

City of Watertown

Proposed City Council Agenda

City Hall, 23 2ND ST NE

Watertown, South Dakota

May 5, 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 April 21st, 2025.
City Council - Apr 21 2025 - Minutes | 6 - 7 |
| (b) | Approval of a business license to Chris Molina, Phillip Pries and Miciah Troyer as a Gasfitter (\$75/each).
Lloyd's Heating Inc | 8 - 9 |
| (c) | Renewal of Retail (on-off Sale) Malt Beverage & SD Farm Wine Licenses for the Period of July 1, 2025 to June 30, 2026.
Malt Beverage Renewals | 10 - 15 |
| (d) | Application for a Special Event Retail On-Sale License to Cloud 9 Golf Course, Inc. d/b/a Cloud 9 Golf Course for a Private Wedding at the Codington County Extension Complex, 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 3:00 PM on Saturday, June 7th, 2025 until 2:00 AM on Sunday, June 8th, 2025.
Application for Special Event Retail License | 16 - 20 |
| (e) | Approval of a Lease agreement between the City of Watertown and Lake City Slowpitch Softball Association to define the rights and obligations of the parties over and upon Premier Softball Complex
Lake City Slowpitch Softball Association | 21 - 26 |
| (f) | Authorization for City Hall to declare miscellaneous property as surplus and dispose of as junk.
City Hall Disposal of Misc. Property | 27 - 28 |
| (g) | Approval of bills and payroll and authorization to pay | |

8. PRESENTATIONS & REPORTS

- (a) Team-Up to Clean-Up Presentation by Ryan Heiser of Watertown Park & Rec
- (b) Watertown Regional Library 2024 Year In Review 29
[Watertown Regional Library 2024 Review](#)

9. CONTRACTS & CHANGE ORDERS

- (a) Approval of a Professional Services Agreement for Engineering Services associated with the Calvin Industrial Park Lift Station, Project No. 2428, with Infrastructure Design Group in the amount of \$8,990 30 - 37
[Professional Services Agreement, Project No. 2428](#)
- (b) Approval of Professional Services Agreement Amendment No. 1 for the Bidding, Construction Administration, and Resident Engineering of the Partial Parallel Taxiway C and Taxiway B Associated with Helms & Associates, Project No. 2316, in the Amount of \$512,034.07 for a New Contract Amount of \$697,029.76. 38 - 53
[Professional Services Amendment No. 1 with Helms & Associates](#)
- (c) Approval to Reject all Bids for the Private Hangar Area Expansion Project, Project No. 2423 54 - 60
[Private Hangar Area Expansion Project, Project No. 2423](#)

10. ORDINANCE FIRST READINGS

11. PUBLIC HEARINGS & SECOND READINGS

- (a) Application for a transfer of location of a Retail (on-off sale) Malt Beverage & SD Farm Wine license and Video Lottery license from R & L 81 Kwik Stop LLC d/b/a R & L 81 Kwik Stop, 103 5th St NE, Seven Eleven Addn, formerly Lots 1-3, Blk 4, E Wtn except that part of Blk 3 conveyed by Swift & Co 1948 to R & L 81 Kwik Stop LLC d/b/a R & L 81 Kwik Stop, 103 5th St NE Suite #1, Suite 1 of Seven Eleven Addition 61 - 66
 - 1. Public Hearing
 - 2. Council Action[R&L 81 Kwik Stop, Suite 1](#)
- (b) Application for a transfer of location of a Retail (on-off sale) Malt Beverage & SD Farm Wine license and Video Lottery license from R & L 81 Kwik Stop LLC d/b/a Winners Casino (INACTIVE), 4021 20th Ave SW, Lot 4 Horning 3rd Addn 3-116-53 to R & L 81 Kwik Stop LLC d/b/a Winners Circle, 103 5th St NE Suite #2, Suite 2 of Seven Eleven Addition 67 - 72
 - 1. Public Hearing
 - 2. Council Action[R&L 81 Kwik Stop, Suite 2](#)
- (c) Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for R&L 81 Kwik Stop LLC d/b/a R&L 81 Kwik Stop, 103 5th St NE, Ste # 1, Ste 1 of Seven Eleven Addition. 73 - 76
 - 1. Public Hearing
 - 2. Council Action

[R&L 81 Kwik Stop - Renewal](#)

- (d) Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for 4 Amigos LLC d/b/a Cowboy Country Stores #3, 1400 4th St NE, W 250' of the S250' of #3 of the Plat Entitled Lots 1-5 of Northridge Addition to Wtn 77 - 80

1. Public Hearing
2. Council Action

[Cowboy Country Stores #3](#)

- (e) Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for 727 Inc, Freedom Watertown, 225 Kemp Ave, S100' of Lots 8-10, Block 35 Second Railway Addition 81 - 84

1. Public Hearing
2. Council Action

[Freedom Watertown](#)

- (f) Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for Conda R. Williams d/b/a The Prop, 728 S Lake Drive, Govt Lot 2 lying W of S Lake Dr less S40 rods & Le Miniclier Addn & E325' Govt Lot 3, less S40 rods. 85 - 88

1. Public Hearing
2. Council Action

[The Prop](#)

- (g) Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for D&M Entertainment Inc d/b/a Doc's Bar, 33 N Maple, Lots 1-4, Blk 4, Original Plat Addn. 89 - 91

1. Public Hearing
2. Council Action

[Doc's Bar](#)

- (h) Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for REVE LLC, d/b/a Watertown Brewing Company, 113 E Kemp Ave, Lot 1 in John F. Brock's rearrangement of lots 23 and 24 of Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof; and Lot 1 in the Vacated Alley Rearrangement in John F. Brock's rearrangement of Lots 23 and 24, in Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof; and Lot 1 in Balsiger's rearrangement of Lot 25 in Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof. 92 - 94

1. Public Hearing
2. Council Action

[Watertown Brewing Company](#)

- (i) Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for Sioux Valley Cooperative d/b/a Sioux Valley Coop, 220 10th St NW, Lots 31-32 & N8' W116' vacated alley adjoining lot 31 & Lots 34-37 & Lots 43-47 Blk 27 replat of West Watertown & Lot 33 & Lots 38-45 Blk 27 West Watertown to the Municipality of Watertown, in the County of Codington, South Dakota 95 - 97

1. Public Hearing
2. Council Action

[Sioux Valley Coop](#)

- | | | |
|------------|--|----------|
| (j) | Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for SSNC, Inc d/b/a Midtown Smoke Shop & Casino, 1 1st Ave NE, Wtn Community Oil Co. Outlot NE 1/4 of Sec 31, T117 N, R52W lying SE of a line drawn parallel to & lying 100 ft NE of the E boundary of said outlot. | 98 - 101 |
| | <ol style="list-style-type: none"> 1. Public Hearing 2. Council Action | |

[Midtown Smoke Shop & Casino](#)

- | | | |
|------------|---|-----------|
| (k) | Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for The Shamrocks & Edelweiss Corp d/b/a Dempsey's Brewery Pub & Restaurant, 127 N Broadway, Hurkes Addn to the City of Watertown, being formerly a portion of the NE 1/4 of 31-117-52W. | 102 - 104 |
| | <ol style="list-style-type: none"> 1. Public Hearing 2. Council Action | |

[Dempsey's Brewery Pub & Restaurant](#)

- | | | |
|------------|--|-----------|
| (l) | Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for Watertown Mavericks LLC d/b/a Maverick's Steak and Cocktails, 100 E Kemp Ave Suite B, W115' N1/2 & S10' N1/2 E50' Lot 12 & W65.22' N1/2 & W115' S 1/2 Lot 13 & W65.22' Lot 14, Block 10, Original Plat & W50.75' E101.26' N25' Lot 13 & W50.75' E101.26' Lot 14, Block 10, Original Plat. | 105 - 108 |
| | <ol style="list-style-type: none"> 1. Public Hearing 2. Council Action | |

[Maverick's Steak and Cocktails](#)

12. OTHER BUSINESS

- | | | |
|------------|--|-----------|
| (a) | Approval of Resolution No 25-14 Supporting the Installation of Street Lights on Highway 212 at the Intersections of 78th St W, 60th St W, 54th St W, 42nd St W, and 33rd St W by the South Dakota Department of Transportation | 109 - 111 |
| | <u>Resolution No. 25-14</u> | |
| (b) | Preliminary Report and Approval of the 2024 Financial Statements from the Finance Officer. | 112 - 114 |
| | <u>Preliminary 2024 Financial Statements</u> | |
| (c) | Authorization to Supplement the Information Technology Budget in the amount of \$46,850. | 115 |
| | <u>Supplement to the IT Budget</u> | |

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
April 21, 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 Schutte, Tupper, Buhler, Danforth and Mayor Holien. Absent: Alderperson Jurrens and Peters.

Motion by Tupper, seconded by Buhler, to approve the agenda as presented. Items approved as part of the consent agenda: minutes of the Council meeting held on April 7th, 2025; a business license to Yesco South Dakota East as a Sign Installer (\$250.00); a business license to Petersen Heating & Cooling as a Gasfitting Contractor (\$250) and Tim Petersen as a Gasfitter (\$75); a Pyrotechnics or Open Flame Permit Application for Fireworks show display by Lew's Fireworks at Anza Demo show on May 3rd, 2025. Motion Carried.

Mayor Holien called for Open Forum. Emmett Reistroffer of Genesis Farms addressed the City Council regarding current City Ordinances in relation to Medical Cannabis.

Motion by Buhler, seconded by Danforth, to approve a Bid Award for the 2025 Prairie Lakes Wellness Center Roof, Project No. 2514, to All American Roofing, in the amount of \$219,244.00. Motion Carried.

Motion by Tupper, seconded by Schutte, to authorize the purchase of the River Ridge playground fitness course turf surfacing for \$115,728.60 through My Turn Playsystems, Sourcewell Contract # 010521-BUR. Motion Carried.

Ordinance No. 25-03, Zoning Text Amendments to Chapter 24 Subdivision of Land of the Revised Ordinances of the City of Watertown was placed on its second reading and the title was read. This being the time and place for a public hearing on Ordinance No. 25-03, the Mayor called for public comment. Hearing no comments from the public, motion by Danforth, seconded by Schutte, to approve Ordinance No. 25-03 as presented. Motion Carried.

Ordinance No. 25-04, a Revised Ordinance of the City of Watertown to Amend Ordinance Title 5 was placed on its second reading and the title was read. Motion by Schutte, seconded by Tupper, to approve Ordinance No. 25-04 as presented. Motion Carried.

Motion by Buhler, seconded by Schutte, to approve Resolution 25-13, a Resolution Adopting a Revised Procurement Policy for the City of Watertown, South Dakota. Motion by Holien, seconded by Schutte, to amend the Procurement Policy under section 3.3: Single Purchase Under Bid Limit to include "For purchases of goods and services in the budget for the Mayor and City Council, invoices will be approved by the Mayor and Deputy Mayor. Motion Carried as amended.

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

Motion by Tupper, seconded by Schutte, to approve the Personnel Policy for the City of Watertown, South Dakota and authorize the Interim City Manager/City Manager to administer the Personnel Policy as needed. Motion Carried.

Motion by Buhler, seconded by Tupper, to approve the Building Permit Fee Reduction for the Codington County Detention Facility to allow staff to collect \$10,000 at the time of building permit issuance. Motion Carried.

Mayor Holien, along with Alderperson Tupper and Alderperson Danforth, made several announcements regarding City-Wide Cleanup. Residents may begin placing their items on the boulevard this weekend in preparation for the City-Wide Collection taking place April 28th - May 2nd. Residents are urged to pay close attention to the items that should not be placed on the curb. Additionally, free dumping at the Landfill will take place April 21st – May 3rd with proof of residency.

Alderperson Danforth asked for an update on the hiring of a new City Manager. Mayor Holien shared that Robert Half has contacted over 200 candidates and has received over 100 responses. There are 5 candidates on the short-list, meaning that these candidates have passed all qualification tests and initial interviews. More candidates are being added to the short-list. The Succession Planning Committee will become involved soon with additional interviews. If the hiring of a new City Manager does not occur before changes in the Council due to the upcoming election, the Mayor hopes to allow for both current and upcoming Council Members to be part of the selection.

Mayor Holien asked Council members to submit final votes for the Council Priority Project list.

Motion by Tupper, seconded by Danforth, to adjourn until 5:30 PM on Monday, May 5th, 2025. Motion Carried.

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, April 21st, 2025.

ATTEST:

Jennifer Collins, Records & Licensing Manager

Ried Holien, Mayor



CITY OF

WATERTOWN
SOUTH DAKOTA

City Council

Agenda Item

Subject: Approval of a business license to Chris Molina, Phillip Pries and Miciah Troyer as a Gasfitter (\$75/each).

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Applicants will be licensed to work under Lloyd's Heating Inc for 2025. Gasfitter applicants have passed the gasfitter exam administered by Watertown Municipal Utilities.

FINANCIAL CONSIDERATIONS:

Applicant has paid \$75 per gasfitter of licensing fees to the City of Watertown.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the business license to Chris Molina, Phillip Pries and Miciah Troyer as a Gasfitter (\$75/each).

