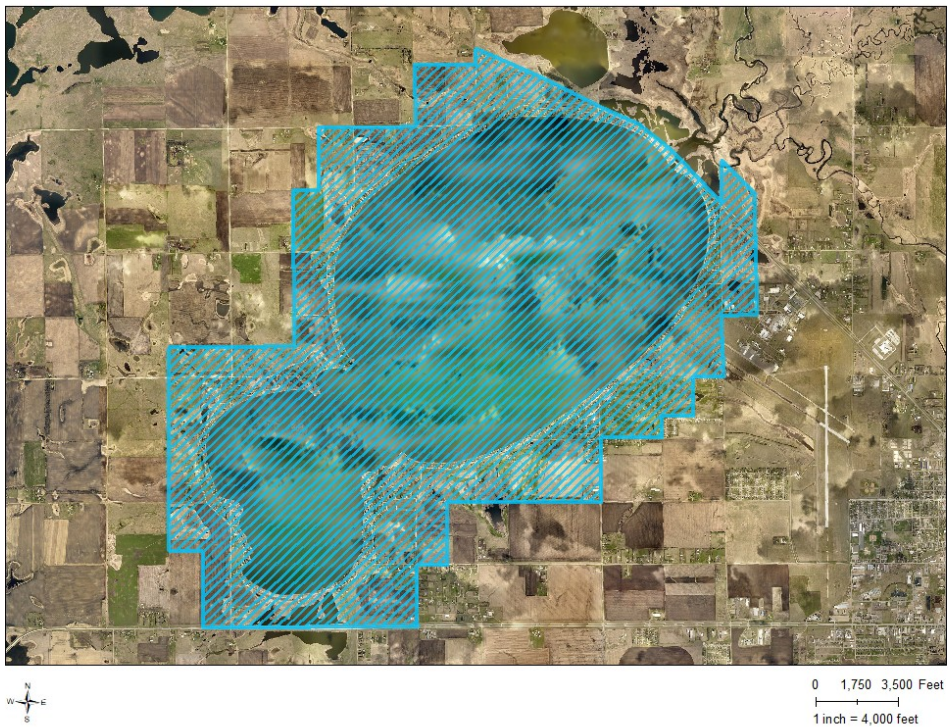
Agenda Item 10.(a) First Reading of Ordinance No. 25-02, Zoning Text Ame...

- c. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - d. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
- 3. Transitional Yards
 - a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.

Source: (Ord 20-10; Eff 5-1-2020) (Ord 20-30; Rev 10-02-20)

21.2906: BOUNDARY MAP FOR LAKE KAMPESKA

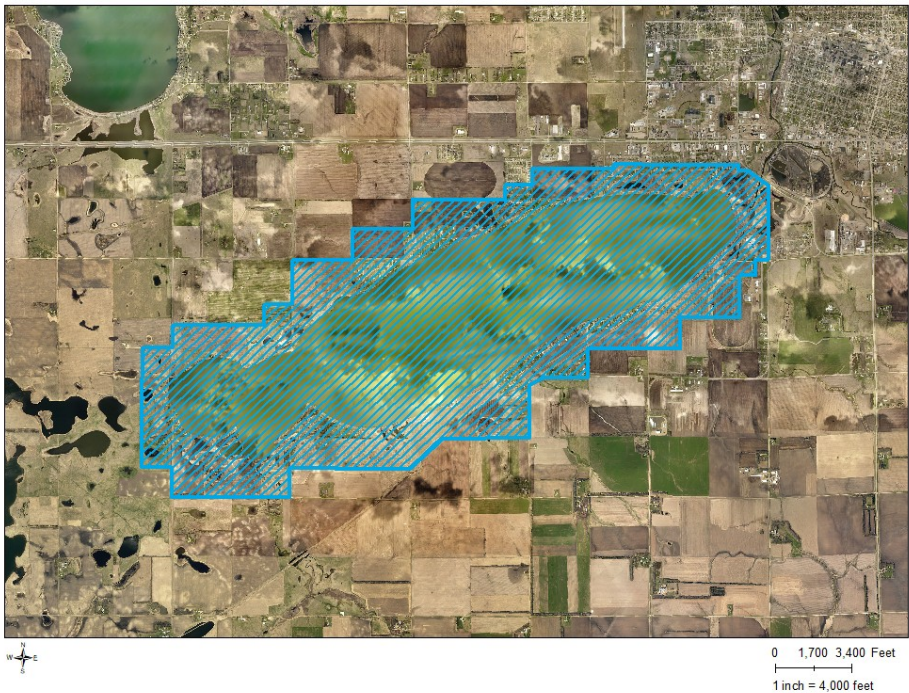
[\(back to Chapter contents\)](#)



Source: (Ord 20-10; Eff 5-1-2020)

21.2907: BOUNDARY MAP FOR LAKE PELICAN

[\(back to Chapter contents\)](#)



C-L1 LAKE ADJACENT COMMERCIAL DISTRICT

Section

[\(back to Title contents\)](#)

21.3001	Purpose
21.3002	Definitions
21.3003	Permitted and Special Permitted Uses
21.3004	Restaurants Special Permitted Use Provisions
21.3005	Reserved
21.3006	Area and Bulk Requirements
21.3007	Design Requirements
21.3008	Boundary Map for Lake Kampeska

21.3001: PURPOSE

[\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L2 Lake Adjacent Commercial Boundary Map in Section 21.3008 and 21.3009 to Lake Kampeska that are conducive to lake commercial activity.
2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska as shown in the Comprehensive Land Use Plan.

21.3002: DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.30. All other uses are as defined in Chapter 21.90

1. **Lake-Adjacent:** Any property that directly abuts the shoreline of Lake Kampeska as shown on the boundary maps.
2. **Lake Retail and Service Establishments:** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.
3. **Mixed Use Structures:** A commercial building where the upper floors of the same structure are used for residential units.

21.3003: PERMITTED AND PERMITTED SPECIAL USES

[\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.3004.
3. Recreational Use (Public).
4. Religious Institutions.
5. Mixed Use Structures.

21.3004: RESTAURANTS SPECIAL USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

21.3005: RESERVED

21.3006: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

21.3007: DESIGN REQUIREMENTS

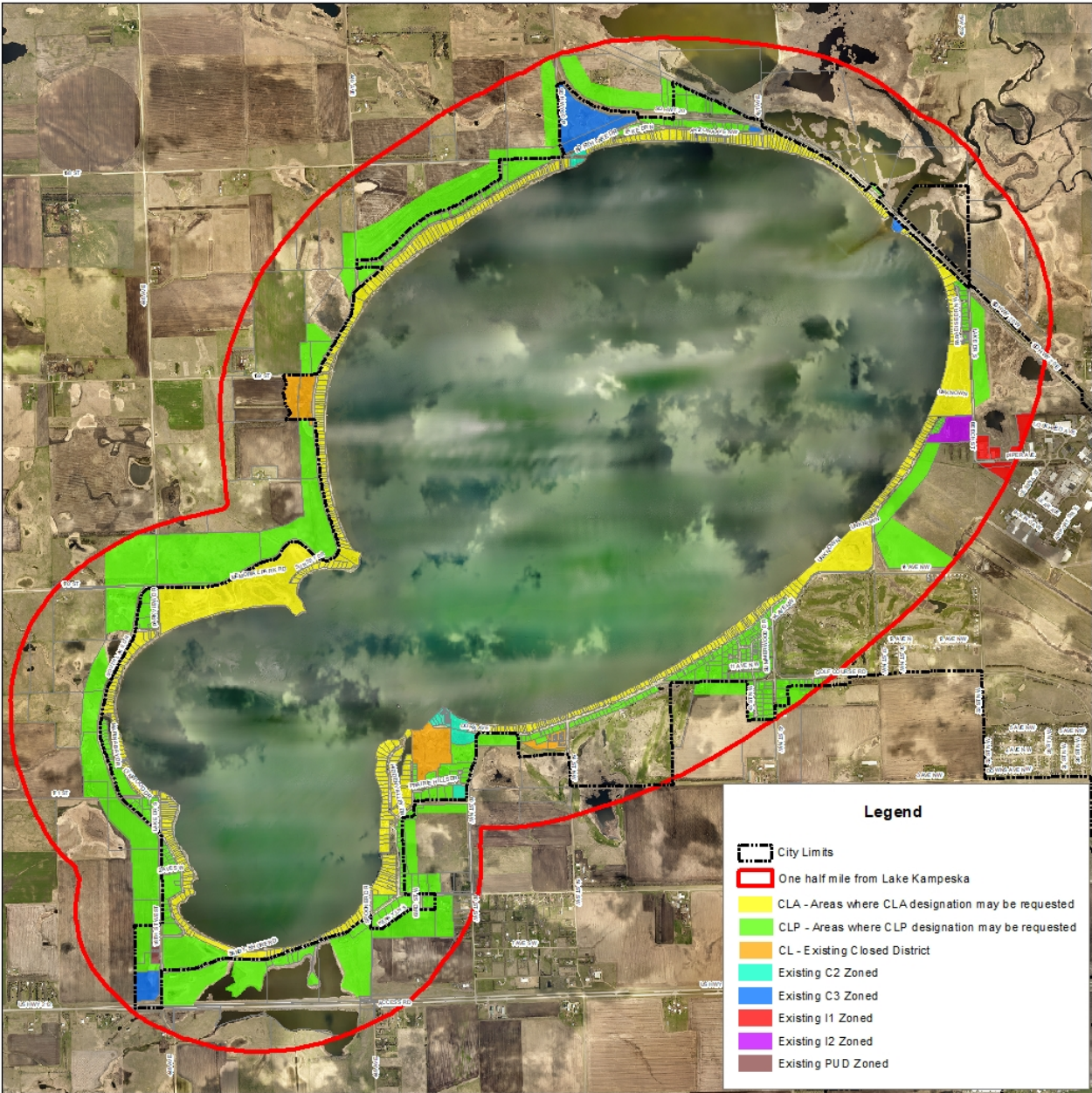
[\(back to Chapter contents\)](#)

1. Structure
 - a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:

Agenda Item 10.(a) First Reading of Ordinance No. 25-02, Zoning Text Ame...

- i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
 - b. The exterior of the building shall have varied detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
2. Transitional Yards
 - a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.
3. Outside Storage Display and Screening
 - a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard.
 - c. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - d. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
 - e. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.
4. Signage
 - a. Freestanding signs and electronic message centers are prohibited in the yard adjacent to the lakeshore of Lake Kampeska
5. Lighting
 - a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.
6. Outdoor Music Events
 - a. Events utilizing a Special Alcoholic Beverage License shall follow § 2.0118.
 - b. Outdoor Music Events require a Lake Use Special Event Permit issued by the Community Development Division.
 - i. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year. Additional events in excess of four in one calendar year shall be approved by the Board of Adjustment.
 - ii. Events must be concluded by 12:00 AM (midnight) on the day the event is held.

21.3008: BOUNDARY MAP FOR LAKE KAMPESKA



Chapter 21.31
C-L2 LAKE PROXIMITY COMMERCIAL
DISTRICT

Section

[\(back to Title contents\)](#)

21.3101	Purpose
21.3102	Definitions
21.3103	Permitted and Special Permitted Uses
21.3104	Restaurants Special Permitted Use Provisions
21.3106	Area and Bulk Requirements
21.3107	Design Requirements
21.3108	Boundary Map for Lake Kampeska

21.3101: PURPOSE

[\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L2 Lake Proximity Commercial Boundary Map in Section 21.3108 and 21.3109 to Lake Kampeska that are conducive to lake commercial activity.
2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska as shown in the Comprehensive Land Use Plan.

21.3102: DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.31. All other uses are as defined in Chapter 21.90

1. **Lake Proximity:** Any property that does not directly abut the shoreline but is located across the right-of-way from lakefront properties and included in the boundary maps.
2. **Lake Retail and Service Establishments** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.
3. **Mixed Use Structures:** A commercial building where the upper floors of the same structure are used for residential units.

21.3103: PERMITTED USES AND PERMITTED SPECIAL USES[\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.3104.
3. Recreational Use (Public).
4. Recreational Use (Private).
5. Religious Institutions.
6. Mixed Use Structure.

21.3104: RESTAURANTS SPECIAL USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

21.3106: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

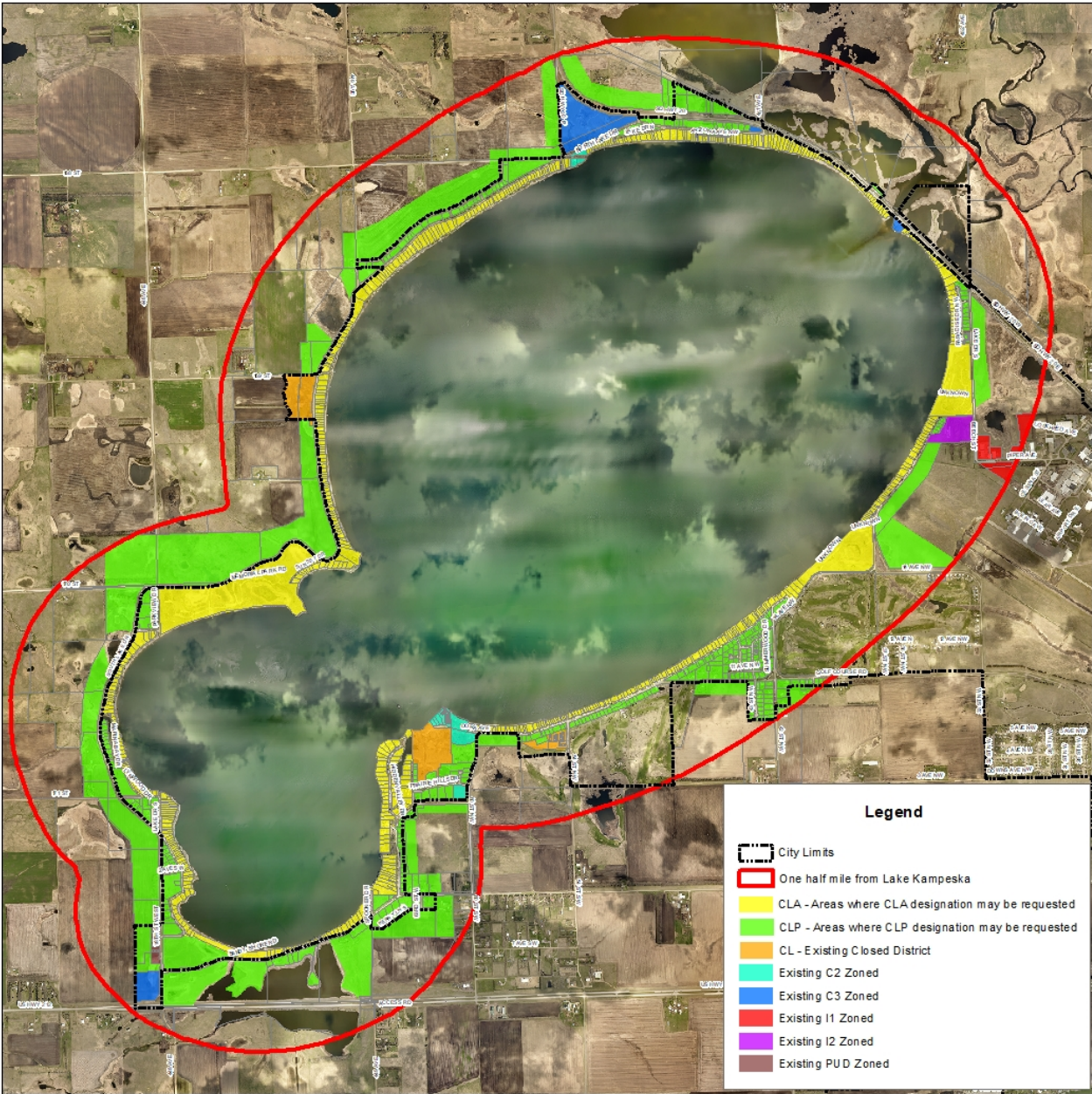
21.3107: DESIGN REQUIREMENTS

[\(back to Chapter contents\)](#)

1. Structure
 - a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an

- applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
 - b. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
- 2. Transitional Yards
 - a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.
- 3. Outside Storage Display and Screening
 - a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - c. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
 - d. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.
- 4. Lighting
 - a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.
- 5. Outdoor Music Events
 - a. Events utilizing a Special Alcoholic Beverage License shall follow § 2.0118.
 - b. Outdoor Music Events require a Lake Use Special Event Permit issued by the Community Development Division.
 - i. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year. Additional events in excess of four in one calendar year shall be approved by the Board of Adjustment.
 - ii. Events must be concluded by 12:00 AM (midnight) on the day the event is held.

21.3108: BOUNDARY MAP FOR LAKE KAMPESKA



Chapter 21.58
C-LX LAKE COMMERCIAL OVERLAY
DISTRICT

Section

[\(back to Title contents\)](#)

[21.5801: Purpose And Intent](#)

[21.5802: Establishment](#)

[21.5803: Applicability](#)

[21.5804: Special Permitted Uses](#)

[21.5805: Bar or Tavern Special Use Provisions](#)

21.5801: PURPOSE AND INTENT

It is the purpose and intent of the Watertown City Council and Watertown Planning Commission to establish a district within the Commercial Lake Boundary Map, aimed at integrating a broader range of complementary commercial uses into the existing commercial zone. These uses may be more intrusive than those typically permitted but have additional design standards enhance the overall commercial environment while minimizing negative impacts on surrounding areas.

21.5802: ESTABLISHMENT

This overlay district is only allowed to be applied for following the zoning process if the underlying zoning district is C-LA Lake Adjacent Commercial District or C-LP Lake Proximity Commercial District.

21.5803: APPLICABILITY

1. The provisions of this chapter shall apply to the zoning designations of C-LA Lake Adjacent Commercial District or C-LP Lake Proximity Commercial District.
2. Where the provisions of Chapter 21.58 conflict with other provisions of this title, the provisions of Chapter 21.58 shall prevail.
3. Standards, uses, and regulations not addressed in Chapter 21.58 shall be regulated elsewhere in this title and conform to the underlying zoning district.

21.5804: PERMITTED USES AND PERMITTED SPECIAL USES

1. Bar or Tavern in accordance with 21.5805
2. Motels and Hotels

21.5805: BAR OR TAVERN SPECIAL USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

-

Chapter 21.05
ESTABLISHMENT OF DISTRICTS

[\(back to Title contents\)](#)

21.0501: ESTABLISHMENT OF DISTRICTS

[\(back to Chapter contents\)](#)

For the purpose of this ordinance, the City is divided into the following districts:

A-1	Agricultural District
R-1	Single Family Residential District
R-2	Single Family Attached Residential District
R-2A	Single Family Attached Residential District
R-3	Multiple Family Residential District
R-4	Manufactured Home Residential
R-G	Residential Garage District
C-1	Community Commercial District
C-2	Local Commercial District
C-3	Highway Service Commercial District
C-L	Lake Commercial District (closed district)
C-L1	Lake Adjacent Commercial District
C-L2	Lake Proximity Commercial District
BP	Business Park District
I-1	Light Industrial District
I-2	Heavy Industrial District
PUD	Planned Unit Development District

21.0502: ESTABLISHMENT OF OVERLAY DISTRICTS

[\(back to Chapter contents\)](#)

For the purpose of this ordinance, each overlay district contains additional requirements which shall be included in, and take precedence over, underlying district regulations except for C-LX Lake Commercial District which shall be approved through the zoning process to be applicable.