ATTACHMENT(S):

[Lloyd's Heating](#)

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

Gasfitting Contractor License Information:

Business Name (as it will appear on license)	Lloyd's Heating Inc.
Applicant/Owner Name (as it will appear on license)	Andy Stemwedel
Business Address	607 4th ST SW
City, State, Zip	Watertown, SD 57201
Phone Number	605-882-9011
Email Address	office@lloydsheatinginc.com
Insurance Company Name (copy of certificate req'd)	Acuity
Insurance Expiration Date	1-13-2026
Bond Company Name (copy of bond req'd)	Western Surety Company
Bond Expiration Date	1-13-2026
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

Gasfitter #1 - Full Name	Signature of Gasfitter #1:
Chris Molina	
Gasfitter #2 - Full Name	Signature of Gasfitter #2:
Phillip Pries	
Gasfitter #3 - Full Name	Signature of Gasfitter #3:
Miciah Trover	

Signature of Business Owner

4-7-25
Date

TO BE COMPLETED BY CITY OF WATERTOWN	
Fee Paid: <u>\$225.00 #667</u> Receipt Number: _____ Dated: _____ License or Permit Number: _____	City Council Approved On _____ _____ City Manager _____ Finance Officer

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City Council

Agenda Item

Subject: Renewal of Retail (on-off Sale) Malt Beverage & SD Farm Wine Licenses for the Period of July 1, 2025 to June 30, 2026.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

The attached list of businesses have submitted proper paperwork and payment in order to renew their Retail (on-off sale) Malt Beverage and SD Farm Wine Licenses for July 1, 2025 to June 30, 2026.

FINANCIAL CONSIDERATIONS:

The City of Watertown and the State of South Dakota both receive \$150.00 for the renewal of each license. If the license also allows for Video Lottery, the licensee must also pay the City of Watertown \$50.00 per video lottery machine used (up to a maximum of 10 machines).

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the renewal of the Retail (on-off Sale) Malt Beverage & SD Farm Wine Licenses for the period of July 1, 2025 to June 30, 2026.

ATTACHMENT(S):

[2025-26 Malt Beverage Renewals](#)

**RETAIL (ON-OFF SALE) MALT BEVERAGE & SD FARM WINE
LICENSE RENEWALS FOR PERIOD JULY 1, 2025 TO JUNE 30, 2026**

1. 1906 LLC, 1906, 218 E Kemp Ave, The W20' of the E110' Lots 1-3, Original Plat
2. 4 Amigo's LLC, 4 Amigo's LLC (Inactive), 312 9th Ave SE Ste A, W ½ Lots 1-7 less Lot H1 and N30' vacated 10th Ave S adj W ½ Lot 7 Blk 2 Poulsons Add
3. 4 Amigo's LLC, Cowboy Country Store #1, 305 10th St. NW, Lots 22-28, Blk 16, Davis Addition; vacated 10th St W right-of-way lying between S 1/2 of Blk 15 and S1/2 of Blk 16, Davis Addition; Lot 14, Blk 15, Davis Addition less that part of Lot 14 lying North and East of Hwy #20 right-of-way; and Lots 15-19, Blk 15 Davis Addn
4. 4 Amigos, LLC., Cowboy Country Stores #1 Lefty's, 307 10th St. NW, Lots 22-28, Blk 16, Davis Addition; vacated 10th St W right-of-way lying between S1/2 of Blk 15 and S1/2 of Blk 16, Davis Addition; Lot 14, Blk 15, Davis Addition less that part of Lot 14 lying North and East of Hwy #20 right-of-way; and Lots 15-19, Blk 15, Davis Addition
5. 4 Amigos, LLC., Cowboy Country Stores Cowboy Casino, 309 10th St. NW, Lots 22-28, Blk 16, Davis Addition; vacated 10th St W right-of-way lying between S1/2 of Blk 15 and S1/2 of Blk 16, Davis Addition; Lot 14, Blk 15, Davis Addition less that part of Lot 14 lying North and East of Hwy #20 right-of-way; and Lots 15-19, Blk 15, Davis Addition
6. 4 Amigos, LLC., Cowboy Country Stores #2, 504 9th Ave SE, Lots 9-11 lying E of Hwy & all vacated alley, Lots 12-15 lying E of Hwy & Lot 16 & vacated alley, Blk 4, Davlins Addn
7. ABA Glines, LLC., Just One More Casino, 717 S Broadway Ste 1, Lot 6 less W30' Block 87 4th Railway Addition
8. Aldi Inc, Aldi Foods #111, 2822 8th Ave SE, Lot 4, Block 1 of East Park 2nd Addition
9. Backroads Coffeehouse and Lunchboxx, LLC, Backroads Coffeehouse, 1519 4th St NE, Lot 9 North Grove Addition
10. Biever Enterprise, Inc., Senor Max's, 1300 9th Ave SE Unit 30, Suite 30 of Lots 1 & 2, Less Lot H1 Watertown Mall Associates an Ohio Limited Partnership Addn
11. Binde Enterprises, Inc, Highway 81 Liquors, 507 Arrow Ave, W90' of Lots 6-8, Blk 19, R.E. Pettigrew's Addn
12. Bobby D's LLC, Bobby D's, 724 Stoney Point Dr, That Portion of Government Lot 3 Lying South and West of Forsberg Addition; and the south 1557.05' of Government Lot 3, less the south 40 rods, less Forsberg Addition, less the East 325', all in section 29, Township 117 North, Range 53 West of the 5th P.M., Codington County, South Dakota; and the East 545' of the West 639' of the North 483' less the East 68' of the West 545' of the South 110' of the North 320'; and the East 52' of the West 691' of the North 130' all described from the original platted boundaries of outlot "A" of the Plat Entitled, "Prairie Hills Development Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota"; and the West of 66' of Lot 1 of the Plat entitled, "Prairie Hills Development Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota"; and Lot CA1 and Lot U1 of the Plat Entitled, "The Point Condominium, A Subdivision of Lots 1 and 2 of Stony Point Second Addition Including Replat of Forsbergs Addition to the Municipality of Watertown, in the County of Codington, South Dakota," Including Condominium Units C1000, C1001, C2000, C3000, C4000 and all common areas contained in Lot U1; Less Condominium Units 1-4, 101, 103, 21-24, 201-203, 31-34, 301-313, 41, 42, 44, and 401-413 Located within Lot U1 All of Said Plat of the Point Condominium

13. Bracht Enterprises, Inc., Duffy's Bar, 22 Broadway St N, N25'8" of the S75' of Lots 11-14, Blk 4, Original Plat
14. Bryce H. Harms, Midtown #2, 1 1st Ave NE Suite #2, Wtn Community Oil Co. Outlot NE 1/4 of Sec 31, T117 N, R52W lying SE of a line drawn parallel to & lying 100 ft NE of the E boundary of said outlot in the area known as 1 1st Ave NE Suite #2
15. Bryce H. Harms, Midtown #3, 1 1st Ave NE Suite #3, Wtn Community Oil Co. Outlot NE 1/4 of Sec 31, T117 N, R52W lying SE of a line drawn parallel to & lying 100 ft NE of the E boundary of said outlot in the area known as 1 1st Ave NE Suite #3
16. Casey's Retail Company, Casey's General Store #2089, 185 4th St NE, Lots 1-3 less Lot H1 & N15' Lot 4 less Lot H2 & S35' Lot 4 & E100' Lot 5 & N50' E100' Lot 6 less Lot H1 Block 75 3rd Railway Addition to the town of Watertown, in the County of Codington, South Dakota
17. Casey's Retail Company, Casey's General Store #2455, 405 10th St SW, The North 40 Feet of the East 150 Feet of Lot 1 (Being that portion of Lot 1 lying directly south of Lot 2 of Swifts Subd) of Swift's Subdivision of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 36, Township 117 North of Range 53, West of the 5th PM in Watertown, Codington County, South Dakota
18. Casey's Retail Company, Casey's General Store #2445, 20 19th St NE, Lot No 1 in Block No 1 of the Plat Entitled: Willow Creek Plaza First Addition to the Municipality of Watertown, in the County of Codington, South Dakota
19. Cattleman's Casino LLC, Cattlemen's Casino LLC, 1000 10th St. NW, OL 1 in NE1/4 City Lands Addn 25-117-53
20. City of Watertown, Prairie Lakes Ice Arena, 3015 1st Ave NE, The West 270.12' of the East 310.12' of the South 322.21' of the North 377.79' of Lot 2A, Blk 3 of the Lakes of Willow Creek First Addition to the Municipality of Watertown
21. City of Watertown, Cattail Crossing Golf Course, 351 Lake Dr S, Block 1 Golf Course Addition to the Municipality of Watertown, Located in the NE1/4 Section 27, T117N R53W of the 5th P.M. Codington County. The E1/2 of the NW1/4 and the SW1/4 of the NW1/4 Section 27, T117N R53W of the 5th P.M. Government Lot 1 Section 27, T117N R53W of the 5th P.M. less the following; That part of Watertown Water Co. Outlot 1 lying in Government Lot 1; Lot 1 of Lots 1 through 6, a Subdivision of "Watertown-Lake Kampeska Country Club Outlot #1" in Section 27 T117N R53W of the 5th P.M., Codington County, South Dakota; Lots 1 through 7 and Lot 2A of Haywoods Beach, a Subdivision of part of the Watertown Country Club Outlot 1 in Section 27 T117N R53W of the 5th P.M., Codington County, South Dakota; That part of Jackson Park lying in Government Lot 1
22. Commonwealth Gaming & Holdings Corp, Deuces Casino 12 (Inactive), 137 5th St NE Ste 102, Lots A-B less lot H1 Hagggar's Subdivision Block 20, RF Pettigrew Addn, Suite 102
23. Commonwealth Gaming & Holdings Co, Inc., Deuces Casino 12.5, 137 5th St NE STE 101, Lots A-B less Lot H1 Hagggar's Subdivision Block 20, RF Pettigrews Addition Suite 101
24. Commonwealth Gaming & Holdings Co, Inc., Deuces Casino 12.75, 137 5th St NE Suite C, Lots A-B less Lot H1 Hagggar's Subdivision Block 20, RF Pettigrews Addition Suite 103
25. Commonwealth Gaming & Holdings Co, Inc., Deuces Casino 12.76 (Inactive), 137 5th St NE Ste 104, Lots A-B less lot H1 Hagggar's Subdivision Block 20, RF Pettigrews Addition, Ste 104
26. Commonwealth Gaming & Holdings Co, Inc., Deuces Casino 12.78 (Inactive), 137 5th St NE Ste 105, Lots A-B less lot H1 Hagggar's Subdivision Block 20, RF Pettigrews Addition Suite 105

27. County Fair Foods of Watertown Corp., County Fair Food of Watertown Corp, 14 2nd St. NE, OL A & Lots 8-14 & W5' Lot 7 Blck 2 Original Plat & Dellman's OL & Lots 1-6 & E20' Lot 7 Block 2 Original Plat
28. County Fair Foods of Watertown Corp, County Fair Smokehouse and Concessions, 8 2nd St NE, E ½ of Lot 1 Parkside Place Addition
29. Dolgen Midwest LLC, Dollar General Store #21951, 3224 9th Ave SW, Lot 1A in Lot 1 in Block 1 of Isabella First Addition to the Municipality of Watertown, in the County of Codington, South Dakota
30. Dolgen Midwest LLC, Dollar General Store #21569, 1010 4th Street NE, Lot 1 Watertown Dollar General Addition
31. Dolgen Midwest LLC, Dollar General Store #25615, 1013 10th Avenue NW, Lot 3 of West Watertown Facilities First Addition to the Municipality of Watertown, Codington County, South Dakota
32. Doris K. Wilkey, Kampeska Lodge & Store, 436 N Lake Drive, Outlots 8 & 14 in the SW Quarter of 9-117-53 less Section Line Right of Way, and Outlot 17 less Platted Parts, and Lot 14 of Plat of Part of Outlots 17 & 18 (Last Named Honska Ave) 9-117-53
33. The 19th Hole, Inc., The 19th Hole, Inc., 28 N Broadway, N65' Lot 11 Less 5'25' N65' W2' & S20' N40' Lots 12-14 Blk 4 Original Plat
34. Downtown Sushi 18 Inc., Downtown Sushi 18 Inc., 18 N Broadway, Parcel 1- The S49'4" W2' of Lot 11, and the S40' of Lots 13 and 14, all in Block 4, Original Plat to the recorded plat thereof, and Parcel 2- The S9.2' of the N125' of Lots 13 & 14 in Block 4 of Watertown, Codington
35. Gas N Goodies Inc, Gas N Goodies, 152 4th Street NE, RH Guddal's outlot formerly designated as lot 4 & 5 in blk 13 RF Pettigrew's addn to E Wtn
36. Get Your Should Together, LLC, Breakout, 19 N Broadway, S48' Lots 1-5 Less W12' Lot 5 Block 5 Original Plat
37. Good Enterprises, LLC., Casino Speedway, 108 S Lake Dr, Out Lot A & B, Govt. Lot 2, less 300', in NE1/4, 22-117-53 Codington County
38. Guadalajara, Inc., Guadalajara Mexican Restaurant, 1509 9th Ave SE #1, Suite 1 of Lots 4-7, Roby Subdivision
39. Hector Meza LLC, El Tapatio Family Mexican Restaurant, 717 9th Ave. SE, Lots 16-21, Blk 28, Brocks Addn Suite 715
40. Heilmans Roadside Gas LLC, Heilmans Roadside Gas, 1500 9th Ave SE Unit 1, Unit 1 of E135.4' of W403.4' of Kranz & DeVille OL A, Govt Lot 1, 5-116-52(A)
41. Heilmans Roadside Gas LLC, Heilman's Roadside Gas, 1500 9th Ave SE Unit 2, Unit 2 of E135.4' of W403.4' of Kranz & DeVille OL A, Govt Lot 1, 5-116-52(A)
42. Henry & Dorothy Harms, Just One More #2, 717 S Broadway Ste #2, W30' of Lot 6, Block 87 4th Railway Addn
43. Hy-Vee Inc., Hy-Vee Food Store #1871, 1320 9th Ave SE, Lot A of Watertown Mall Associates subdivision of Lot 11 of the Plat entitled: Watertown Mall Associates an Ohio Limited Partnership Addition to the City of Watertown, located in the NE 1/4 Section 5-T116N-R52W of the 5th P.M. Codington County, SD
44. Lake City Slowpitch Softball Association, Lake City Slowpitch Softball Association, 1512 17th Street SE, Lot 1, Blk 2, Watertown Sport Complex 1st Subdivision
45. MADJIK LLC, Legends, 825 3rd Street SW, Lots 1-7 Block 93 of 5th Railway Addition; Lots 1-8 Block 94 of 5th Railway Addition

46. M&M Little River City, LLC, Little River City, 20 9th Ave SW, Lots 1 & 2, Little River City Addn
47. M&M Little River City, LLC, Silver City Casino, 22 9th Ave SW, E12' of W65' of S61' of N155' of Lot 1 of plat ent: Little River City Addn. to M. of Wtn, Cod., Co.
48. Magic Mile Entertainment LLC, Magic Mile Casino, 520½ 10th St SE Ste A, Suite A of Lots 18-23 Blk 5 Gesley's Addn (& Blk 24 in Brocks)
49. Magic Mile Entertainment, LLC, Magic Mile Casino #2, 520 10th St SE Ste B, Suite B of Lots 18-23 Blk 5 Gesley's Addn (& Block 24 in Brock's)
50. Maria A. Rodriguez, El Tapatio Grocery, 713 9th Ave SE, Lot 16, Less Lot H1 and Lots 17-21 Block 28 of Brock's Addition
51. Maria Rodriguez, Taqueria La Mexicana, 711 9th Ave SE, Lots 16-21 Blk 28 Brocks Addn Suite 711
52. Number One Casino Inc, Number One Casino, 1006 14th St SE, W ½ of Lots 10 & 11, Blk 1, East Acres Addn
53. Oscar Nails Watertown LLC., Oscar Nails Watertown LLC, 2013 Willow Creek Drive Ste 3, Lot 1, Marvin Ed, 2nd Addition
54. P & L Convenience Inc., Interstate29 Fuels, 825 35 St Circle, Lot 1 Less W48.8' and Less N63' Watertown Hospitality Addition
55. Petrik Holdings LLC, Labbie's Sports Bar and Grill, 1414 9th Ave SE Ste C & D, W108' Kranz & Deville Ol A & Lot 13 & W108' Lot14 Blk 1 Wast Acres Add
56. RBM1, LLC., Treasure Chest Casino, 1315 5th Ave SE, The S27' of Lots 27-29, Block 8, Gesley's Second Addition
57. Redlin Art Center, Redlin Art Center, 1200 33rd Street SE, Lot 1 Blk 4, N895' E1444.74' of Govt Lots 3 & 4 less Welters Subd includes Blks 1 & 2 Weiters subd less hwy
58. Sandbar, The Sandbar, 100 N Lake Drive, Smith Outlot less SE 130'
59. Schwalm Corporation, The Lounge, 21 N Maple, Harper Belatti, Outlot Block 4, Original Plat
60. Sioux Valley Coop, Inc., Sioux Valley Coop, 1601 9th Ave SE, Old Roby Subd & Lot 2 less Lot H1 Cenex-Horning Add & Lot 3 less Lot H1 Pahl's Subd
61. Stone Oil Co, Inc., Prairie Stop, 1007 9th Ave SW, Loken Outlots 1&2 Lot 3 Loken's Add & Loken Outlot 2 less Lot H1 Loken Outlots 1&2
62. Stone Oil Company, Inc., The Grainery, 3801 9th Ave SE, Lot 1, Block 1 & N200' of S600' of W300', Blk 2, Fox Addn in SE 1/4, 34-117-52
63. Target Corporation, Target Stores-0859, 2000 9th Ave SE, Lot A of Endres' Investment Addition to the Municipality of Watertown
64. TBN LLC, Lone Pine, 2647 10th Ave SE, E109' of Lot 2 of Wheel City Addition to the Municipality of Watertown, Codington County, South Dakota
65. The Village of Harmony Hill Inc, The Commons of Harmony Hill, 2527 Prairie Park Trl SE, Community Room, Prairie Vista Dining, Board Room on the Hill and Bene's Lounge in the Commons of Harmony Hill of Lot 1A Block 9 of Harmony Hill Second Addition to the Municipality of Watertown in the County of Codington, South Dakota
66. The World of the Party LLC, The World of the Pary, 101 N Broadway, Lot 8 less W74' and Lots 11-12 Less W74' Railroad Addn and Hanken and Haggar OL Less W74'
67. TNT Operations LLC, Lake Stop 20, LLC, 2301 SD Hwy 20, Lot 1 of TNT Addition
68. Todd J. Ronke, Todd J. Ronke (INACTIVE), 215 14th Street SE, Lot 2 Ted Horning Addn

69. Walgreen Co, Walgreens #10007, 421 9th Avenue SE, Lot 2 less Lot H1 Spies Brothers Addition
70. Wal-Mart, Inc., Wal-Mart Supercenter #1500-Watertown, 1201 29th St SE, Lot 3 of Walmart Addition
71. Woody's Sports Bar, LLC., Woody's Sports Bar, LLC., 1612 9th Ave SW, E224' W397' N275' & E93' W397' S237.25' N512.15' of Govt Lot 3, City Lands Addn.
72. WR Capital I, LLC., Minerva's Restaurant & Bar, 1901 9th Ave SW, E510.5' W900' S720' less W251.5' N124' & less N98' S596' E64.62' W395' & less H-3 City Lands 36-117-53 & E259' of W900' of N250' of S970' SW1/4 & Ramkota Addn plus Lot 4 & W93.3' of Lot 5 of Turbes Addn to the City of Watertown



City Council

Agenda Item

Subject: Application for a Special Event Retail On-Sale License to Cloud 9 Golf Course, Inc. d/b/a Cloud 9 Golf Course for a Private Wedding at the Codington County Extension Complex, 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 3:00 PM on Saturday, June 7th, 2025 until 2:00 AM on Sunday, June 8th, 2025.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

The applicant has provided adequate proof of insurance and has paid the necessary fees. Per SDCL 35-4-124, a public hearing is not required for existing alcoholic beverage license holders.

FINANCIAL CONSIDERATIONS:

Applicant has paid \$300 to the City of Watertown for the Special Event fee.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the application for a Special Event Retail On-Sale License to Cloud 9 Golf Course, Inc. d/b/a Cloud 9 Golf Course for a Private Wedding at the Codington County Extension Complex, 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 3:00 PM on Saturday, June 7th, 2025 until 2:00 AM on Sunday, June 8th, 2025.

ATTACHMENT(S):

[Cloud 9](#)



Special Event & Weekly Seasonal Event Alcohol Beverage License Application

1. License Type(s) Requested

☐	Special Malt Beverage Retailers License
☐	Special On-Sale Wine Retailers License
☒	Special On-Sale License
☐	Special Off-Sale Package Wine Dealers License
☐	Special Off-Sale Package Wine Dealers License – Donated Beverages
☐	Special Off-Sale Package Malt Beverage Dealers License – Donated Beverages
☐	Special Off-Sale Package Dealers License – Donated Beverages

2. Name and Description of Special Event Wedding

3. Event Date(s) and times: June 7th @ 3pm – June 8th @ 2pm

(Licenses can be issued for a period of time to be established by the Council for a duration of a special event, but not to exceed fifteen (15) consecutive days)

4. Describe Event Location: Codington extension building
Event Address: 1910 W Kemp Ave Watertown SD 57201

5. Event Applicant and Applicant Address: Cloud 9 bar & casino
625 20th Ave SE Watertown SD 57201

To apply for a Special Event License, you must be one of the following (please check one)

- If Civic, Charitable, Educational or Fraternal: please provide copy of 501(c)(3).

☐	Civic
☐	Charitable
☐	Educational
☐	Fraternal
☐	Veterans Organization
☐	Existing On-Off Sale Malt Beverage Licensee
☐	Existing On-Off Sale Wine Licensee
☒	Existing On-Sale Liquor Licensee

6. Event Coordinator's Name Cloud 9 bar & casino Bekah Waldrep
Email: bkw-00@hotmail.com
Business Ph# 605-520-6469

Agenda Item 7.(d) Application for a Special Event Retail On-Sale License...

7. Name of Entity Serving Alcohol (if not applicant): _____

8. Method of alcohol consumption:

☒	Sold and consumed on site
☐	Sold/Auctioned and consumed off site -for example, a winery basket at a silent auction

9. Estimated number of Participants 600
Estimated number of Minors 150

Method in which applicants plan to prevent underage consumption: ids w/ wristbands

***Thursday Night Live Applicants must use wrist bands as method to prevent underage consumption**

10. For outdoor events, please submit a drawing illustration of the event area, including stage/platforms, alcohol serving area(s), food serving facilities, garbage collection receptacles, restroom facilities and other amenities.

11. Post-event clean-up is required prior to vacating the area.

12. **Insurance Requirements:** Per City Ordinance, licensees shall maintain liability insurance in an amount of not less than One Million Dollars (\$1,000,000) for bodily injury, death, disability, and property damage liability during the time the special alcoholic beverage license is in effect. **Licensee shall also maintain Liquor Liability insurance with a limit of not less than One Million Dollars (\$1,000,000) for each occurrence, and if such insurance contains a general aggregate limit, the general aggregate limit shall apply separately or be no less than two times the occurrence limit.** The City shall be named as an additional insured on a primary, noncontributory basis for any liability arising directly or indirectly from the special alcoholic beverage license during the time such license is in effect. The licensee must also agree to indemnify and hold the City of Watertown, its officers, agents, and employees, harmless from and against any and all actions, suits, damages, liability or other proceedings that may arise as the result of the alleged negligence of the applicant and/or that is in any way connected or associated with the event(s) for which any special alcoholic beverage license is issued which do not solely arise from errors or omissions of the City of Watertown, its officers, agents, or employees. **Please submit proof of insurance with your application.**

13. **Fee:** For Special Event Alcoholic Beverage Licenses, a fee of \$300 is required. For Special Weekly Seasonal Alcoholic Beverage Licenses, the fee is \$50/per day of event at one location. If applicable, a \$50 notice of public hearing fee must also be submitted by separate check. Fees are to be made payable to the City of Watertown and must be submitted with your application.

14. **Legal Notice:** For certain applicants, the City of Watertown is required by South Dakota state law to publish a legal notice in the local newspaper at least 7 days prior to City Council action. In order to make publication deadlines, we need your completed application at least 20 days prior to the City Council meeting.

Agenda Item 7.(d) Application for a Special Event Retail On-Sale License...

15. **Public Hearing & Council Action:** A public hearing and City Council action is required on all special event alcohol licenses in which the applicant does not hold an existing alcoholic beverage license.

A public hearing *is not* required if the applicant holds an existing alcoholic beverage license per SDCL 35-4-124. City Council action is required, however.

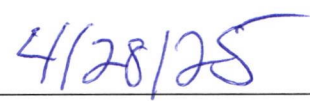
The Watertown City Council meets the first and third Monday of each month. This application will be scheduled only after all required documents are submitted to the Records & Licensing Manager and internal approvals are completed.

16. Miscellaneous Information for City Council Review:

17. **Certificate:** The undersigned applicant certifies under the penalties of perjury that all statements provided herein are true and correct; that the said applicant complies with all requirements for the Special Event Alcohol License in the City of Watertown, SD.



Signature



Date

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

To Be Completed by Records & Licensing Manager:

1. Notice of public hearing was published on _____ in the Watertown Public Opinion.
2. Public Hearing and/or Council action was held on _____.
The Watertown City Council took action to
_____ Approve
_____ Disapprove license due to _____.
3. The following restrictions were imposed: _____

_____.
4. Receipt Number _____
5. Special Event License Number _____
6. Mailed to applicant on _____.
7. Signature of City Manager: _____ Date _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/29/2025

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 Meyer Insurance Inc 1933 Willow Creek Drive, Suite 1 Watertown SD 57201		CONTACT NAME: Kim Nichols PHONE (A/C, No, Ext): 605-753-5698 E-MAIL ADDRESS: customerservice@meyersd.com FAX (A/C, No): 605-878-3022	
		INSURER(S) AFFORDING COVERAGE INSURER A : Midwest Family Mutual (mfm)	NAIC # 23574
INSURED TBN LLC & Rebecca Waldner & Tom Boldt, DbA Cloud 9 dba Lone Pine 625 20TH AVE SE WATERTOWN SD		INSURER B : National Indemnity Co. INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 1705940884

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 ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			CPSD0560138921	4/8/2025	4/8/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Liquor Liability \$ 1,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			70APS118778	6/4/2024	6/4/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CPSD0560138921	4/8/2025	4/8/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	CPSD0560138921	4/8/2025	4/8/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Tom Boldt and Rebecca Waldner are excluded from Workers Compensation as owners of the company.

CERTIFICATE HOLDER

CANCELLATION

City of Watertown PO Box 910 Watertown SD 57201	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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City Council

Agenda Item

Subject: Approval of a Lease agreement between the City of Watertown and Lake City Slowpitch Softball Association to define the rights and obligations of the parties over and upon Premier Softball Complex

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

This agreement is a continuation of the prior lease dating back to 2018 with minor modifications to reflect current operations.