AP	Aquifer Protection District
WE	Wind Energy District
GT-1	Gateway District
DT	Downtown District
C-LX	Lake Commercial

Chapter 21.10
SUMMARY OF DISTRICT REGULATIONS

[\(back to Title contents\)](#)

21.1003: NON-RESIDENTIAL HEIGHT AND PLACEMENT REGULATIONS [\(back to Chapter contents\)](#)

1. General Requirements. Except as otherwise specifically provided in this ordinance, no development, use or structure shall exceed the limits specified below. (Ord 18-02; Rev 04-27-18)

		Minimum Density (SF/d.u.) ^a	Minimum Lot Area (SF)	Minimum Required Lot Width	Minimum Required Front Yard	Minimum Required Side Yard	Minimum Required Rear Yard	Maximum Mean Height b
C-L Districts	No New Dev.	NA	10,000	100'	30	30'	30'	35'
C-L Districts (structures greater than 35' in height)	No New Dev	NA	10,000	150'	30'	25'	30'	60'
C-L1 Districts		NA	15,000	150'	30'	30'	30'	35'
C-L2 Districts		NA	15,000	150'	30'	30'	30'	35'
C-L1 and C-L2 Districts (structures greater than 35' in height)		NA	15,000	200'	30'	35'	30'	60'

21.1004: NON-RESIDENTIAL HEIGHT & PLACEMENT REGULATIONS FOR ACCESSORY STRUCTURES

[\(back to Chapter contents\)](#)

1. General Requirements. Except as otherwise specifically provided in the ordinance, accessory uses shall meet the standards specified below.

	Maximum Height	Minimum Setbacks		
		Front	Side	Rear
A-1 Districts	40'	30'	10'	20'
C-1 Districts	30'	0'	0'	0'
C-2 Districts	30'	40'	10'	10'
C-3 Districts	30'	40'	10'	10'
C-L Districts	30'	30'	10'	10' ^a
C-L1 Districts	30'	30'	15'	10' ^a
C-L2 Districts	30'	30'	15'	10' ^a
I-1 District	40'	40'	10'	10'
I-2 Districts	40'	75'	20'	20'
BP Districts	20'	50'	20'	20'

a. For properties with lake frontage, the setback shall be thirty feet (30').

TITLE 21

ZONING

Chapter

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21.01	Purpose
21.02	Administration and Enforcement
21.03	General Provisions
21.04	Nonconformities
21.05	Establishment of Districts
21.10	Summary of District Regulations
21.12	A-1 Agricultural District
21.14	R-1 Single Family Residential District
21.15	R-1C Compact Single Family Residential District
21.16	R-2 Single Family Attached Residential District
21.18	R-2A Single Family Attached Residential District
21.20	R-3 Multi-Family Residential District
21.22	R-4 Manufactured Home Residential District
21.23	R-G Residential Garage District
21.24	R-S Residential Storage District
21.25	C-1 Community Commercial District
21.26	C-2 Local Commercial District
21.28	C-3 Highway Commercial District
21.29	C-L Lake Commercial District
21.30	C-L1 Lake Adjacent Commercial District
21.31	C-L2 Lake Proximity Commercial District
21.32	BP Business Park District
21.34	I-1 Light Industrial District
21.36	I-2 Heavy Industrial District
21.38	PUD Planned Unit Development
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21.52	Overlay District – W-E Wind Energy
21.54	Overlay District – GT-1 Gateway
21.56	Overlay District – D-T Downtown
21.58	Overlay District – CL-X Lake
21.60	Required Yards and Open Space
21.61	Fences, Walls and Hedges
21.62	All Lots and Buildings to Front on Public or Approved Private Street
21.63	Off-Street Parking and Loading Requirements (All Districts)
21.64	Performance Standards
21.65	Outside Storage and Display Requirements for Specific Uses
21.70	Modular Home Provisions
21.71	Manufactured and Mobile Home Provisions
21.72	Microwave Antennas
21.73	21.67 Landscape and Lighting Standards
21.74	Specific Use Office Building
21.75	Bed and Breakfast
21.76	Campgrounds
21.77	Wireless Telecommunications Towers
21.78	Communal Living
21.79	Swimming Pools
21.80	Signs and Outdoor Advertising
21.81	Firework Activities
21.82	Home Occupations
21.83	Day Care, Home
21.90	Definitions
21.97	Interpretation, Abrogation and Severability
21.98	Cross References
21.99	Punishment

**CHAPTER 21.90
DEFINITIONS**

[\(back to Title contents\)](#)

Outline Lighting: an arrangement of incandescent lamps or electric-discharge lighting to outline or draw attention to certain features such as the shape of a building or the decoration of a window.

Overlay District: a set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying primary zone. Development within the overlay district must conform to the requirements of both underlying primary zone and the overlay district or the more restrictive of the two.

Owner: any person(s), agent(s), firm(s) or corporation(s) having a legal or equitable interest in a property or premises or who, by virtue of an existing legal relationship, have direct control over a property or premises.

Parasitic Sign: A non-exempt sign without a permit that is:

1. Attached to a permitted sign or
2. Affixed to a permanent supporting structure which is in addition to signs specifically designed for said supporting structure, or
3. Attached to a bollard, canopy support, or other rigid structure with a primary purpose other than the support of signage. (Ord 17-33; Add 09-29-17)

Parapet or Parapet Wall: that portion of a building wall that rises above the roof level.

Parcel: one or more tracts of land, which at the time of filing for a building permit, is designed by the owner or developer as a tract to be used, developed, or built upon as a unit, under single or unified ownership or control, and assigned to the particular use, building or structure, for which the building permit is issued and including such area of land as may be required by the provisions of this ordinance for such use, building or structure.

Parking Lot: an area, usually divided into individual spaces, intended for temporary parking of motor vehicles. The area may or may not be on the same lot as a primary structure.

Parking Space: a space for parking of automobiles which complies with the Engineering Design Standards.

Pedestrian Signs: a sign directed to pedestrians.

Pennant: any lightweight plastic, fabric, or other material, whether or not containing a message, suspended from a rope, wire, or string, usually in series.

Permanent Foundation: any structural system for transporting loads from a structure to the earth at a depth below the established frostline without exceeding the safe bearing capacity of the supporting soil.

Permanent Perimeter Enclosure: a permanent perimeter structural system completely enclosing the space between the floor joists of the home and the ground.

Permanent Sign: a sign permanently attached to framing, or a sign with a support member at or below the frost line or attached to a building or other structure by direct attachment to a rigid wall, frame or structure.

Permitted Use: any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Permitted Special Use: a use allowed in a zoning district subject to specific conditions for that use and the restrictions applicable to that zoning district.

Persons: any individual, partnership, corporation, company, association or body politic including trustees, receivers, assignees or other representatives.

Petroleum Sales: establishments that provide for the retail sales of petroleum products.

Planned Unit Development (PUD): A procedure for planning a tract of land as a unit under single of unified ownership or control.

Pole sign: a freestanding sign wholly supported by one or more poles.

Political Signs: are signs that indicate or promote a political candidate, political issue, or political message.

Portable Sign: any sign not permanently attached to the ground or other permanent structure designed to be transported from structure to structure or site to site at periodic intervals. Portable signs include signs attached to or painted on vehicles, unless said vehicle is used in the normal day-to-day operations of the business. Portable signs are temporary signs.

Agenda Item 10.(a) First Reading of Ordinance No. 25-02, Zoning Text Ame...

The above and foregoing Ordinance was moved for adoption by Alderperson _____, seconded by Alderperson _____, and upon voice vote motion carried, whereupon the Mayor declared the Ordinance duly passed and adopted.

I certify that Ordinance No. 25-02 was published in the Watertown Public Opinion, the official newspaper of said City, on the ____ day of _____, 2025.

Kristen Bobzien, Chief Financial Officer

First Reading: March 3, 2025
Second Reading: March 17, 2025
Published: March 22, 2025
Effective: April 16, 2025

City of Watertown

Attest:

Kristen Bobzien
Chief Financial Officer

Ried Holien
Mayor



City Council

Agenda Item

Subject: Approve Resolution 25-09, Resolution Establishing Water Main and Sanitary Sewer Cost Recovery for water main and sanitary sewer installations for the Taxiway and Ag Area Improvement Project, Project No. 2227

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

This resolution is to establish a Public Infrastructure cost recovery for the water main and sanitary sewer installation related to the Taxiway and Ag Area Improvement Project, Project No. 2227.

Taxiway and Ag Area Improvements include the installation of water main and sanitary sewer adjacent to four (4) future hangar areas. The cost recovery will be charged on a pro-rata basis for each of the four (4) hangar areas. The City installed the water main and sanitary sewer at a total cost of \$431,145.76; therefore, each of the hangar lots would be assessed \$107,786.44, which would be collected prior to approval of any building permit or recording of any plat in the project area.

FINANCIAL CONSIDERATIONS:

The funding for this project has been budgeting in the Airport Enterprise Fund, Account number 606-43503-43904 in the amount of \$2,690,000.00. The complete project price is \$2,684,123.66, with a remaining account balance of \$5,876.34. A major source (90%) of funding comes from the AIP 3-46-0058-044-2023 FAA grant. With approval of this resolution, the City would recover \$431,145.76, divided equally between the four (4) hangar areas in the amount of \$107,786.44 each.