FINANCIAL CONSIDERATIONS:

The former lease specified a .12 cent/unit fee assessed for malt beverage sales. The new agreement reflects a new rate of .20cents/unit fee and is consistent with other recent agreements.

OVERSIGHT / PROJECT RESPONSIBILITY:

Dusty Rodiek – Parks, Recreation & Forestry Director

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the lease agreement between the City of Watertown and Lake City Slowpitch Softball Association.

ATTACHMENT(S):

[Lease Agreement with Premier Softball Complex](#)

LEASE AGREEMENT

PREMIER SOFTBALL COMPLEX

This Lease Agreement (hereinafter "Lease") is made and entered into this 25th day of April, 2025, by and between the City of Watertown (hereinafter "LESSOR"), and the Lake City Slowpitch Softball Association (hereinafter "LESSEE"), to define the rights and obligations of the parties over and upon Premier Softball Complex located in Watertown, South Dakota where LESSEE engages in voluntary recreational activity, including the operation of a concession providing licensed sale of malt beverages, and is subject to the following terms and conditions:

1. Leased Premises.

LESSOR hereby leases to LESSEE real property, commonly known as 1512 17th Ave SE in the City of Watertown, County of Codington, State of South Dakota, and legally described as follows:

Lot 1, Block 2, Watertown Sports Complex 1st Subdivision

which property is more fully depicted on Exhibit A, attached hereto and incorporated by reference, and consisting of Premier Softball Complex and associated concession areas.

2. Term.

The term of this Lease shall be for one (1) year from the date of execution and may be renewed for two (2) additional one (1) year terms as provided for herein.

3. Rent.

LESSEE shall pay LESSOR One-Dollar (\$1.00) for each lease term, plus other good and valuable consideration more fully set forth herein. LESSEE shall also pay LESSOR a field rental fee of:

2025 - 2027 Forty Dollars (\$40.00) per field per day the facility is used for LESSEE-sponsored games and tournaments.

4. Rights and Obligations of LESSOR.

- A. LESSOR warrants that it has authority to lease said premises to LESSEE for the purposes described herein.
- B. LESSOR warrants that LESSEE shall, during the term of this Lease, have the right of quiet enjoyment in the leased premises, except as provided for herein.
- C. It is expressly agreed and understood by the parties that during the term of this Lease, LESSOR shall have the right of access over and upon the leased premises at any time for any purpose.
- D. LESSOR agrees that LESSEE shall be eligible to make application for issuance, or renewal, of a malt beverage license over and upon the above-described leased

premises, with the express acknowledgment that the approval of such license shall rest solely in the discretion of the Watertown City Council.

5. Rights and Obligations of LESSEE.

- A. LESSEE may utilize the leasehold premises, during the period this Lease is in effect, for all lawful recreational purposes, including the operation of a concession providing licensed sale of malt beverages.
- B. LESSEE agrees, that notwithstanding the ability of a malt beverage license holder to sell and dispense malt beverages in a manner and at times permitted under state law, LESSEE agrees to voluntarily restrict the sale of malt beverages at the licensed facility in the following manner:
 - a. No malt beverage shall be sold after 11:59 p.m. on any night;
 - b. No malt beverage will be sold for consumption off the licensed premises.
- C. Throughout the term of this Lease, LESSEE shall pay to LESSOR a per-unit assessment for each individual unit (i.e. one can, one bottle, etc.) of malt beverage sold. LESSEE shall remit such payment no later than November 1st of the then-current lease term. The per-unit charge will be re-evaluated and re-negotiated annually by the parties and changes to the per-unit assessment, if any, shall be indicated by a written amendment to this Lease. For the first one-year term of this Lease, LESSEE shall pay to LESSOR .20 cents (\$.20) per unit sold.
- D. LESSEE agrees to provide LESSOR an annual accounting of all concession sales, including malt beverage sales, by November 1st of the then-current lease term. Such accounting shall be accompanied by statements from all malt beverage vendors to verify the accuracy of units sold.
- E. Trash and other wastes will be properly disposed of by LESSEE, and LESSEE will not permit the accumulation or storage of any waste or any other type of refuse to occur upon the leased premises.
- F. LESSEE shall at all times keep and maintain the leased premises, together with any incidental or other equipment or appliances installed or used by LESSEE, in a good, safe and serviceable condition of repair and shall maintain all of the same, and the premises in and about them occupied by LESSEE, in a safe, clean and neat condition. No outside storage shall be allowed on the leased premises.
- G. LESSEE agrees that, at all dates and times when it is permitted to engage in malt beverage sales from the concession building, it will exercise its best efforts to prevent participating members of any tournament or league event from bringing onto the leased premises any alcoholic beverage which was not purchased from LESSEE's concession operation.

6. Indemnification.

LESSEE agrees to indemnify and hold LESSOR harmless, for any injury, whether to person or property, arising out of, or occurring as a result of, any activities conducted on the leased premises, whether to LESSEE personally, or any employee, agent, invitee, guest, heir of assign of LESSEE, during the term of this Lease. It is specifically agreed and understood that this express provision cannot be amended or extinguished, in any manner, during the term of this Lease or any renewal, and is binding on the LESSEE's heirs and assigns.

7. Right of Termination.

Except as otherwise provided herein, this Lease may be immediately terminated, without any penalty or further liability, upon written notice by either party. LESSEE expressly acknowledges that LESSOR shall have the immediate right to revoke this Lease and all rights and privileges conveyed hereunder in the event any employee or agent of LESSEE is adjudged, pleads, or in any other manner is found guilty of any violation of SDCL Title 35, and all acts amendatory thereto, relating to the sale or dispensation of alcoholic beverages, which violation occurs anywhere upon the leased premises. LESSEE further agrees that upon termination of this Lease, LESSOR shall be immediately permitted to revoke any existing malt beverage license. LESSEE further agrees, upon termination, to promptly remove any and all equipment from the leased premises and will exercise its best efforts, prior to surrender of the leased premises, to restore the leased premises to the condition then existing at the time LESSEE took possession thereof, less any authorized improvements made thereon.

8. Notices.

All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered, or sent via certified mail, return receipt requested, to the following addresses:

If to LESSOR:

City of Watertown
23 2nd Street N.E.
P.O. Box 910
Watertown, SD 57201

If to LESSEE:

Nancy Conlon
Treasurer, LCSSA
524 6th Street SE
Watertown, SD 57201

9. Equal Employment Opportunities.

LESSEE agrees that in the operation and use of the premises, LESSEE will not, on the grounds of race, color or national origin, discriminate or permit discrimination against any person or group of persons in any manner prohibited by law and hereby grants LESSOR the right to take such actions to enforce such covenant.

10. Assignment and Subletting.

LESSEE may not, in any manner, assign or sublet the leased premises, or any portion thereof.

11. Successors and Assigns.

This Lease shall run with the property, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

12. Loss and Liability Over and Upon Leased Premises.

LESSEE shall keep and maintain both a general liability insurance policy and a liquor liability insurance policy with a minimum amount of coverage of One Million Dollars (\$1,000,000.00) for any one accident or occurrence. These policies shall name LESSOR as an additional insured.

A certificate covering conditions described shall be filed at the Parks, Recreation and Forestry Department within thirty (30) days from the date of this Lease. Notice of certificate renewal is required prior to policy expiration, and a new certificate shall be filed within fifteen (15) days.

LESSEE shall, during the term hereof, or any part hereof, hold LESSOR harmless and indemnify it from any and all damages and demands that may result from all acts, including negligence of LESSEE, including specifically, but not limited to, personal injury and property damage claims arising out of or incidental to the use, maintenance or operation by LESSEE or his employees or agents, of any of the structures, appliances, equipment or operations referred to in this Agreement.

LESSEE acknowledges that LESSOR maintains no policy or coverage over or upon any property or contents located within the concession building leased hereunder. In the event LESSEE elects to obtain insurance coverage for any property located or stored upon or within the leased premises, such coverage will be obtained at LESSEE's sole expense.

13. Miscellaneous.

A. This Lease constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by both parties.

B. This Lease shall be construed in accordance with the laws of the State of South Dakota.

C. If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect. The parties shall agree that if any provisions are deemed not enforceable, they shall be deemed modified to the extent necessary to make them enforceable.

D. This Lease may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

14. **Use by LESSOR**

Both parties recognize and acknowledge the facility will accommodate other functions, and LESSOR may provide and use the facility for park and recreation activities. Any summer events will be coordinated between the Parties so as not to interfere with LESSEE's services and programs.

Dated this 25th day of April, 2025 at Watertown, South Dakota.

LESSOR:

LESSEE:

Kristen Bobzien, Interim City Manager
City of Watertown



Brooks Schoenefeld, President
Lake City Slowpitch Softball Association

ATTEST:

Jennifer Collins
Records and Licensing Manager

(SEAL)



City Council

Agenda Item

Subject: Authorization for City Hall to declare miscellaneous property as surplus and dispose of as junk.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

This surplus property are items outdated, broken, or unusable. We are requesting authorization to recycle or dispose these items.

FINANCIAL CONSIDERATIONS:

There are no major financial considerations for this item.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the authorization for City Hall to declare miscellaneous property as surplus and dispose of as junk.

ATTACHMENT(S):

[Surplus](#)

Quantity	Description
30	Picture Frames
1	Radio
1	Desk Lamp
1	Space Heater
Misc	Christmas Décor
Misc	Fall Décor
Misc	Power Cords
1	White Board
2	Wall Pictures
1	Floating Shelf
1	Cane
Misc	Office Supplies
1	Storage Bin
1	Paper Shredder
2	Coffee Machines
1	Coffee Station Organizer
Misc	Vases



City Council

Agenda Item

Subject: Watertown Regional Library 2024 Year In Review
Meeting: City Council - May 05 2025
From: Maria Gruener, Library Director

BACKGROUND INFORMATION:
This will be a review of the 2024 annual statistics that were submitted to the South Dakota State Library.

FINANCIAL CONSIDERATIONS:
There are will be no financial impact.

STAFF RECOMMENDATION / SUGGESTED MOTION:
No motion is necessary.



City Council

Agenda Item

Subject: Approval of a Professional Services Agreement for engineering services associated with the Calvin Industrial Park Lift Station, Project No. 2428, with Infrastructure Design Group in the amount of \$8,990

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Project No. 2428 is for a lift station and sanitary sewer to service the Calvin Industrial Park Addition and future development of over 330 acres to the east and south of Calvin. Currently the project is designed such that sewage from the Calvin Industrial Park lift station would be completely conveyed via force main to the Wastewater Treatment Plant. The route of that force main would pass in close proximity to three existing lift stations.

After reviewing the conceptual plans, City staff identified the possibility of utilizing gravity sewer instead of a force main. If gravity sewer is possible, the City could eliminate the use and maintenance of three existing lift stations. The gravity sewer could also service further development in and around the Project Area. The proposed Professional Services Agreement with IDG for land surveying and conceptual analysis to investigate the feasibility of an alternate sanitary sewer route is recommended by staff to allow the City to investigate this opportunity.

FINANCIAL CONSIDERATIONS:

The funding for the Calvin Industrial Park Lift Station Project has not been budgeted in 2024. If approved, the \$8,990 for this Professional Services Agreement would be budgeted in Account No. 604-43252-43696.

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the Professional Services Agreement with the following motion:

I move to approve the Professional Services Agreement for engineering services associated with the Calvin Industrial Park Lift Station, Project No. 2428, with Infrastructure Design Group in the amount of \$8,990.

Agenda Item 9.(a) Approval of a Professional Services Agreement for Engi...

ATTACHMENT(S):

[Calvin Lift Station Alternate Route](#)

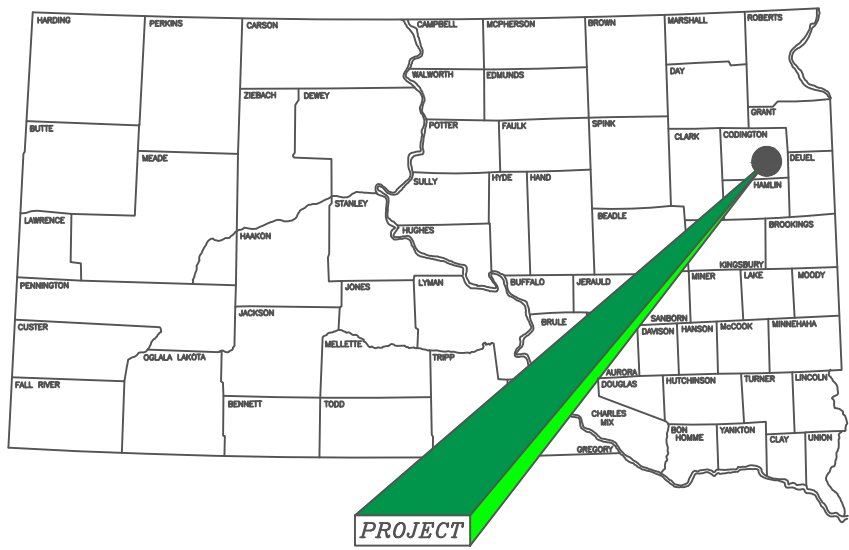
[IDG-City of Watertown PSA](#)



CITY OF WATERTOWN, SOUTH DAKOTA
PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION
PLANS FOR PROPOSED
CALVIN LIFT STATION ALTERNATE
ROUTE INVESTIGATION
PROJECT NO. 2428

INDEX OF SHEETS

SHEET	DESCRIPTION
1	Title Sheet & Vicinity Map



NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL
EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
SOUTH DAKOTA ONE CALL: 1-800-781-7474 (811 INSTATE)

PHONE NUMBERS

Engineering Div.	605-882-6202
Park & Recreation Dept.	605-882-6260
Police Dept.	605-882-6210
Fire Dept.	605-882-5030
Sewer Div.	605-882-6241
After Hours:	605-882-6210
Street Div.	605-882-6207
Solid Waste Div.	605-882-6219
Municipal Utilities, Water Dept.	605-882-6233
After Hours:	605-882-6227
Municipal Utilities, Gas Dept.	605-882-6233
After Hours:	605-882-6227
Municipal Utilities, Electric Dept.	605-882-6233
After Hours:	605-882-6227
South Dakota, Dept. of Transportation	605-882-5166
South Dakota, One Call	800-781-7474
Codington County, Highway Shop	605-882-6270
Codington County, Highway Superintendent	605-882-6271
United States Post Office, Watertown, South Dakota	605-886-7765



Project Scope Elements – “Attachment A”

Project Understanding

The City of Watertown has requested Infrastructure Design Group, Inc. (InfrastructureDG) analyze alternative route options for the Calvin Lift Station & Force Main project. The City has identified potential feeder lift stations in the vicinities of 13th Ave SE & 17th St SE that, if feasible, could be removed and serviced with gravity feeds. In addition, analyze alternative routes to determine if a portion of the proposed force main may be converted to gravity, allowing for additional sewerable service area. The picture below illustrates the existing gravity sewer in the area to be analyzed, as well as potential feeder lift stations to be eliminated.



Conceptual analysis of a 20% design of the select project area which includes limited topographic survey to establish existing grade lines, survey of existing sanitary sewer utility elevations, potential storm crossings, evaluation of alternatives, conceptual (20% level design) utility layout of sanitary main and alternative routes.

A full topographic & boundary survey is not included in this contract. Final design, plans preparation, and bidding services are not included in this contract but can be completed by InfrastructureDG as an amendment to this contract or under a separate contract.

The conceptual analysis shall be completed by May 2025 provided notice to proceed is issued within two weeks of receipt of this proposal. The attached man hours reflect effort to complete items as defined within this Scope of Services (SOS).

Item 1 Project Management and Administration

Contract management will be continuous for the term of the contract with an anticipated duration through June 30, 2025, to complete items identified as part of this SOS.

1.1 Development of Detailed Work Plan

Prepare written instructions for project staff, providing background, names of contacts, communications procedure, responsibilities, schedule, budget information, and other important elements of the project. Establish a project schedule indicating critical dates, milestones, and deliverables.

1.2 Project Monitoring and Progress Reports

Maintain the system for monitoring progress and expenditures to allow monthly tracking.

1.3 Client and Team Meeting

Infrastructure Design Group, Inc. (InfrastructureDG) will meet with City of Watertown staff to communicate the current scope of the project. The meeting will allow all parties to discuss the project as a group to confirm the identified scope meets the needs of all departments.

InfrastructureDG will hold an internal project kickoff meeting to discuss the project scope, schedule, and deliverables.

It is anticipated that two (2) additional meetings will be held with City of Watertown staff throughout the project.

1.4 Subconsultant Management (Not Part of this Scope of Services)

a. AE2S:

AE2S is a sub-consultant to InfrastructureDG on the Calvin Lift Station & Force Main project but will not be involved in this contract. They may be added by amendment in the future.

1.5 Quality Control Plan

Establish review and checking procedures for project deliverables. Quality control will be completed on one (1) occasion established as the 20% submittal.

Item 2 Public and Agency Involvement

2.1 City of Watertown

- a. InfrastructureDG survey staff will coordinate with the City of Watertown Engineering & Wastewater staff in order to identify the location and assist in the access of all feeder lift stations in this area.



Picture of a feeder lift station within the project area with access locked.

Item 3 Survey

InfrastructureDG will complete ground topographic survey for the area sufficient to analyze alternative sanitary routes and determine the feasibility of removing feeder lift stations as outlined in the above images and as defined below:

3.1 Horizontal and Vertical Control Survey

Horizontal and vertical control necessary to complete the survey items identified within this SOS will be established. Horizontal and vertical control will be established based on the City's current datum and coordinate system.

3.2 Topographic Survey

InfrastructureDG will complete a limited topographic survey sufficiently supplementing any available contour and utility information provided by the City of Watertown. Survey to be completed within the ROW and extend 50 feet into private property as necessary to analyze the improvements and/or determine feasibility of alternatives.

A South Dakota One Call will not be completed for the project limits. Survey will not locate private utilities within the project limits. Topographic survey will locate marked and visible utilities only. Utility depths for potential storm sewer crossings, and adjacent sanitary sewers will be determined with the survey.

Topographic survey will locate feeder lift stations and determine their sanitary service depths. Limited topographic survey will collect shots on roadway centerlines to establish centerline grades of the necessary roads in the area in order to analyze routes & alternatives.

3.3 Existing Conditions Base Map

InfrastructureDG will compile topographic information into an existing conditions base map. The base map will be utilized as the starting point for completing the design items of the project. The base map will identify those items surveyed and described above. Base map will be established in .dwg format to be utilized in Civil 3D.

Item 4 Conceptual Design Elements

Conceptual design elements include layout and design of the sanitary main.

4.1 Conceptual Sanitary Layouts

The proposed gravity sanitary sewer route(s) will be developed in order to determine the feasibility of eliminating feeder lift stations, and analyze optimal routes and concept cost effectiveness of providing additional sewerability to this area.

Item 5 Conceptual Design Deliverables (20% Submittal)

5.1 Sanitary Sewer Route Exhibits:

Level of effort is included to complete route exhibits of the sanitary sewer within the project area, and will illustrate the existing vertical geometrics of roadways, storm drainage facilities, lift stations, and other sanitary utilities.

5.2 Engineers Estimate of Probable Construction Costs (EOPC):

A Conceptual EOPC of each viable alternative will be prepared and submitted in conjunction with the 20% analysis submittal.

Supplemental Services

Any work requested by the City that is not included in one of the items listed will be classified as Supplemental Services and are not included as a part of this SOS.

Supplemental Services shall include, but are not limited to:

- Supplemental engineering work required to meet the requirements of regulatory or funding agencies that become effective subsequent to the date of this agreement.
- Additional property owner meetings, exhibits, letters, and/or correspondence not described within this SOS.
- Additional platting, easements, exhibits, meetings, negotiations, or surveys beyond the limits of what is stated in this SOS.
- Drainage analysis or modeling.
- Design of adjustments of utilities beyond what is stated in this proposal.
- Any Street lighting photometric plan analysis, design, and development.
- Structural design of any culverts or retaining walls.
- Any wetland delineations, environmental analysis, or review.
- Soil borings or geotechnical work.
- Any meetings, coordination, or surveys of/with private utilities.
- Any archeological and historical studies.
- Army Corps of Engineers permitting and mitigation plan are not included in this SOS.
- Any final design, construction administration, or construction staking services.
- Any legal research, consultations, or opinions from an attorney.

**City of Watertown - Calvin Lift Station and Force Main
Watertown, SD**

Schedule

Schedule is based on an anticipated June 30, 2025, completion of the sanitary conceptual analysis. The schedule below is based on favorable conditions for receipt of notice to proceed, readily available data, and prompt coordination by the various City departments. The schedule does not anticipate potential additional effort to resolved unknown factors/complications associated with discovery of potential unknowns, inadequacies of received data, and/or other factors beyond the control of InfrastructureDG.

Notice to Proceed:	April 2025
Topographic Survey:	April-May 2025
20% Submittal:	May 2025
Work Order Completion:	June 2025

Fee

InfrastructureDG developed the task list required for the improvement project based on previous experience and discussions held with city staff during the scoping process. A project workplan illustrating the hours and staff is included below. InfrastructureDG proposes to complete the items defined within this SOS at an hourly not-to-exceed fee of \$8,990.00.

Survey (InfrastructureDG):	\$3,750.00
Conceptual Analysis (InfrastructureDG):	\$5,240.00
Total Project Fee:	\$8,990.00

		Phil Gundvaldson	Matt Martin	Beau Koopal	Brian Carter	Brenda Weeks	Total Hours
Project Item							
1	Project Management and Administration						15
1.1	Development of Detailed Work Plan	1	2	1			4
1.2	Project Monitoring and Progress Reports	1				2	3
1.3	Client and Team Meeting	2	4				6
1.4	Subconsultant Management						0
1.5	Quality Control Plan	1	1				2
2	Public and Agency Involvement						8
2.1	City of Watertown	2	2		4		8
3	Survey						18
3.1	Horizontal and Vertical Control Survey				2		2
3.2	Topographic Survey				12		12
3.3	Existing Conditions Base Map				4		4
4	Conceptual Design Elements						5
4.1	Conceptual Sanitary Layouts	1	4				5
5	Conceptual Design Deliverables (20% Submittal)						6
5.1	Sanitary Route Exhibits		3				3
5.2	EOPC	1	2				3
	Total Hours:	9	18	1	22	2	52



City Council

Agenda Item

Subject: Approval of Professional Services Agreement Amendment No. 1 for the Bidding, Construction Administration, and Resident Engineering of the Partial Parallel Taxiway C and Taxiway B Associated with Helms & Associates, Project No. 2316, in the Amount of \$512,034.07 for a New Contract Amount of \$697,029.76.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

This Professional Service Agreement Amendment No. 1 is associated with AIP 3-46-0058-043-2023 and includes bidding, construction administration, and resident engineering services for the Partial Parallel Taxiway C and Taxiway B.

Bidding:	\$15,628.20
Construction Administration:	\$127,290.51
<u>Resident Engineering:</u>	<u>\$369,115.36</u>
Total Amendment No 1:	\$512,034.07

The original contract was for \$184,995.69 for design services related to the project. With approval of the amendment, the new contract amount would total \$697,029.76.

The project includes includes milling existing asphalt pavement, grading, unclassified excavation, geotextile separator fabric, underdrain piping, subbase course, aggregate base course, HMA paving, pavement marking, taxiway lighting and signage, topsoiling, seeding, mulching, and other items of related construction.

FINANCIAL CONSIDERATIONS:

The funding for the City share for this project has been budgeted in account 606-43503-43904. The remainder comes from AIP 3-46-0058-043-2023 FAA grant.

The amendment and the entire Engineering fee (\$697,029.76) is included in the grant as part of the eligible expenses under the Airport Improvement Program/Bipartisan Infrastructure Law Grants (90% Federal, 5% State, 5% City). Helms is the selected and contracted engineering consultant for the Watertown Regional Airport and has the expertise of the FAA/SDDOT/City requirements for procurement of this equipment. Their fee includes writing the specifications, bid letting, contract management, and grant funding requirements including financial closeout processes.

Total Federal Share = \$627,326.78 (90%)
Total State Share = \$34,851.49 (5%)
Total City Share = \$34,851.49 (5%)

Agenda Item 9.(b) Approval of Professional Services Agreement Amendment ...

There will be two separate grants, one AIP and one AIG (formerly BIL). The second grant will be applied for after the project is bid. The 2023 AIP Grant expense breakdown is 90% Federal, 5% State, 5% City. The future 2025 Grants for the Construction of Taxiway B & C will be under the new AIG (formerly BIL) breakdown of 95% Federal, 2.5% State, 2.5% City. Adding some contingency on the final grant application to come to a round final number is typical.

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer

Ian Meriwether, Airport Manager

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve Professional Services Agreement Amendment No. 1 for the Bidding, Construction Administration, and Resident Engineering of the Partial Parallel Taxiway C and Taxiway B associated with Helms & Associates, Project No. 2316, in the amount of \$512,034.07 for a new contract amount of \$697,029.76.

ATTACHMENT(S):

[Amendment No. 1 Taxiway B&C](#)

**AMENDMENT NUMBER 1
TO
AGREEMENT FOR PROFESSIONAL SERVICES
FOR AIP# 3-46-0058-043-2023**

AGREEMENT FOR PROFESSIONAL SERVICES, dated April 18, 2023 by and between the **City of Watertown**, South Dakota as OWNER and **Helms and Associates**, a division of Schmucker, Paul, Nohr and Associates, Inc. as ENGINEER, hereinafter referred to as the Agreement for Professional Services, for improvements known as WATERTOWN REGIONAL AIRPORT PARTIAL PARALLEL TAXIWAY C & TAXIWAY B, hereinafter referred to as the PROJECT, is hereby amended as follows:

A. Whereas, the OWNER requests the ENGINEER to provide the following services for the PROJECT.

1. Bidding and Negotiation Services as described in Exhibit A, Section B of the Agreement, and
2. Construction Administration Services as described in Exhibit A, Section C of the Agreement, and
3. Resident Engineering, Inspection and Staking Services, as described in Exhibit A, Section D of the Agreement.

B. The OWNER and the ENGINEER agree that the ENGINEER shall be paid as described in Item 3, Paragraph A. LUMP SUM COMPENSATION, Table A, Bidding & Negotiation, with the following costs to be added to the PROJECT:

1. Bidding & Negotiation.

Costs	\$ 15,628.20
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C. The OWNER and the ENGINEER agree that the ENGINEER shall be paid as described in Item 3, Paragraph B, COST PLUS FIXED FEE COMPENSATION, Table B, Construction Administration and Resident Engineering Services, with the following costs to be added to the PROJECT:

1. Construction Administration.

Costs	\$113,286.78
Fixed Fee	<u>\$ 14,003.73</u>
TOTAL	\$127,290.51

2. Resident Engineering Services.

Costs	\$330,822.57
Fixed Fee	<u>\$ 38,292.79</u>
TOTAL	\$369,115.36

These costs are summarized in Attachment "B", pages B-5, B-6 and B-7.