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer
Chaz Spellman, Engineer I

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of this resolution with the following motion:

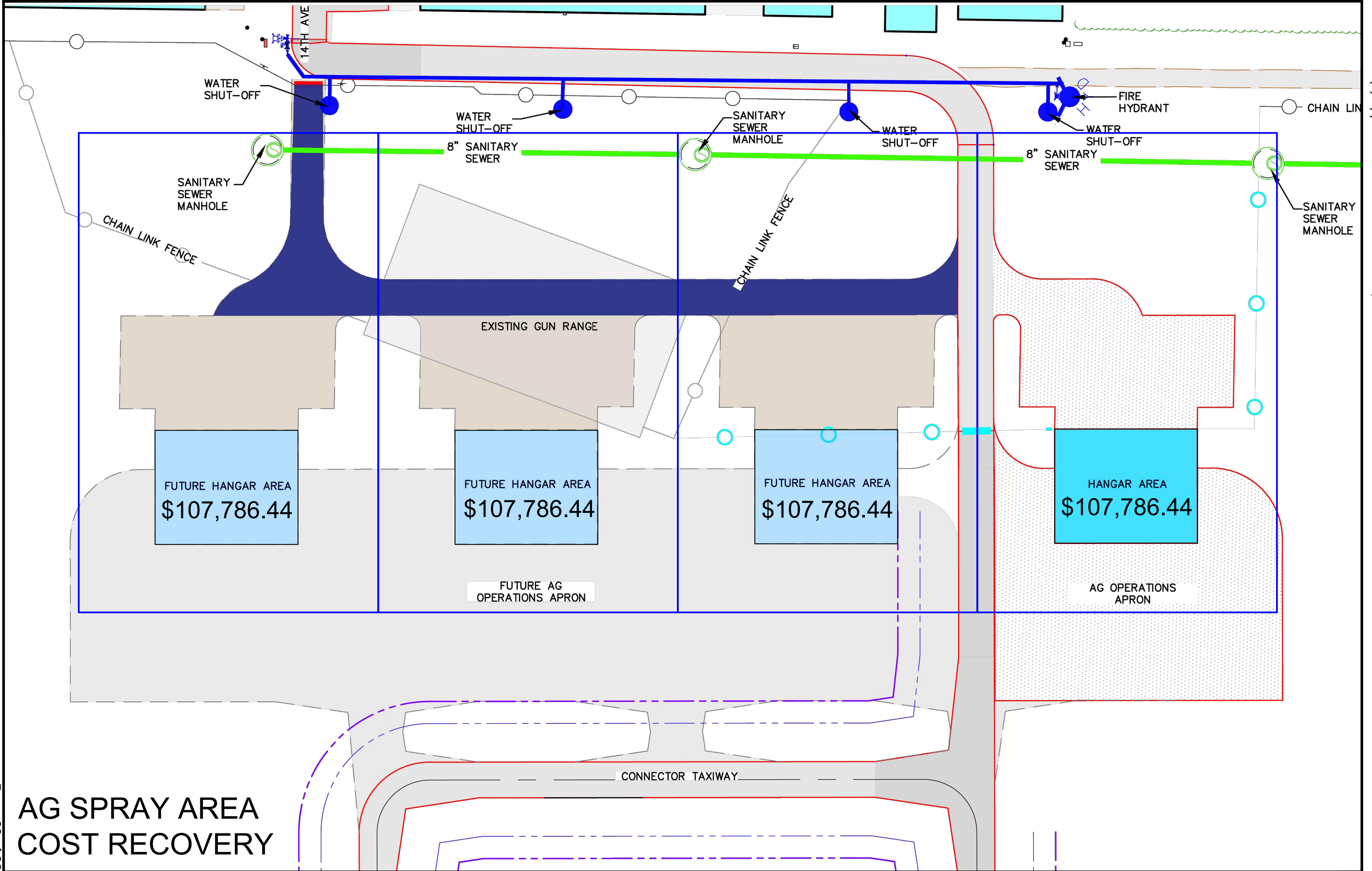
I move to Approve Resolution 25-09, Resolution Establishing Water Main and Sanitary Sewer Cost Recovery for water main and sanitary sewer installations for the Taxiway and Ag Area Improvement Project, Project No. 2227.

ATTACHMENT(S):

Agenda Item 12.(a) Approval of Resolution No. 25-09, Resolution Establis...

[2227 Cost Recovery](#)

[2227 Cost Recovery Resolution](#)



AG SPRAY AREA
COST RECOVERY

RESOLUTION NO.: 25-09

**RESOLUTION ESTABLISHING WATER MAIN AND SANITARY SEWER COST
RECOVERY TO BE LEVIED UPON CERTAIN PROPERTY WITHIN THE CITY OF
WATERTOWN SPECIFICALLY BENEFITTED BY AN AIRPORT PROJECT
INCLUDING UTILITIES**

WHEREAS the City of Watertown, through its Public Works Engineering Department, has authorized the construction of a Taxiway and Ag Area Improvement Project, Project No. 2227; and

WHEREAS the costs of constructing the water main and sanitary sewer shall be per the total cost to the City; and engineering and design fees were borne by the City of Watertown; and

WHEREAS this project is a public improvement, which will directly benefit the property adjacent to which the improvements are constructed; and

WHEREAS the construction of this public improvement will not result in any direct benefit injuring the City; and

WHEREAS the public necessity and convenience of the City requires the costs of this public improvement be repaid by the benefited property owner(s)

NOW, THEREFORE, BE IT RESOLVED by the City of Watertown, that a portion of the total cost of the airport project described herein be determined at the time said project is approved by the City, and that a portion of the total cost shall be recouped by the City, including the time value of the City's investments in the following manner:

1. Each hangar area which is adjacent to City owned property upon which this improvement is constructed and is subject to building permit approval from the City of Watertown shall be allocated its pro rata share of the project cost per hangar area of property abutting the improvement; and,
2. The actual project cost for water main and sanitary sewer construction project per the total cost of \$431,145.76 divided by four (4) hangar areas, for a cost of \$107,786.44 per hangar area.
3. The time value factor shall be calculated at the time of plat approval, and shall be equal to the current U.S Bureau of Labor Statistics reported Consumer Price Index for All Urban Consumers (CPI-U) divided by the February 2023 CPI-U of 300.840; and,
4. Payment shall be collected prior to approval of any building permit on any part of the Taxiway and Ag Area, Watertown, South Dakota.

Dated this ____ day of February, 2025.

ATTEST:

CITY OF WATERTOWN:

Kristen Bobzien
Interim City Manager/Finance Officer

Ried Holien
Mayor

(SEAL)



City Council

Agenda Item

Subject: Authorization to proceed with bidding the Wolf Exhibit Renovation project and accept a donation from LAZS in the amount of \$431,431.94.

Meeting: City Council - Mar 03 2025

From: Dusty Rodiek, Director of Parks, Recreations & Forestry

BACKGROUND INFORMATION:

Bramble Park Zoo has discussed renovating the wolf habitat for several years. It was placed in the City's budget for 2024. The Lake Area Zoological Society (LAZS) started raising funds in October 2023 for a new wolf habitat. The funds were raised during events at the zoo, our end of year giving letters, grants, and local businesses. Currently LAZS has raised \$231,431 and they are donating \$200,000 of their saved funds to raise the total amount to \$431,431. Between the City's contribution and LAZS contributions we have \$703,431 to put toward the wolf project.

A wolf renovation project is needed due to the current building being too small for a wolf pack and it does not have adequate utilities such as running water or heat. This project will save staff time, we will be able to maintain the habitat more efficiently, and it will make the habitat more economical. The new building will allow staff to lock the wolves inside, so it will make yard maintenance more efficient. The new building will have running water, so everything that is needed to clean the building will be easily at hand and won't cause a tripping hazard due to hoses on the pathways. Since we will have running water in the building, we are adding a heating system to the building. This will be more safe and efficient than the current space heaters.

We will also improve the fencing and the viewing area for guests. The new viewing area will help people feel immersed in the habitat and allow them to see firsthand the impressive size of the wolves. We will perform keeper talks and training sessions for classes and guests, so they understand the specialized care our wolves receive at Bramble Park Zoo. The new viewing area will allow guests to better connect with the wolves, leaving a positive lasting impression.

FINANCIAL CONSIDERATIONS:

The 2024 budget amount of \$300,000 will be carried over to 2025 during the carryover process in April. The donation will go toward offsetting the budget shortfall, the project construction estimate is \$700,000.

OVERSIGHT / PROJECT RESPONSIBILITY:

Stacy Plocher, Zoo Superintendent
Dusty Rodiek, Parks, Recreation & Forestry Director

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the authorization to proceed with bidding the Wolf Exhibit Renovation project and accepting a donation from LAZS in the amount of \$431,431.94.



City Council

Agenda Item

Subject: Authorization for the Interim City Manager to sign the 2024 Annual Municipal Separate Storm Sewer Systems (MS4) Report for submittal to the Department of Agriculture and Natural Resources (DANR)

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

As part of the Clean Water Act - Stormwater Rule, Municipalities in South Dakota with population greater than 10,000 must comply with the State's General Permit for Stormwater Discharges from their Municipal Separate Storm Sewer Systems (MS4). Watertown has coverage under the permit and must have a written Stormwater Management Program and submit an annual Report to the South Dakota Department of Agriculture and Natural Resources (DANR) outlining our conformance with the permit requirements.

One of the ongoing elements of our Stormwater Management Program is to provide and review the Report annually at a City Council meeting, outlining the accomplishments and shortfalls of the targeted objectives. The report encompasses six minimum control measures that the City is required to focus on. Those include:

- Public Education and Outreach
- Public Involvement/Participation
- Illicit Discharge Detection and Elimination
- Construction Site Stormwater Runoff Control
- Post Construction Stormwater Management
- Pollution Prevention/Good Housekeeping

This report gives a comprehensive overview of how the City has managed each control measure over the past year and provides for the continuation of goals into the next year. These efforts meet the requirements of the DANR to retain coverage under the General Permit for Stormwater Discharges.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer
Caitlyn German, Engineer Technician

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of authorization to sign through the following motion:

I move to authorize the Interim City Manager to sign the 2024 Annual Municipal Separate Storm Sewer Systems (MS4) Report for submittal to the Department of Agriculture and Natural Resources (DANR).