The agreed professional services are more particularly described in the "Scope of Services" Exhibit G of the Agreement.

D. The Amendment changes the Project Number from A.I.P # 3-46-0058-043-2023 to **AIP # 3-46-0058-047/048-2025**.

Therefore, the Agreement for Professional Services is hereby amended to add the FEES listed in paragraph B and C of the amendment to those in the agreement. The new totals for all services are itemized on Amendment #1, Attachment "B".

IN WITNESS WHEREOF the parties hereto have made and executed this Amendment Number 1 this _____ day of _____, 2025.

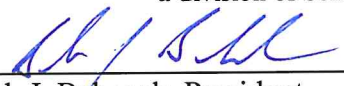
OWNER: CITY OF WATERTOWN, SD

Kristen Bobzien, Interim City Manager

ATTEST: _____
Jennifer Collins

ENGINEER: HELMS AND ASSOCIATES

a division of Schmucker, Paul, Nohr and Associates, Inc.



Bob J. Babcock, President

ATTEST: 

Michael A. Schmit, Associate

ATTACHMENT "B"

SUMMARY OF ENGINEERING COSTS

A.I.P. PROJECT NO. 3-46-0058-043-2023

PARTIAL PARALLEL TAXIWAY C & TAXIWAY B
WATERTOWN REGIONAL AIRPORT
WATERTOWN, SOUTH DAKOTA

PROJECT
TOTAL

SECTION 1

ENVIRONMENTAL REVIEW & FIELD SURVEY	\$ 38,478.10	
ENGINEER'S DESIGN REPORT	\$20,984.83	
PRELIMINARY DESIGN	\$ 27,869.68	
FINAL DESIGN	\$ 97,663.08	
LUMP SUM TOTAL	\$184,995.69	\$184,995.69

SECTION 2*

BIDDING & NEGOTIATION SERVICES	\$15,628.20	
LUMP SUM TOTAL	\$15,628.20	\$15,628.20

SECTION 3*

CONSTRUCTION ADMINISTRATION		
COSTS	\$113,286.78	
**FIXED FEE	\$14,003.73	
TOTAL	\$127,290.51	\$127,290.51

SECTION 4*

RESIDENT ENGINEERING SERVICES		
COSTS	\$330,822.57	
**FIXED FEE	\$38,292.79	
TOTAL	\$369,115.36	\$369,115.36

TOTAL PROJECT ENGINEERING SERVICES \$697,029.76

*TO BE ADDED BY AMENDMENT UPON RECEIPT OF FAA GRANT OFFER FOR CONSTRUCTION

** MAXIMUM LIMITING FEES

SECTION 2
WATERTOWN REGIONAL AIRPORT
PARTIAL PARALLEL TAXIWAY C & TAXIWAY B
BIDDING & NEGOTIATIONS

Work Description	Proj. Man. (hrs)	Proj. Man. Associate (hrs)	Proj. Engr. I (hrs)	Proj. Administrator (hrs)	Tech. II (hrs)	Clerical II (hrs)
(a) Plan & Specification Printing	0	1	0	0	1	4
(b) Plans & Specifications Distribution	0	0	0	0	4	4
(c) Pre-Bid Conference & Minutes	0	6	0	0	0	1
(d) Bid Opening & Bid Tab	1	6	0	0	0	1
(e) Contractor's Questions	0	8	0	0	0	0
(f) Engineer's Recommendation & Submittals	0	2	0	0	0	0
(g) Construction Contract Assembly	0	1	0	8	0	0

TOTAL HOURS	1	24	0	8	5	10
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	Hours		Rate \$/hr		
Project Manager	1	@	\$ 125.00	=	\$ 125.00
Project Manager/Associate	24	@	\$ 110.00	=	\$ 2,640.00
Project Engineer I	0	@	\$ 55.00	=	\$ -
Project Administrator	8	@	\$ 48.80	=	\$ 390.40
Technician II	5	@	\$ 39.75	=	\$ 198.75
Clerical II	10	@	\$ 23.20	=	\$ 232.00

SUBTOTAL (1) \$ 3,586.15

TOTAL DIRECT LABOR COST		Subtotal (1)	=	\$ 3,586.15
DIRECT LABOR OVERHEAD	\$ 3,586.15	wages x	0.66522	= \$ 2,385.58
GENERAL & ADMIN. OVERHEAD	\$ 3,586.15	wages x	1.14763	= \$ 4,115.57

SUBTOTAL (2) \$ 10,087.30

PROFIT (P) AT 15% OF SUBTOTAL (2)	0.15 (P) x	\$ 10,087.30	=	\$ 1,513.10
COST OF MONEY @ 3.755% OF SUBTOTAL (1)	0.03755 x	\$ 3,586.15	=	\$ 134.66
MILEAGE	460 Mi. @	\$ 0.3299	=	\$ 151.75
ADDITIONAL COSTS:		Meals	=	\$ 28.00
		Lodging	=	\$ -
DGR ENGINEERING (ELECTRICAL) @ COST			=	\$ 3,713.39

TOTAL \$ 15,628.20

ATTACHMENT 2

BIDDING & NEGOTIATION SERVICES

WATERTOWN REGIONAL AIRPORT
PARTIAL PARALLEL TAXIWAY C & TAXIWAY B RECONSTRUCTION

Work Description	Project Engineer (hrs)	Sr. Electrical Engineer (hrs)	Electrical Engineer (hrs)	Sr. Technician (hrs)	Jr. Technician (hrs)	Graduate Engineer (hrs)	Admin. Assistant (hrs)
1 Pre-Bid, Bidding, & Negotiations							
1.a Advertisement for Bid	Provided by Engineer						
1.b Bid Questions & Addenda	6	2		4			2
1.c Pre-Bid Meeting	2			2			
1.d Bidding Services, Analysis, Contract Review and Award	2						
TOTAL HOURS	10	2	0	6	0	0	2

	Hours		Avg. Rate		
Project Engineer (Brian Meyer)	10	@	\$70.09	=	\$700.90
Sr. Electrical Engineer (Paul Davis)	2	@	\$63.10	=	\$126.20
Electrical Engineer	0	@	\$57.60	=	\$0.00
Sr. Technician (David Feilmeier)	6	@	\$40.00	=	\$240.00
Jr. Technician	0	@	\$0.00	=	\$0.00
Graduate Engineer	0	@	\$0.00	=	\$0.00
Admin. Assistant (Krystal Hermanson)	2	@	\$29.50	=	\$59.00
	20		SUBTOTAL (1)		\$1,126.10
TOTAL DIRECT LABOR COST			Subtotal (1)	=	\$1,126.10
LABOR, GEN., ADMIN. OVERHEAD	\$1,126.10	wages x	189.26%	=	\$2,131.26
			SUBTOTAL (2)		\$3,257.36
PROFIT (P) AS % OF SUBTOTAL (2)	0.14 (P) x		\$3,257.36	=	\$456.03
MILEAGE	0 Mi. @		\$0.700	=	\$0.00
ADDITIONAL COSTS:			Meals	=	\$0.00
			Lodging	=	\$0.00
			Misc. Expenses	=	\$0.00
			Total =		\$3,713.39
			PROPOSED LUMP SUM FEE =		\$3,713.39

**SECTION 3
WATERTOWN REGIONAL AIRPORT
PARTIAL PARALLEL TAXIWAY C & TAXIWAY B
CONSTRUCTION ADMINISTRATION**

Work Description	Proj. Man. (hrs)	Proj. Man. Associate (hrs)	Proj. Engr. I (hrs)	Proj. Administrator (hrs)	Proj. Engr. V (hrs)	Clerical II (hrs)	Land Surveyor I (hrs)
(a) Preconstruction Conference & Minutes	0	6	0	0	5	0	0
(b) Pre-Paving Meeting	0	7	0	0	5	0	8
(c) Shop Drawings Review	0	8	0	0	0	0	0
(d) P.P.E.'s and C.C.O.'s	1	18	0	0	0	0	0
(e) Project Management/Coordination	24	90	0	0	0	0	0
(f) Payroll Review	0	0	0	18	0	0	0
(g) Construction Management Plan	0	1	0	0	16	2	0
(h) Quality Project Closeout Report Vol. I	0	1	8	0	0	0	0
(i) Quality Project Closeout Report Vol. II	0	1	0	0	32	2	0
(j) Bi-Weekly Progress Meetings & Coordination	0	54	0	0	0	0	5
(k) Client Meetings & Coordination	6	12	0	0	0	0	0
(l) Construction Plans of Record	0	2	0	0	24	0	8
(m) DBE Goals & Reports	0	1	0	12	0	0	0
(n) F.A.A. Grant Application/Coordination/Reimbursement	0	1	6	0	0	0	0
(o) F.A.A. Quarterly Reports	0	0	6	0	0	0	0
(p)							
(q)							

TOTAL HOURS	31	202	20	30	82	4	21
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	Hours		Rate \$/hr		
Project Manager	31	@	\$ 125.00	=	\$ 3,875.00
Project Manager/Associate	202	@	\$ 110.00	=	\$ 22,220.00
Project Engineer I	20	@	\$ 55.00	=	\$ 1,100.00
Project Administrator	30	@	\$ 48.80	=	\$ 1,464.00
Project Engineer V	82	@	\$ 40.55	=	\$ 3,325.10
Clerical II	4	@	\$ 23.20	=	\$ 92.80
Land Surveyor I	21	@	\$ 53.00	=	\$ 1,113.00

SUBTOTAL (1) \$ 33,189.90

TOTAL DIRECT LABOR COST		Subtotal (1)	=	\$ -
DIRECT LABOR OVERHEAD	\$ 33,189.90	wages x 0.66522	=	\$ 22,078.59
	\$ 33,189.90	wages x 1.14763	=	\$ 38,089.72

SUBTOTAL (2) \$ 93,358.21

PROFIT (P) AT 15% OF SUBTOTAL (2)	0.15 (P) x	\$ 93,358.21	=	\$ 14,003.73
COST OF MONEY @ 3.755% OF SUBTOTAL (1) 0.03755 x		\$ 33,189.90	=	\$ 1,246.28
MILEAGE	2990 Mi. @	\$ 0.3299	=	\$ 986.40
ADDITIONAL COSTS:		Meals	=	\$ 230.00
		Lodging	=	\$ -
DGR ENGINEERING (ELECTRICAL) @ COST			=	\$ 17,465.89

TOTAL \$ 127,290.51

ATTACHMENT 2

CONSTRUCTION ADMINISTRATION

WATERTOWN REGIONAL AIRPORT
PARTIAL PARALLEL TAXIWAY C & TAXIWAY B RECONSTRUCTION

Work Description	Project Engineer (hrs)	Sr. Electrical Engineer (hrs)	Electrical Engineer (hrs)	Sr. Technician (hrs)	Jr. Technician (hrs)	Graduate Engineer (hrs)	Admin. Assistant (hrs)
2 Construction Administration							
2.a Preconstruction Conference	6			6			
2.b Shop Drawing Review	10			24			
2.c Requests for Information (RFI)	2						
2.d Construction Progress Meetings	Time Accounted for in Resident Observation Task						
2.e Interpretation	4						
2.f Substantial Completion/Punch List Inspection	2			6			
2.g Final Inspection	2			6			
2.h Pay Estimate Reviews	2			2			
2.i Change Orders	4			4			
2.j In-House Administration	8						
2.k As-Built Record Drawings	2			2	6		
TOTAL HOURS	42	0	0	50	6	0	0

	Hours		Avg. Rate		
Project Engineer (Brian Meyer)	42	@	\$70.09	=	\$2,943.78
Sr. Electrical Engineer	0	@	\$0.00	=	\$0.00
Electrical Engineer	0	@	\$0.00	=	\$0.00
Sr. Technician (David Feilmeier)	50	@	\$40.00	=	\$2,000.00
Jr. Technician (Clint Rudloff)	6	@	\$30.50	=	\$183.00
Graduate Engineer	0	@	\$0.00	=	\$0.00
Admin. Assistant	0	@	\$0.00	=	\$0.00
	98		SUBTOTAL (1)		\$5,126.78
TOTAL DIRECT LABOR COST			Subtotal (1)	=	\$5,126.78
LABOR, GEN., ADMIN. OVERHEAD	\$5,126.78	wages x	189.26%	=	\$9,702.94
			SUBTOTAL (2)		\$14,829.72
PROFIT (P) AS % OF SUBTOTAL (2)	0.14 (P) x		\$14,829.72	=	\$2,076.16
MILEAGE	800 Mi. @		\$0.70	=	\$560.00
ADDITIONAL COSTS:			Meals	=	\$0.00
			Lodging	=	\$0.00
			Total =		\$17,465.89
			PROPOSED COST PLUS FIXED FEE =		\$17,465.89

SECTION 4
WATERTOWN REGIONAL AIRPORT
PARTIAL PARALLEL TAXIWAY C & TAXIWAY B
RESIDENT ENGINEERING, CONSTRUCTION OBSERVATION, AND STAKING SERVICES
(APPROXIMATELY 18 WEEKS)