ATTACHMENT(S):

[2024 MS4 Annual Report City of Watertown](#)

[2024 MS4 Appendix Final](#)



2024 MS4 Annual Report

SD Department of Environment and Natural Resources

General Information

Name of MS4 Program: City of Watertown **Permit No.:** SDR41A010
MS4 Coordinator: Justin Petersen, P.E., PMP, CFM **Phone Number:** 605-882-6202 x 3523
Mailing Address: PO Box 910
Email Address: jpetersen@watertownsd.us

General Questions Regarding Your MS4 Program

Stormwater Management Program (SWMP)	Comments (please use this space to clarify or add to your answer)
Has a compliance schedule been developed for fully implementing the SWMP? (Please explain)	☒ Yes ☐ No The schedule is organized and broken down into segments according to the six minimum control measures, was implemented over a 5-year period from 2003-2008, and is reviewed annually.
Is the SWMP put together in a written document(s)?	☒ Yes ☐ No
Has the SWMP continued to be revised?	☒ Yes ☐ No The Program has evolved as goals have been met. A formal written revision was adopted in March 2017.
Does the SWMP have internal stake holders? (i.e. other internal departments responsible for implementing parts of the SWMP)	☒ Yes ☐ No Numerous departments are involved and identified in the SWMP as responsible for specific BMPs.
Does the SWMP list staff /roles and responsibilities that have been assigned?	☒ Yes ☐ No
Is the implementation of the SWMP shared with any other entity?	☐ Yes ☒ No
If the implementation of the SWMP is shared with another entity, is there a written agreement documenting responsibilities?	☐ Yes ☐ No Does not apply.
Does the SWMP identify pollutants of concern? (List all pollutants addressed in your SWMP)	☒ Yes ☐ No Sediment, pesticides & fertilizers, grease & oil, pet waste, trash.
Have strategies been implemented to address the discharge of the pollutants of concern?	☒ Yes ☐ No
Does your SWMP contain a description of the rationale for each Best Management Practice (BMP), a measurable goal, and an assessment of each goal for each of the minimum control measures?	☒ Yes ☐ No

Public Education and Outreach		Comments (Please use this space to clarify or add to your answer)
Are educational materials distributed or outreach activities conducted to educate the public on reducing pollutants in stormwater runoff?	☒ Yes ☐ No	See Report Appendix for examples of materials.
Are local businesses targeted with informational materials on improper waste disposal and illegal discharges?	☒ Yes ☐ No	See Report Appendix for examples of materials.
Public Involvement/Participation		Comments (Please use this space to clarify or add to your answer)
Has the public been involved in developing, reviewing, and implementing the SWMP?	☒ Yes ☐ No	A task force comprised of citizens worked with staff to develop, review, and implement the SWMP.
Are efforts being made to reach out and engage the entire community in the MS4 program?	☒ Yes ☐ No	See Report Appendix for examples, including hosting a booth at the annual home show and newspaper articles.
Has your MS4 complied with all public notice requirements?	☒ Yes ☐ No	Public notice requirements of all committee and council meetings have been observed.
Are you documenting efforts to involve the public and ensure they were given opportunities to be involved?	☒ Yes ☐ No	See Report Appendix for examples.
Illicit Discharge Detection and Elimination		Comments (Please use this space to clarify or add to your answer)
Does your MS4 have an ordinance prohibiting non-stormwater discharges into the storm sewer system?	☒ Yes ☐ No	See Report Appendix for a copy of the Illicit Discharge Ordinance and Standard Operating Procedure.
Does your MS4 have enforcement measures for illicit discharges?	☒ Yes ☐ No	List enforcement mechanisms: Verbal and written notifications are sent to the violator, and the issue is sent to City Attorney or DANR for legal action.
Has a plan been developed and implemented to detect illicit discharges, including the following elements (must be a written part of the SWMP): - Procedures for locating priority areas. - Procedures for tracing the source of the discharge. - Procedures for removing the source of the discharge. - Procedures for evaluating /assessing the illicit discharge plan.	☒ Yes ☐ No	The SOP was revised on 3-6-17 to identify appropriate responsible positions, and to include a procedure for evaluating/assessing the plan.
Does your MS4 have a map of: - Storm sewer system - Storm sewer outfalls - Names and locations of waters of the state that receive discharges from the outfalls.	☒ Yes ☐ No	
Are public employees, businesses, and the general public being informed of hazards	☒ Yes ☐ No	

associated with illegal discharges and improper disposal of waste?		
Is dry weather screening being conducted to detect illicit discharges?	☒ Yes ☐ No	
Are illicit discharge investigations and enforcement actions being documented?	☒ Yes ☐ No	
Construction Site Stormwater Runoff Control		Comments (Please use this space to clarify or add to your answer)
Does your MS4 have an ordinance or regulatory mechanism to require erosion and sediment controls for construction activities of one or more acres?	☒ Yes ☐ No	See Report Appendix for a copy of the Construction Site Runoff Erosion and Sediment Control Ordinance.
Does your MS4 have requirements for proper erosion and sediment control BMPs?	☒ Yes ☐ No	The City has an Erosion and Sediment Control BMP Manual which has been adopted by ordinance.
Does your MS4 have requirements for construction site operators to control waste materials?	☒ Yes ☐ No	The Construction Site Runoff Erosion and Sediment Control Ordinance covers this.
Does your MS4 have procedures for site plan review that considers water quality impacts?	☒ Yes ☐ No	The Construction Site Runoff Erosion and Sediment Control Ordinance covers this.
Does your MS4 have procedures for receipt and consideration of information submitted by the public?	☒ Yes ☐ No	The website contains instructions for the public to notify the City of potential issues.
Does your MS4 have procedures for site inspections?	☒ Yes ☐ No	The Construction Site Runoff Erosion and Sediment Control Ordinance covers this.
Does your MS4 have procedures for enforcement?	☒ Yes ☐ No	The Construction Site Runoff Erosion and Sediment Control Ordinance covers this.
Post Construction Stormwater Management		Comments (Please use this space to clarify or add to your answer)
Does your MS4 have an ordinance or other regulatory mechanism to require post construction BMPs?	☒ Yes ☐ No	
Does your MS4 have requirements to ensure long-term operation and maintenance of the BMPs?	☒ Yes ☐ No	
Pollution Prevention		Comments (Please use this space to clarify or add to your answer)
Has pollution prevention guidelines for reducing pollutant runoff from municipal operations been developed and implemented?	☒ Yes ☐ No	Individual written Runoff Control Plans have been developed and implemented for the following: Cemetery, Golf Course, Parks, Recreation and Forestry Department, Street Division Facility, Snow Dump Sites, Yard Waste Drop Off Site

Public Education and Outreach

List all public education and outreach goals that were to be completed in 2024 and include the dates completed. Explain how the goal is being measured and whether it is having the desired effect. Include any previous year's goals that were not previously met but were completed this year:

Goal and date completed: Informational flyers will be included at least once annually in a utility bill mailing during the storm water season of April through September by City Staff GOAL: 1 per year. Assessment of Goal: met July 2024.	How the goal is measured: Verification that the flyer was implemented is the measurement of the goal.	Is the goal having the desired effect? Yes, we believe that the flyers increase awareness, which helps create an informed and knowledgeable community.
An information sheet on Phase II was developed and will be distributed by Watertown's industrial pretreatment staff during their annual inspections of industrial users. GOAL: "Distribute one flyer per year to each industrial and commercial business inspected." Assessment of Goal: met December 2024	The number of handouts given at inspections is the measurement of the goal.	Yes, we believe that the handouts increase awareness, which helps create an informed and knowledgeable community.
The City will support the efforts of East Dakota Water Development District, South Dakota State University, and the Brookings Conservation District in their efforts to organize and co-sponsor the annual Big Sioux Water Festival at SDSU by contributing \$500 each year toward the event. GOAL: Contribute \$500 per year. Assessment of Goal: met January 2024	Verification that the contribution was made is the measurement of the goal.	Yes, we educational events increase awareness, which helps create an informed and knowledgeable community.
The City maintains a website with a section dedicated to Storm Water Phase II program background, requirements, goals and plan for implementation. GOAL: Ongoing website maintained. Assessment of Goal: met December 2024.	Verification of the website's existence is the measurement of the goal.	Yes, we believe that website information increases awareness, which helps create an informed and knowledgeable community.
City staff will provide the annual report in the City Council agenda by the first week of March each year, and submit the Annual Report to the DANR by March 10. GOAL: Provide annual report and on-time submittal. Assessment of Goal: met February 2024.	Verification that the information was on the agenda and that the report was submitted is the measurement of the goal.	Yes, we believe that providing the report to City Council increase the awareness of those who read the report.

For goals that were not completed in 2024, provide an explanation why the goal was not met, and the new implementation schedule for meeting the goal? Include any additional goals for 2025.

All goals have been completed. We will continue to push awareness of illicit discharge in our community and ask for the community's involvement in reporting any violations.

List all BMPs that have already been implemented for public education and outreach that are continuing to be maintained through the SWMP. Include a schedule indicating how each BMP is being implemented.

A summary of ongoing Public Education and Outreach efforts for 2024 includes the following:

- 52 advertisements split between the *Watertown Public Opinion* and social media posts
- Home Show booth – featuring “Wendle the Waterdrop” water quality cartoon figure (March)
- Utility bill insert (July)
- Boys and Girls Club presentation
- Stormwater Pollution Prevention newsletters, flyers & handouts freely available to the public in displays at City Hall (ongoing).
- City of Watertown Website (ongoing)
- Gov-TV channel (ongoing)

Please explain the BMPs that have been implemented for public education and outreach and if they are having the desired effect. Also explain how the desired effect of each BMP is being determined.

BMP:	BMPs’ determined effectiveness:	Is the BMP having the desired effect?
Each of Watertown’s listed goals includes one or more BMPs for public education and outreach. Measurement of the BMP is equivalent to measurement of the Goal.	See the section entitled “How is the Goal Measured? Because of the organization of Watertown’s Stormwater Management Program, the goals and BMPs are entwined and the answers to this section are equivalent.	Yes – please see the section entitled, “Is the Goal having the desired effect.

Public Involvement/Participation

List all public involvement and participation goals that were to be completed in 2024 and include the dates completed. Explain how the goal is being measured and whether it is having the desired effect. Include any previous year’s goals that were not previously met but were completed this year:

Goal and date completed: The City will fulfill the statutory requirements of <u>SDCL 1-25-1.1. Notice of meetings of public bodies -- Violation as misdemeanor</u> for all City Council meetings. GOAL: 24 Compliant Council Meetings per year. Assessment of Goal: met December 2024.	How is the goal measured? The number of council meetings for which public notice was provided is counted after the last scheduled council meeting of the year.	Is the goal having the desired effect? Yes, we believe that compliant notification procedures improve the likelihood of public involvement and participation, which helps create an informed and knowledgeable community.
Continue making the current level of additional effort to notify the public of all City Council meetings and agenda. A record of the posted agendas can be found on the City’s website. GOAL: 24 Compliant Council Meetings per year. Assessment of Goal: met December 2024.	The number of council meetings for which multi-media notification was provided is counted after the last scheduled council meeting of the year.	Yes, we believe that multi-media notification procedures improve the likelihood of public involvement and participation, which helps create an informed and knowledgeable community.