Work Description	Proj. Man. (hrs)	Proj. Man. Associate (hrs)	Proj. Engr. V (hrs)	Land Surveyor I (hrs)	Tech. III (hrs)	Tech. VI (hrs)	Land Surveyor II (hrs)
(a) Construction Staking	0	1	0	0	98	88	0
(b) Construction Safety Plan	0	1	22	0	0	0	0
(c) Storm Water Pollution Prevention Plan	0	1	22	0	0	0	0
(d) Earthwork	0	1	220	8	0	220	0
(e) Drainage/Underdrain Piping	0	8	110	8	0	110	0
(f) Geotextile Fabric/Geo Grid	0	8	55	8	0	55	0
(g) Subbase	0	8	165	8	0	165	0
(h) Gravel Base Course	0	8	110	8	0	110	0
(i) Asphalt Surfacing	0	10	165	12	0	165	0
(j) Seeding & Fertilizing	0	1	33	0	0	11	0
(k) Pavement Marking	0	1	33	0	0	11	0
(l) Quality Assurance	12	24	55	16	0	55	0
(m) Final Inspection	6	8	6	0	0	0	0
(n) ADIP Survey, Submittal & Coordination	2	4	0	0	20	0	40

TOTAL HOURS	20	84	996	68	118	990	40
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	Hours		Rate \$/hr		
Project Manager	20	@	\$ 125.00	=	\$ 2,500.00
Project Manager/Associate	84	@	\$ 110.00	=	\$ 9,240.00
Project Engineer V	996	@	\$ 40.55	=	\$ 40,387.80
Land Surveyor I	68	@	\$ 53.00	=	\$ 3,604.00
Technician III	118	@	\$ 37.50	=	\$ 4,425.00
Technician VI	990	@	\$ 29.00	=	\$ 28,710.00
Land Surveyor II	40	@	\$ 47.25	=	\$ 1,890.00

SUBTOTAL (1) \$ 90,756.80

TOTAL DIRECT LABOR COST		Subtotal (1)	=	\$ 90,756.80
DIRECT LABOR OVERHEAD	\$ 90,756.80	wages x 0.66522	=	\$ 60,373.24
GENERAL & ADMIN. OVERHEAD	\$ 90,756.80	wages x 1.14763	=	\$ 104,155.23
				\$ -

SUBTOTAL (2) \$ 255,285.27

PROFIT (P) AT 15% OF SUBTOTAL (2)	0.15 (P) x	\$ 255,285.27	=	\$ 38,292.79
COST OF MONEY @ 3.755% OF SUBTOTAL (1)	0.03755 x	\$ 90,756.80	=	\$ 3,407.92
MILEAGE	13970 Mi. @	\$ 0.3299	=	\$ 4,608.70
ADDITIONAL COSTS:				
		Meals	=	\$ 8,004.00
		Lodging	=	\$ 13,824.00
DGR ENGINEERING (ELECTRICAL) @ COST			=	\$ 13,656.68
FOERSTER TESTING @ COST			=	\$ 500.00
NV5 GEOSPATIAL (AERIAL AS-BUILT SURVEY & ADIP SUBMITTAL) @ COST			=	\$ 31,536.00

TOTAL \$ 369,115.36

ATTACHMENT 2

RESIDENT OBSERVATION

WATERTOWN REGIONAL AIRPORT
PARTIAL PARALLEL TAXIWAY C & TAXIWAY B RECONSTRUCTION

Work Description	Project Engineer (hrs)	Sr. Electrical Engineer (hrs)	Electrical Engineer (hrs)	Sr. Technician (hrs)	Jr. Technician (hrs)	Graduate Engineer (hrs)	Admin. Assistant (hrs)
3 Resident Observation							
3.a Resident Observation	20			60			
TOTAL HOURS	20	0	0	60	0	0	0

	Hours		Avg. Rate		
Project Engineer (Brian Meyer)	20	@	\$70.09	=	\$1,401.80
Sr. Electrical Engineer	0	@	\$0.00	=	\$0.00
Electrical Engineer	0	@	\$0.00	=	\$0.00
Sr. Technician (David Feilmeier)	60	@	\$40.00	=	\$2,400.00
Jr. Technician (Clint Rudloff)	0	@	\$30.50	=	\$0.00
Graduate Engineer	0	@	\$0.00	=	\$0.00
Admin. Assistant	0	@	\$0.00	=	\$0.00
	80		SUBTOTAL (1)		\$3,801.80
TOTAL DIRECT LABOR COST		Subtotal (1)		=	\$3,801.80
LABOR, GEN., ADMIN. OVERHEAD	\$3,801.80	wages x	189.26%	=	\$7,195.29
			SUBTOTAL (2)		\$10,997.09
PROFIT (P) AS % OF SUBTOTAL (2)	0.14 (P) x		\$10,997.09	=	\$1,539.59
MILEAGE	1600 Mi. @		\$0.70	=	\$1,120.00
ADDITIONAL COSTS:			Meals	=	\$0.00
			Lodging	=	\$0.00
			Total =		\$13,656.68
			PROPOSED COST PLUS FIXED FEE =		\$13,656.68



February 21, 2025

Ms. Brooke Edgar, P.E.
SPN Helms
416 Production Ave. N
Aberdeen, SD 57401

Project: 96028 | Aeronautical Obstruction Survey – Watertown Regional Airport (ATY) - Taxiway As-built

Dear Ms. Edgar,

This summary of work describes our understanding of the scope of work and services required for an As-Built Survey for the Runway 17/35 parallel taxiway project at Watertown Regional Airport (ATY) located in Watertown, SD. The project will be done in compliance with AGIS policies. The Advisory Circulars identified below detail the data collection requirements and accuracies for the project and the verification process by the Federal Aviation Administration (FAA) and the National Geodetic Survey (NGS).

- AC 150/5300-16B "General Guidance and Specifications for Aeronautical Surveys: Establishment of Geodetic Control and Submission to the National Geodetic Survey"
- AC 150/5300-17C, Change 1 "Standards for Using Remote Sensing Technologies in Airport Surveys"
- AC 150/5300-18B, Change 1 "General Guidance and Specifications for Submission of Aeronautical Surveys to NGS: Airport Survey Data Collection and Geographic Information System (GIS) Standards"

Summary of Work

For this project, we will acquire new vertical stereo digital imagery at a physical image scale of 1" = 1,250'. The aerial imagery will cover the parallel taxiway area using an UltraCam Falcon prime (UCFp), or comparable.

From the 1"= 1,250" imagery, we will produce the following:

- 12" Color Digital Orthophoto

The online SOW will be prepared during project initiation with input from the airport, Helms, and NV5 Geospatial. NV5 Geospatial will be responsible for preparation and submittal of the Survey and Quality Control Plan, Imagery Acquisition Plan, Imagery Acquisition Report, Final Project Report and all associated data files as required for submission to the FAA ADIP online database.

Quality Standards

The project has been designed to conform to the National Map Accuracy Standards for 12 inch orthophoto production. In addition, we insure that the photogrammetric mapping will meet all FAA and NGS standards. We will exercise reasonable care and will conform to the standards of practice ordinarily used by the photogrammetric profession.

Project Area

The project area encompasses all of the Runway 17/35 taxiway area of Watertown Regional Airport (ATY).



Control Surveying

The aerial photography will be completed with ABGPS control which will be used for the base control for the geo-referencing of the aerial imagery.

ABGPS data will be processed using COR stations and will be referenced to the project control datums:

Horizontal: North American Datum of 1983/2011 (NAD 83(2011)), in the SD State Plane Coordinate System, North Zone in US survey feet.

Vertical: North American Vertical Datum of 1988 (NAVD 88)

Helms will complete all of the on-site ground survey required.

- Geodetic control validation of the existing airport PACS and SACS stations or establish temporary airport control according to the guidelines established in AC 150/5300-16B
- Establishing all necessary photo-identifiable ground control to validate the ABGPS and IMU control.
- Perform taxiway survey
- Provide a Final Report

Orthophoto Mapping

We will use the control solution and imagery to generate a Digital Elevation Model (DEM) of the airport runway. The imagery will be processed into color digital orthophotos using the aforementioned DEM to rectify the images. Orthophotos for the airport property area will be developed with a 1.0' pixel resolution. Orthos will be delivered in a GeoTIFF file format.

Production Schedule

We will work with you to finalize a mutually agreeable schedule for the project after FAA Control Plan approvals. We will make a reasonable effort to maintain the agreed-upon schedule. However, should the project be interrupted by technical problems beyond our control, including control deficiencies or map file re-deliveries rescheduling may become necessary.

Deliverables

NV5 Geospatial will submit all data collected and associated required deliverable in the formats specified in the appropriate advisory circulars to the FAA Airport Data and Information Portal. All data submissions to the FAA will be through the program's web site at <https://adip.faa.gov/agis/portal>.

The AC 150/5300-17C project data deliveries that will not be submitted through the web site will be delivered on external hard drives or DVDs.

The 18B deliverables that will be uploaded to the ADIP website include:

- Statement of Work, Imagery Plan and Survey and Quality Control Plan
- Image Delivery
- FGDC compliant metadata
- Final Report



We will deliver the following items to Helms:

- Color digital orthophotos of the parallel taxiway project of Runway 17/35 with a 1.0' pixel resolution in GeoTIFF.

All digital files will be delivered on external hard drive, FTP or email.

Cost and Payment Terms

Compensation for the above services will be provided as a lump sum cost of U.S. \$31,536.00.

Client Responsibilities

The successful and timely completion of this project is dependent upon a number of elements and work tasks, some of which involve participation by Helms. You will be responsible for designating a representative for the project who will have the authority to transmit instructions, receive information, and make timely decisions with respect to the services provided by NV5 Geospatial.

NV5 Geospatial Representative

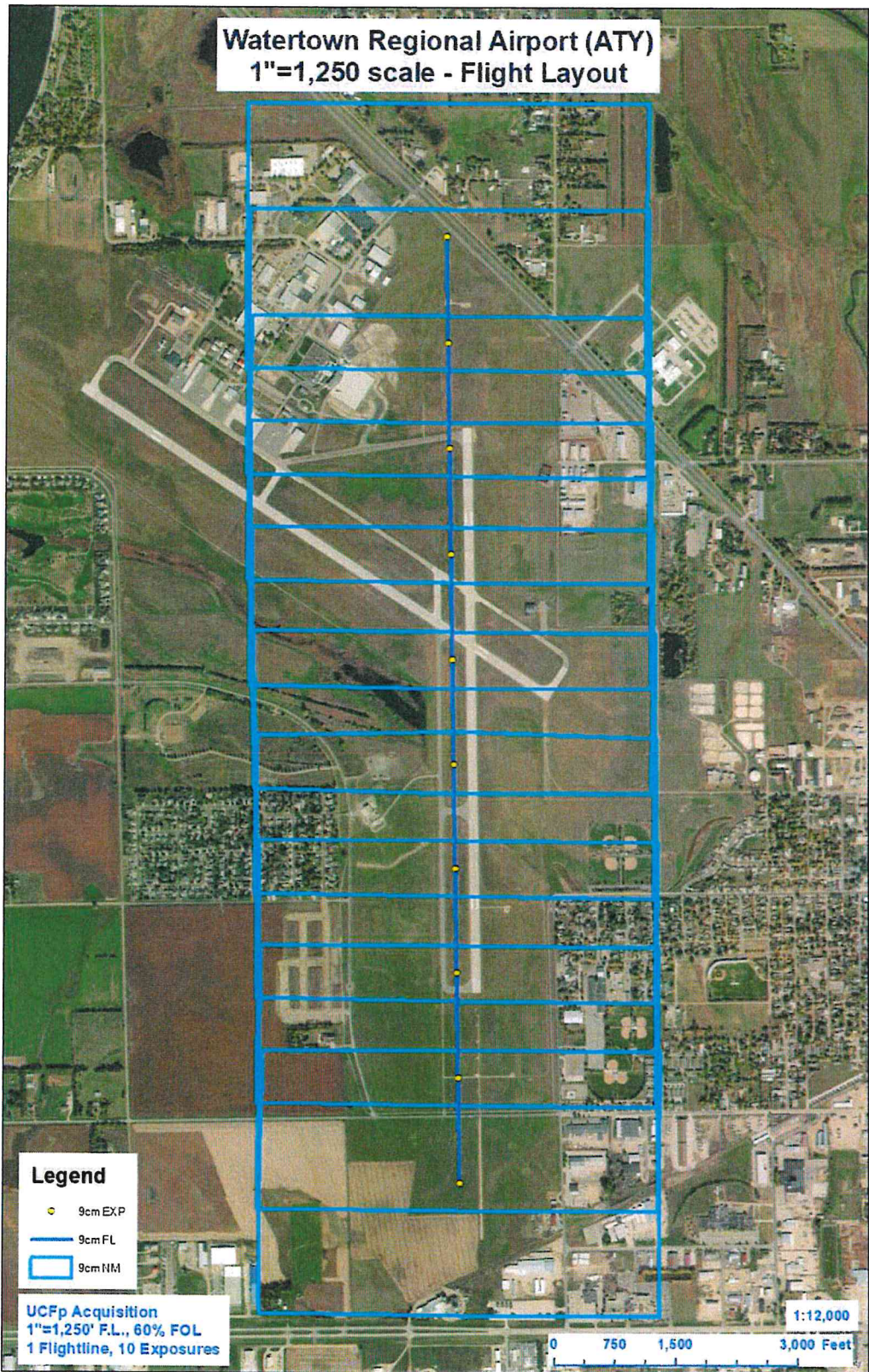
Jill Mahoney, Project Manager and Marlin Zook, Technical Manager, will represent us during the performance of the services to be provided under this agreement. Each has the authority to transmit and receive instructions and make decisions with respect to the services. Each is authorized to commit the necessary resources towards completing the services described herein.