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Provide annual report of Storm Water Phase II Program accomplishments to the Watertown City Council. GOAL: Provide Council the report 1 time per year. Assessment of Goal: met February 2025	The goal is measured by verifying that the report was on the City Council Agenda. This was completed on February 17, 2025.	Yes, we believe that providing the report to City Council improve the likelihood of public involvement and participation, which helps create an informed and knowledgeable community.
Continue to actively promote and conduct current city programs with an associated storm water quality benefit. GOAL: 500 tons recyclables and 2500 tons yard waste collected per year, Assessment of Goal: met December 2024 with 623 tons recyclables and 3,512 tons of yard waste.	To measure the goal, collected recyclable materials, yard waste and City-wide clean-up loads were weighed.	Yes, the volume of material diverted from the landfill exceeded the goal; therefore, the desired effect has been achieved.
Receive and respond to confidential complaints of illicit discharges and illegal dumping into the storm water management system and other general pollution or littering within the city limits of Watertown. GOAL: Resolve 100% of all complaints each year. Assessment of Goal: met December 2024.	Public involvement and participation will be measured by the percentage of legitimate confidential complaints resolved.	Yes, complaints were received and 100% were resolved; therefore the goal is having the desired effect.
Promote Stormwater Phase II Program activities by staffing a booth at the local Home Show. GOAL: Once per year, host a booth at the home show. Assessment of Goal: met March 2024.	The goal is measured by verifying that the booth was hosted.	Yes, we believe that the booth generates public involvement and participation, which helps create an informed and knowledgeable community.
For goals that were not completed in 2024, provide an explanation why the goal was not met, and the new implementation schedule for meeting the goal? Include any additional goals for 2025. All goals have been completed. We will continue to push awareness of illicit discharge in our community and ask for the community's involvement in reporting any violations.		
List all BMPs that have already been implemented for public involvement and participation that are continuing to be maintained through the SWMP. Include a schedule indicating how each BMP is being implemented. Public notice requirements are being met by posting the meeting agendas on the city's website and posting the agendas in an outdoor display case. The following events were held: • Big Sioux Water Festival – Did not attend – donated \$500		

Please explain the BMP's that have been implemented for public education and outreach and if they are having the desired effect. Also explain how the desired effect of each BMP is being determined.

BMP: Public Involvement efforts can be considered effective if people respond by attending and participating	BMPs' determined effectiveness: Measurement is completed by observing participation in each event.	Is the BMP having the desired effect? The various activities hosted by the City have been well attended, so it is believed that the efforts are having the desired effect.
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Illicit Discharge Detection and Elimination

List all illicit discharge detection and elimination goals that were to be completed in 2024 and include the dates completed. Explain how the goal is being measured and whether it is having the desired effect. Include any previous year's goals that were not previously met but were completed this year:

Goal and date completed: A Stormwater Phase II information sheet has been developed and is distributed at annual inspections by Watertown's industrial pretreatment staff. GOAL: Distribute one flyer per year to each industrial and commercial business inspected. In 2024, inspections were completed at 15 significant industrial users and 9 commercial entities. Assessment of Goal: met December 2024	How is the goal measured? The number of inspections completed is counted and compared to the goal as a means of measurement.	Is the goal having the desired effect? Yes, we believe that the handouts increase awareness, which helps create an informed and knowledgeable community.
The City has adopted an illicit discharge ordinance prohibiting non-storm water discharges into the storm water management system and prohibiting the reckless and improper dispensing of garbage and other refuse materials within the Watertown city limits, and providing for enforcement capability appropriate levels of penalties for violations. GOAL: Resolve 100% of all complaints each year. Assessment of Goal: met December 2024.	The goal is measured by verifying that each of the complaints received a response as outlined in the IDDE SOP.	Yes, the fact that complaints are addressed is evidence that the goal has been met.
Field survey data to define location and inventory of storm water management system is an ongoing activity of the Engineering Division. Annual updates are made to incorporate changes to the system. GOAL: Incorporate 100% of the changes as they are installed within 1 year of the construction year. Assessment of Goal: met December 2024.	Verification that the maps have been updated is the measurement.	Yes, knowledge of the system is expressed via maps, and when the maps are up-to-date, knowledge is greatest.

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Through activities listed in the Public Education and Outreach control measure, distribute information to the public and business community about the general adverse environmental effects and hazards associated with illicit discharges, illegal dumping, and improper waste disposal. Also include information about the complaint-based system of addressing illicit discharges and general pollution within the city limits. GOAL: Once per year, host a booth at the home show. Assessment of Goal: met March 2024.	The goal is measured by verifying that the booth was hosted.	Yes, we believe that the booth fosters an informed and knowledgeable community which will help to minimize the occurrence of illicit discharges in the future.
The Standard Operating Procedure Manual for Illicit Discharge Detection and Elimination will be revised to include procedures for evaluating and assessing the Illicit Discharge Plan. GOAL: Update Illicit Discharge SOP Manual for compliance by December 2016. Date Completed: March 2017.	The goal is measured by verifying that the update was made.	Yes, the process of updating the IDDE SOP increased the staff's awareness of responsibilities which will help assure prompt, appropriate responses to events in the future.
For goals that were not completed in 2024, provide an explanation why the goal was not met, and the new implementation schedule for meeting the goal? Include any additional goals for 2025. All goals have been completed. We will continue to push awareness of illicit discharge in our community and ask for the community's involvement in reporting any violations.		
List all BMPs that have already been implemented for illicit discharge detection and elimination that are continuing to be maintained through the SWMP. Include a schedule indicating how each BMP is being implemented. 1. A storm sewer system map showing the location of all municipal storm sewer outfalls and the names and location of all waters of the state that receive discharges from those outfalls has been developed and receives ongoing maintenance to keep it up to date. GOAL: Incorporate 100% of the changes as they are installed within 1 year of the construction year. Assessment of Goal: met December 2024. 2. Non-storm water discharges into the storm sewer system are prohibited by the Illicit Discharge Ordinance which includes enforcement procedures and actions. GOAL: 100% of complaints resolved. Assessment of Goal: met Dec. 2024. 3. A plan to detect and address non-storm water discharges, including illicit discharges and illegal dumping, to the system has been developed and includes the following components: ♦ procedures for locating priority areas likely to have illicit discharges; ♦ procedures for tracing the source of an illicit discharge; and ♦ procedures for removing the source of the discharge; and The <i>Illicit Discharge Detection and Elimination Standard Operating Procedure</i> will be revised to include procedures for evaluating and assessing the illicit discharge plan in the near future. GOAL: Complete revision by December 2016. Assessment of Goal: Met in March, 2017. Public employees, businesses, and the general public are informed of hazards associated with illegal discharges and improper disposal of waste by way of the annual on-going efforts listed in the Public Information and Outreach section (website, Gov TV channel, Home Show Booth). GOAL: Once per year, host a booth at the home show. Assessment of Goal: met March 2024.		

Please explain the BMPs that have been implemented for illicit discharge detection and elimination and if they are having the desired effect. Also explain how the desired effect of each BMP is being determined.

BMP: Each of Watertown's listed goals includes one or more BMPs for Illicit Discharge Detection and Elimination. Measurement of the BMP is equivalent to measurement of the Goal.	BMPs' determined effectiveness: See the section entitled "How is the Goal Measured? Because of the organization of Watertown's Stormwater Management Program, the goals and BMPs are entwined and the answers to this section are equivalent.	Is the BMP having the desired effect? Yes – please see the section entitled, "Is the Goal having the desired effect.
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Construction Site Stormwater Runoff Control

List all construction site stormwater runoff control goals that were to be completed in 2024 and include the dates completed. Explain how the goal is being measured and whether it is having the desired effect. Include any previous year's goals that were not previously met but were completed this year:

Goal and date completed: The City was to provide educational opportunities for contractors. GOAL: 1 seminar or mailing per year. Assessment of Goal: Met. We had 1 meeting with Watertown Area Home Builder's Association.	How is the goal measured? Verification that the mailing or seminar occurred is the measurement.	Is the goal having the desired effect? Yes, we believe that these educational opportunities increase awareness, which helps create informed and knowledgeable contractors.
The City was to provide training to staff members regarding Construction Site Storm Water Runoff Control, including basic erosion and sediment control techniques, developing and reviewing pollution prevention plans, and inspection of construction sites for compliance with the stormwater regulations. GOAL: 1 staff training per year. Assessment of Goal: 1 member of staff certified, current staff are all up to date on certifications.	Verification that staff members received training is the measurement.	Yes, training increases staff ability to implement the program.

For goals that were not completed in 2024, provide an explanation why the goal was not met, and the new implementation schedule for meeting the goal? Include any additional goals for 2025.

The goal of providing educational opportunities for contractors by providing training or a mailing was met. All building permits issued are also accompanied by an informational flyer, and so the goal was met in various ways.

List all BMPs that have already been implemented for construction site stormwater runoff control that are continuing to be maintained through the SWMP. Include a schedule indicating how each BMP is being implemented.

- * An ordinance or other regulatory mechanism to require erosion and sediment controls, as well as sanctions to ensure compliance, to the extent allowable under state or local law has been adopted.
- * Requirements for construction site operators to implement appropriate erosion and sediment control BMPs were included in the Construction Site Runoff Erosion and Sediment Control ordinance;
- * Requirements for construction site operators to control waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality were included in the Construction Site Runoff Erosion and Sediment Control ordinance;
- * Procedures for site plan review that consider potential water quality impacts were included in the Construction Site Runoff Erosion and Sediment Control ordinance;
- * Procedures for receipt and consideration of information submitted by the public were included in the Illicit Discharge ordinance; and

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- * The City has incorporated storm water pollution prevention requirements (such as erosion control plans, design standards, and/or the use of BMPs) into the existing “Building Permit” and development approval processes.
- * The City has referenced the state’s Storm Water Construction Permit requirements and provides cooperation or assistance to the state in determining compliance with their program, such as providing information on active construction projects and reporting lack of erosion control measures.

All of the above BMPs were implemented prior to 2009.

Please explain the BMPs that have been implemented for construction site stormwater runoff control and if they are having the desired effect. Also explain how the desired effect of each BMP is being determined.

BMP:	BMPs’ determined effectiveness:	Is the BMP having the desired effect?
Each of Watertown’s listed goals includes one or more BMPs for Construction Site Storm Water Runoff Control. Measurement of the BMP is equivalent to measurement of the Goal.	See the section entitled “How is the Goal Measured? Because of the organization of Watertown’s Stormwater Management Program, the goals and BMPs are entwined and the answers to this section are equivalent.	Yes – please see the section entitled, “Is the Goal having the desired effect.

Post Construction Stormwater Management

List all post construction stormwater management goals that were to be completed in 2024 and include the dates completed. Explain how the goal is being measured and whether it is having the desired effect. Include any previous year’s goals that were not previously met but were completed this year:

Goal and date completed:	How is the goal measured?	Is the goal having the desired effect?
Paving of gravel roadways with asphalt or concrete is encouraged, and the City will continue to provide assistance to property owners who wish to do so. GOAL: 100% of requests for paving roads will be taken through the petitioned improvement project process per year. Assessment of Goal: met December 2024.	By comparing the number of gravel roads and alleys that are taken through the street assessment project process to the number of requests for the service, the goal is measured.	Yes, gravel roads and alleys are gradually being paved.

Two manuals for Storm Water Management System Design Criteria have been developed and will be revised as needed to incorporate new BMPs and techniques which have been found to be successful. GOAL: 1 revision per year if necessary. Assessment of Goal: met December 2024	The manuals were adopted in 2008 and are still in use, indicating that the goal has been met.	Yes, the desired effect is to utilize the manuals.
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City staff encourages contractors, developers, homebuilders, and property owners to use basic erosion and sediment control techniques to reduce or eliminate the migration of sediment off of their respective construction sites and properties. GOAL: 100% of projects creating over an acre of impervious surface will be reviewed to determine if post-construction storm water facilities are	The goal is measured by verifying that each project creating over an acre of impervious surface has been reviewed to determine if facilities are required.	Yes, facilities are being constructed where required.
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The City will incorporate water quality BMPs into the existing system. The measurable goal will be to increase the number of water quality facilities on public lands. GOAL: The Engineering Division will propose a water quality enhancement project once per year. Assessment of Goal: The goal was met by approving BMP Management facilities (The Lakes of Willow Creek 2nd Addition, Harmony Hills, Calvin Industrial). Material was cleaned out from drainageways (Roby Creek, portions of Big Sioux River, among other places).	The goal is measured by verifying that a project occurred.	Yes, facilities are being constructed even where not required.
For goals that were not completed in 2024, provide an explanation why the goal was not met, and the new implementation schedule for meeting the goal? Include any additional goals for 2025. Post Construction Storm Water Management goals were met.		
List all BMPs that have already been implemented for post construction stormwater management that are continuing to be maintained through the SWMP. Include a schedule indicating how each BMP is being implemented. 1. An inventory of gravel roads has been completed (2004), and the City subsidizes an annual roadway paving assessment process to encourage paving downtown gravel streets and alleys. 2. A Post-Construction Storm Water Management Ordinance was adopted in 2008 and continues to be enforced. 3. A Post-Construction Storm Water BMP Manual was adopted in 2008 continues to be used.		
Please explain the BMPs that have been implemented for post construction stormwater management and if they are having the desired effect. Also explain how the desired effect of each BMP is being determined.		
BMP: An inventory of gravel roads has been completed (2004), and the City subsidizes an annual roadway paving assessment process to encourage paving downtown gravel streets and alleys.	BMPs' determined effectiveness: Post Construction Storm Water Management efforts can be considered effective if post-construction BMPs are employed.	Is the BMP having the desired effect? Post Construction BMPs have been implemented, so it is believed that the efforts are having the desired effect.
A Post-Construction Storm Water Management Ordinance was adopted in 2008 and continues to be enforced.	Post Construction Storm Water Management efforts can be considered effective if post-construction BMPs are employed.	Post Construction BMPs have been implemented, so it is believed that the efforts are having the desired effect.
A Post-Construction Storm Water BMP Manual was adopted in 2008 and continues to be used.	Post Construction Storm Water Management efforts can be considered effective if post-construction BMPs are employed.	Post Construction BMPs have been implemented, so it is believed that the efforts are having the desired effect.

Pollution Prevention		
List all pollution prevention goals that were to be completed in 2024 and include the dates completed. Explain how the goal is being measured and whether it is having the desired effect. Include any previous year's goals that were not previously met but were completed this year:		
Goal and date completed: The City has developed, adopted, and implemented pollution prevention plans, updated standard operating procedures, and training programs for the municipal facilities. These plans exist for the following operations: a. Cemetery d. Snow dump sites b. Golf course e. Street Division facility c. Park maintenance facility f. Yard waste drop-off site GOAL: Continue to follow standard procedures and keep records. Assessment of Goal: met December 2024.	How is the goal measured? Records of the inspections and maintenance activities are kept at the various sites.	Is the goal having the desired effect? The goals have been met and the City is continuing the pollution prevention practices.
The City has implemented a storm sewer inspection and cleaning program. GOAL: Inspect all new storm sewers and others for which complaints have been received, clean when necessary. Assessment of Goal: met by December 2024.	Progress will be measured by verifying that all new storm sewers are inspected and cleaned prior to acceptance by the city.	Yes, requiring inspection and cleaning leads to assurance that the new system is acceptable.
Continue pollution prevention and good housekeeping activities consistent with written procedures. GOAL: Continue to follow standard procedures and keep records. Assessment of Goal: met December 2024.	Goals are measured by verifying that records have been kept.	Yes, documentation helps to remind staff of the requirements and so they are more likely to be kept up.
For goals that were not completed in 2024, provide an explanation why the goal was not met, and the new implementation schedule for meeting the goal? Include any additional goals for 2025. Pollution Prevention/Good Housekeeping goals were met.		

List all BMPs that have already been implemented for pollution prevention that are continuing to be maintained through the SWMP. Include a schedule indicating how each BMP is being implemented. 1. The permittee must prevent or reduce storm water pollution from facilities and activities such as: ♦ streets, roads, highways, municipal parking lots ♦ maintenance and storage yards; ♦ fleet or maintenance shops with outdoor storage areas; ♦ salt and sand storage locations and snow disposal areas operated by the permittee; ♦ waste transfer stations; ♦ park and open space maintenance; ♦ fleet and building maintenance; ♦ street maintenance; ♦ new construction of municipal facilities; and ♦ stormwater system maintenance. All activities are completed throughout the year, so the schedule is to complete the activity for the year in December of the year. 2. The permittee must include training to inform employees of impacts associated with illicit discharge and improper disposal of waste from municipal operations.		
Please explain the BMPs that have been implemented for pollution prevention and if they are having the desired effect. Also explain how the desired effect of each BMP is being determined.		
BMP: Each of Watertown’s listed goals includes one or more BMPs for Construction Site Storm Water Runoff Control. Measurement of the BMP is equivalent to measurement of the Goal	BMPs’ determined effectiveness: See the section entitled “How is the Goal Measured? Because of the organization of Watertown’s Stormwater Management Program, the goals and BMPs are entwined and the answers to this section are equivalent.	Is the BMP having the desired effect? Yes – please see the section entitled, “Is the Goal having the desired effect.”

“I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

Name (print)

Title

Signature

Date

Examples of Public Education and Outreach materials for the public

2024 Utility Bill Mailer

Make a difference!

Tips to **prevent stormwater runoff pollution:**

Regularly clean out inlet covers to ensure proper drainage.

Wash your vehicle in an area where sediment can be filtered, such as on your lawn.

Vegetate bare spots in your yard.

Pick up your pet's waste.

Direct downspouts away from paved places, this will help trap sediment before it enters the storm drain system.

CITY OF
WATERTOWN
SOUTH DAKOTA

Wendle the Waterdrop Social Media & Newspaper Ads

FACTS ABOUT STORM WATER



Remember, only rain down the drain!

Common storm water pollutants include; motor oil, pet waste, lawn clippings, litter, paint, and car wash soap.

Storm water is considered any water that hits the ground. Rain, sleet, and snow all end up being stormwater.

80% of water pollutants in our seas and oceans come from land based activities.

Most storm water in Watertown runs into the Big Sioux River.



Because of impervious surfaces like pavement and rooftops, a typical city block generates more than 5 times more runoff than a woodland area of the same size.

Storm water does not get cleaned before it enters our waterways.



Stormwater and Winter



Remember, only rain down the drain!

When moving snow, please remember, do not pile snow on top of the storm drains or near waterbodies or wetlands.





Examples of Public Education and Outreach materials for local businesses

Guide to the Watertown Illicit Discharge Program



Watertown is developing an Illicit Discharge Program, as mandated by the Clean Water Act. It is being designed to help maintain and protect the quality of the water in our streams, lakes, and rivers. When complete, the Illicit Discharge Program will supplement existing city ordinances, which make it illegal to discharge pollutants into the storm sewer system or into City waters.

What is prohibited?

- Directly discharging anything that is not composed entirely of stormwater into the storm sewer system or into the city waters is prohibited.
- Examples of prohibited discharges include: commercial power washers, carpet cleaning materials, pavement cutting liquids, concrete truck chutes wash water, grass clippings and other yard waste, household trash, sediment laden construction site runoff, construction debris, and swimming pool drain water.

You can report illicit discharges to the City at 882-6201, ext. 3521.

What is the penalty for a violation?

Violators may be fined and also have to pay for the cost of testing, clean-up, and disposal of their pollutants. Additional legal action may be taken.

What discharges are allowed?

The ordinance does not apply to discharges that are made under the terms of a Federal or State (NPDES or SWD) permit or to discharges from fighting fires. Certain everyday types of discharges are also allowed to continue. For example:

- Watering lawns and irrigating landscapes
- Flushing water lines
- Condensation from air conditioners
- Water from crawl spaces and foundation drains
- Runoff from springs or drinking water sources

However, if any of these activities are found to be causing water pollution, Watertown will ask that the activity be stopped or be conducted differently so that our waters are not polluted.

Examples of Public Education and Outreach materials for local businesses



City of Watertown, South Dakota

Erosion Control Guide

This brochure contains guidelines, procedures, and basic Best Management Practices to minimize sediment and other construction-related debris leaving your construction site. Please note that federal mandates require that a Storm Water Permit for Construction Activities be obtained from South Dakota's Department of Environment and Natural Resources (DENR) for construction projects that disturb 1 acre or more. Additional information including requirements for sites smaller than 1 acre but part of a larger common plan of development is available in the Watertown Erosion and Sediment Control Best Management Practices Manual and at <http://www.state.sd.us/denr/des/surfacewater/stormcon.htm> or by calling 1-800-SDSTORM.

Best Management Practices

The following Best Management Practices (BMPs) can significantly reduce pollutant discharges from your site:

1. Limit access to the site. Install and maintain a dedicated site entrance stabilized with 1" or larger clean rock, preferably crushed, to minimize tracking.
2. Preserve or establish vegetated buffer in the boulevard area of the street right-of-way.
3. Install access barriers or silt fence to direct construction traffic to the dedicated site entrance and to protect vegetated boulevard buffer areas.
4. Install down-gradient perimeter erosion and sediment controls (such as seeded topsoil berms, silt fence, or wattles) to prevent sediment and other construction materials from being eroded off the site onto neighboring properties or the street.
5. Wash out concrete trucks and all other concrete equipment, and wash off concrete placement and finishing tools in designated and properly contained washout areas to prevent the discharge of washwater onto neighboring properties or the street. (See lower photo on left sidebar.)
6. Sweep, don't wash dirt and debris from paved surfaces. When sediment has left your site, recover it no later than the end of the day. Accomplish street cleaning using mechanical sweepers, vacuum equipment, or brooms.
7. Protect nearby storm drain inlets, streams, and lakes to prevent sediment-laden water from entering the storm sewer system, drainage ditches, streams, and lakes. (See upper photo on left sidebar.)
8. Protect stockpiles and construction materials from wind and rain by storing them under a roof, secured impermeable tarp or plastic sheeting. Stockpiles may also be seeded with temporary vegetation.
9. Clean up spills immediately using dry clean-up methods (for example absorbent materials such as cat litter, sand or rags for liquid spills; sweeping for dry spills such as cement, mortar, or fertilizer). Properly dispose of material.



Protected Catch Basin



Concrete Washout Area

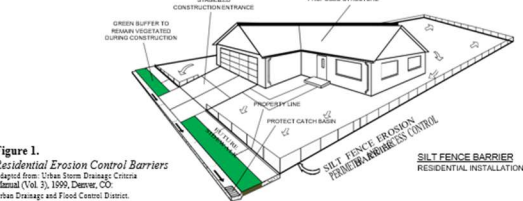


Figure 1. Residential Erosion Control Barriers
Adapted from: Urban Storm Drainage Criteria Manual (Vol. 3), 1999, Denver, CO
Urban Drainage and Flood Control District.

Silt Fence

A silt fence can be used to prevent sediment from leaving the site. Properly placed, a silt fence can last more than one season. Silt fence may be mechanically installed utilizing a machine slicing method. For typical manual silt fence construction, installation details are shown in Figure 2 and should follow these steps:

1. Excavate anchor trench.
2. Set wood or steel posts on a slight angle toward the runoff source a minimum of 2'-0" into the ground. Maximum post spacing should be 8'-0" on center. Dig a 6" x 6" trench upslope along the base of posts.
3. Attach filter fabric (Mirafl 100 x or equivalent) to the upslope side of each support post and extend it into the trench. Filter fabric shall contain a support netting.
4. Backfill and compact the excavated soil to anchor the filter fabric below grade.
5. Inspect silt fence after rainfalls and repair as necessary.
6. Maintenance includes removing and properly disposing of accumulated sediment and debris.

Revegetation

The City of Watertown's Erosion Control Ordinance requires permanent stabilization with permanent vegetation and final hard surfacing to be completed within the timeframe specified in the project's permit issued by the city. Revegetation, either temporary or permanent, is recommended within 14 days of the completion of construction. Erosion and sediment controls must remain in place and be maintained until final permanent stabilization is achieved. The topsoil should be preserved.

dune excavation and replaced prior to reseeded or sodding. This process follows these general steps:

1. Till the subsoil to improve drainage and remove any construction debris. Rough grade the site. The land should slope away from any buildings and conform to the layout of the area.
2. Replace top soil to a minimum depth of 3"- 4" and add any necessary additives, such as fertilizer. Soil testing, at a soil analysis lab, can help determine site specific additive requirements.
3. Plant seed or lay sod. If seeding, apply a layer of mulch, such as straw. On steep slopes, use an erosion control mat.
4. Water regularly until the sod has rooted into the soil or the seed has germinated.

Examples of Public Involvement/Participation materials

Home Show Booth



Home Show booth prize drawing



**WATERTOWN HOME SHOW
PRIZE REGISTRATION**

Enter for a chance to win \$50
Chamber Bucks or 1 of 2 yard waste
containers.

Name: _____

Phone: _____

This registration is for a prize drawing only—
the City of Watertown will not share your information.
Must be 18 to enter. City employees are not eligible to win.

Home Show booth prize drawing

FREE TO 2 LUCKY WINNERS:

**CITY OF WATERTOWN
YARD WASTE CONTAINER**



Ordering information (in case you don't win):

- Price: \$63.90- includes Tax & Delivery (within Watertown City Limits)
 - Orders can be placed at City Hall or Watertown Regional Landfill. Pay when you order.
 - No additional monthly charge for curbside yard waste collection & disposal for City residents
-

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Home Show booth brochure handout



Protecting Water Quality from **URBAN RUNOFF**

Clean Water Is Everybody's Business

In urban and suburban areas, much of the land surface is covered by buildings and pavement, which do not allow rain and snowmelt to soak into the ground. Instead, most developed areas rely on storm drains to carry large amounts of runoff from roofs and paved areas to nearby waterways. The stormwater runoff carries pollutants such as oil, dirt, chemicals, and lawn fertilizers directly to streams and rivers, where they seriously harm water quality. To protect surface water quality and groundwater resources, development should be designed and built to minimize increases in runoff.

How Urbanized Areas Affect Water Quality

Increased Runoff

The porous and varied terrain of natural landscapes like forests, wetlands, and grasslands traps rainwater and snowmelt and allows them to filter slowly into the ground. In contrast, impervious (nonporous) surfaces like roads, parking lots, and rooftops prevent rain and snowmelt from infiltrating, or soaking, into the ground. Most of the rainfall

The most recent National Water Quality Inventory reports that runoff from urbanized areas is the leading source of water quality impairments to surveyed estuaries and the third-largest source of impairments to surveyed lakes.

Did you know that because of impervious surfaces like pavement and rooftops, a typical city block generates more than 5 times more runoff than a woodland area of the same size?

and snowmelt remains above the surface, where it runs off rapidly in unnaturally large amounts.

Storm sewer systems concentrate runoff into smooth, straight conduits. This runoff gathers speed and erosional power as it travels underground. When this runoff leaves the storm drains and empties into a stream, its excessive volume and power blast out streambanks, damaging streamside vegetation and wiping out aquatic habitat. These increased storm flows carry sediment loads from construction sites and other denuded surfaces and eroded streambanks. They often carry higher water temperatures from streets, roof tops, and parking lots, which are harmful to the health and reproduction of aquatic life.

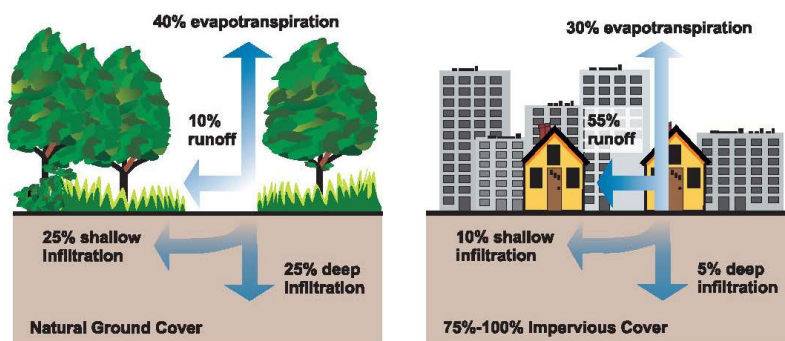
The loss of infiltration from urbanization may also cause profound groundwater changes. Although urbanization leads to great increases in flooding during and immediately after wet weather, in many instances it results in lower stream flows during dry weather. Many native fish and other aquatic life cannot survive when these conditions prevail.

Increased Pollutant Loads

Urbanization increases the variety and amount of pollutants carried into streams, rivers, and lakes. The pollutants include:

- Sediment
- Oil, grease, and toxic chemicals from motor vehicles
- Pesticides and nutrients from lawns and gardens
- Viruses, bacteria, and nutrients from pet waste and failing septic systems
- Road salts
- Heavy metals from roof shingles, motor vehicles, and other sources
- Thermal pollution from dark impervious surfaces such as streets and rooftops

These pollutants can harm fish and wildlife populations, kill native vegetation, foul drinking water supplies, and make recreational areas unsafe and unpleasant.



Relationship between impervious cover and surface runoff. Impervious cover in a watershed results in increased surface runoff. As little as 10 percent impervious cover in a watershed can result in stream degradation.



2024 STORM SEWER MAP

DATE:	01/29/2025
SCALE:	1"=2500'
DRAWN BY:	CRG
CHECKED BY:	JP
PROJECT NO:	0000

SHEET

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