We look forward to working with you and your staff to complete this project in a timely and cost effective manner. Should you have any questions, please call our office at (803) 351-3136 or email me at the address shown below.

Sincerely,
NV5 Geospatial, Inc.,

A handwritten signature in black ink, appearing to read "David Grigg", with a stylized flourish at the end.

David Grigg
Aviation Program Director
David.Grigg@NV5.com







City Council

Agenda Item

Subject: Approval to Reject all Bids for the Private Hangar Area Expansion Project, Project No. 2423

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

On February 27, 2025, (5) bids were received for the Private Hangar Area Expansion Project, Project No. 2423. Webster Scale, Inc. had the lowest bid of \$349,830.00 which was 15% lower than the Engineer's Estimate of \$411,327.00.

The project includes but is not limited to the construction of two hangar taxilane extensions, including milling, excavation, installation of aggregate base course and asphalt surface, as well as valley gutter, curb and gutter, and chain link fence, identified on the Airport Improvement Plan (AIP).

Approval of this project was contingent on the Bipartisan Infrastructure Law (BIL) & AIP 3-46-0058-047-2025 Grant application being approved and awarded. This grant was denied; therefore, this motion is to formally reject all bids for this project.

FINANCIAL CONSIDERATIONS:

The funding for this project for the City share has been budgeted from the account 606-43500-42203. The remainder was to come from the pending AIP 3-46-0058-047-2025 grant. However, this Grant was denied.

Because the Grant was denied, funding for the total project is not in the budget and the project would not proceed.

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer
Chaz Spellman, Engineer I

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff does not recommend the bid award through the following motion:

I move to reject all bids for the Private Hangar Area Expansion Project, Project No. 2423.

Agenda Item 9.(c) Approval to Reject all Bids for the Private Hangar Are...

ATTACHMENT(S):

[Watertown Hangar Taxilane Expansion \(Bid Tabulation\) MAS](#)

[Watertown Hangar Taxilane Expansion \(Revised Engineer's Estimate\) MAS](#)

[2423 Vicinity Map](#)

[Helms \(Engineer Recommendation-Reject Bids\) MAS](#)

**HANGAR TAXILANE EXPANSION
WATERTOWN REGIONAL AIRPORT
WATERTOWN, SOUTH DAKOTA
AIP #3-46-0058-047-2025
A-9635
BID TABULATION
2/27/2025**

Base Bid					Webster Scale, Inc. Webster, SD		J & J Earth Works, Inc. Milbank, SD		Duininck, Inc. Prinsburg, MN	
Item #	Spec #	Item Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	C-105	Mobilization (Max of 10% of Total Project Cost)	1	L.S.	\$30,000.00	\$30,000.00	\$25,000.00	\$25,000.00	\$32,300.30	\$32,300.30
2	C-100	Contractor Quality Control Plan	1	L.S.	\$17,500.00	\$17,500.00	\$18,000.00	\$18,000.00	\$1,350.00	\$1,350.00
3	S-100	Construction Safety Phasing Plan	1	L.S.	\$40,000.00	\$40,000.00	\$40,500.00	\$40,500.00	\$39,200.00	\$39,200.00
4	P-101	Cold Milling (2" Nominal Depth)	116	SqYd	\$12.00	\$1,392.00	\$18.00	\$2,088.00	\$8.80	\$1,020.80
5	P-152	Unclassified Excavation	2,982	CuYd	\$4.00	\$11,928.00	\$8.50	\$25,347.00	\$14.80	\$44,133.60
6	P-152	Contractor Furnished Borrow	2,347	CuYd	\$14.00	\$32,858.00	\$13.00	\$30,511.00	\$63.80	\$149,738.60
7	P-154	Subbase Course	745	CuYd	\$47.50	\$35,387.50	\$42.00	\$31,290.00	\$63.80	\$47,531.00
8	P-154	Geotextile Separator Fabric	917	SqYd	\$1.50	\$1,375.50	\$3.50	\$3,209.50	\$2.40	\$2,200.80
9	P-154	Geogrid	200	SqYd	\$4.00	\$800.00	\$2.50	\$500.00	\$8.20	\$1,640.00
10	P-208	Aggregate Base Course	204	CuYd	\$53.00	\$10,812.00	\$55.00	\$11,220.00	\$80.30	\$16,381.20
11	P-401	Asphalt Base / Surface Course	206.0	Ton	\$178.00	\$36,668.00	\$175.00	\$36,050.00	\$168.00	\$34,608.00
12	P-401	Asphalt Binder (PG 64-34)	14.0	Ton	\$1,050.00	\$14,700.00	\$975.00	\$13,650.00	\$936.00	\$13,104.00
13	P-602	Emulsified Asphalt Prime Coat	1.0	Ton	\$2,850.00	\$2,850.00	\$2,800.00	\$2,800.00	\$2,594.00	\$2,594.00
14	P-603	Emulsified Asphalt Tack Coat	1.0	Ton	\$1,750.00	\$1,750.00	\$1,800.00	\$1,800.00	\$1,615.00	\$1,615.00
15	P-610	Concrete Valley Gutter	358	SqYd	\$95.00	\$34,010.00	\$120.00	\$42,960.00	\$175.00	\$62,650.00
16	P-610	Concrete Curb and Gutter	18	Ft	\$90.00	\$1,620.00	\$75.00	\$1,350.00	\$100.00	\$1,800.00
17	P-620	Runway & Taxiway Painting	1	L.S.	\$10,500.00	\$10,500.00	\$4,700.00	\$4,700.00	\$1,450.00	\$1,450.00
18	F-162	10' Chain Link Fence	817	Ft	\$45.00	\$36,765.00	\$45.00	\$36,765.00	\$57.70	\$47,140.90
19	T-901	Seeding and Fertilizing	2.0	Acre	\$1,700.00	\$3,400.00	\$3,600.00	\$7,200.00	\$3,200.00	\$6,400.00
20	T-905	Topsoil (Removed from Stockpile)	1,430	CuYd	\$3.00	\$4,290.00	\$9.00	\$12,870.00	\$16.20	\$23,166.00
21	T-908	Mulching	9,680	SqYd	\$0.65	\$6,292.00	\$0.75	\$7,260.00	\$0.90	\$8,712.00
22	TL-100	Field Laboratory, Type I	1	Each	\$1,000.00	\$1,000.00	\$100.00	\$100.00	\$6,650.00	\$6,650.00
23	Plans	Remove and Salvage 10' Chain Link Fence	710	Ft	\$9.50	\$6,745.00	\$10.00	\$7,100.00	\$15.00	\$10,650.00
24	Plans	Remove and Dispose of Concrete Curb and Gutter	18	Ft	\$16.00	\$288.00	\$30.00	\$540.00	\$13.30	\$239.40
25	Plans	Sanitary Sewer Manhole Adjustment	1	Each	\$250.00	\$250.00	\$750.00	\$750.00	\$1,600.00	\$1,600.00
26	Plans	Storm Water Pollution Prevention Plan	1	L.S.	\$1,300.00	\$1,300.00	\$2,500.00	\$2,500.00	\$1,350.00	\$1,350.00
27	Plans	High Flow Silt Fence	388	Ft	\$4.25	\$1,649.00	\$4.50	\$1,746.00	\$5.30	\$2,056.40
28	Plans	Vehicle Stabilized Entrance	1	Each	\$1,500.00	\$1,500.00	\$1,600.00	\$1,600.00	\$1,750.00	\$1,750.00
29	Plans	Silt Trap	2	Each	\$1,100.00	\$2,200.00	\$250.00	\$500.00	\$235.00	\$470.00
Base Bid Total					\$349,830.00		\$369,906.50		\$563,502.00	

**HANGAR TAXILANE EXPANSION
WATERTOWN REGIONAL AIRPORT
WATERTOWN, SOUTH DAKOTA
AIP #3-46-0058-047-2025
A-9635
BID TABULATION
2/27/2025**

Base Bid					Level Contracting, LLC Lake Norden, SD	
Item #	Spec #	Item Description	Quantity	Unit	Unit Price	Total Price
1	C-105	Mobilization (Max of 10% of Total Project Cost)	1	L.S.	\$18,635.76	\$18,635.76
2	C-100	Contractor Quality Control Plan	1	L.S.	\$42,900.00	\$42,900.00
3	S-100	Construction Safety Phasing Plan	1	L.S.	\$25,740.00	\$25,740.00
4	P-101	Cold Milling (2" Nominal Depth)	116	SqYd	\$123.12	\$14,281.92
5	P-152	Unclassified Excavation	2,982	CuYd	\$16.02	\$47,771.64
6	P-152	Contractor Furnished Borrow	2,347	CuYd	\$71.42	\$167,622.74
7	P-154	Subbase Course	745	CuYd	\$74.84	\$55,755.80
8	P-154	Geotextile Separator Fabric	917	SqYd	\$6.29	\$5,767.93
9	P-154	Geogrid	200	SqYd	\$9.30	\$1,860.00
10	P-208	Aggregate Base Course	204	CuYd	\$77.03	\$15,714.12
11	P-401	Asphalt Base / Surface Course	206.0	Ton	\$308.88	\$63,629.28
12	P-401	Asphalt Binder (PG 64-34)	14.0	Ton	\$4,044.85	\$56,627.90
13	P-602	Emulsified Asphalt Prime Coat	1.0	Ton	\$1,716.00	\$1,716.00
14	P-603	Emulsified Asphalt Tack Coat	1.0	Ton	\$1,716.00	\$1,716.00
15	P-610	Concrete Valley Gutter	358	SqYd	\$252.25	\$90,305.50
16	P-610	Concrete Curb and Gutter	18	Ft	\$171.60	\$3,088.80
17	P-620	Runway & Taxiway Painting	1	L.S.	\$6,845.12	\$6,845.12
18	F-162	10' Chain Link Fence	817	Ft	\$180.75	\$147,672.75
19	T-901	Seeding and Fertilizing	2.0	Acre	\$13,434.19	\$26,868.38
20	T-905	Topsoil (Removed from Stockpile)	1,430	CuYd	\$17.16	\$24,538.80
21	T-908	Mulching	9,680	SqYd	\$2.42	\$23,425.60
22	TL-100	Field Laboratory, Type I	1	Each	\$7,150.00	\$7,150.00
23	Plans	Remove and Salvage 10' Chain Link Fence	710	Ft	\$42.90	\$30,459.00
24	Plans	Remove and Dispose of Concrete Curb and Gutter	18	Ft	\$40.52	\$729.36
25	Plans	Sanitary Sewer Manhole Adjustment	1	Each	\$5,434.00	\$5,434.00
26	Plans	Storm Water Pollution Prevention Plan	1	L.S.	\$17,160.00	\$17,160.00
27	Plans	High Flow Silt Fence	388	Ft	\$9.44	\$3,662.72
28	Plans	Vehicle Stabilized Entrance	1	Each	\$3,432.00	\$3,432.00
29	Plans	Silt Trap	2	Each	\$1,716.00	\$3,432.00
Base Bid Total					\$913,943.12	

I HEREBY CERTIFY THAT THE FOREGOING IS AN ACCURATE REPRESENTATION AND TABULATION OF ALL BIDS RECEIVED AND THAT THE MATHEMATICS HAVE BEEN CHECKED AND IS TO THE BEST OF MY KNOWLEDGE CORRECT:

PROJECT ENGINEER: Michael A. Schmit DATE: 2-27-2025

SPN Helms

ENGINEERS & SURVEYORS

416 PRODUCTION STREET N.
ABERDEEN, SD 57401

PHONE (605) 225-1212
FAX (605) 225-3189

**HANGAR TAXILANE EXPANSION
WATERTOWN REGIONAL AIRPORT
WATERTOWN, SOUTH DAKOTA
AIP #3-46-0058-047-2025
HELMS #A-9635
REVISED ENGINEER'S ESTIMATE
FEBRUARY, 2024**

Base Bid

Item #	Spec #	Item Description	Quantity	Unit	Unit Price	Total Price
1	C-105	Mobilization (Max of 10% of Total Project Cost)	1	L.S.	\$30,000.00	\$30,000.00
2	C-100	Contractor Quality Control Plan	1	L.S.	\$17,500.00	\$17,500.00
3	S-100	Construction Safety Phasing Plan	1	L.S.	\$40,000.00	\$40,000.00
4	P-101	Cold Milling (2" Nominal Depth)	116	SqYd	\$12.00	\$1,392.00
5	P-152	Unclassified Excavation	2,982	CuYd	\$4.00	\$11,928.00
6	P-152	Contractor Furnished Borrow	2,347	CuYd	\$14.00	\$32,858.00
7	P-154	Subbase Course	745	CuYd	\$47.50	\$35,387.50
8	P-154	Geotextile Separator Fabric	917	SqYd	\$1.50	\$1,375.50
9	P-154	Geogrid	200	SqYd	\$4.00	\$800.00
10	P-208	Aggregate Base Course	204	CuYd	\$53.00	\$10,812.00
11	P-401	Asphalt Base / Surface Course	206.0	Ton	\$178.00	\$36,668.00
12	P-401	Asphalt Binder (PG 64-34)	14.0	Ton	\$1,050.00	\$14,700.00
13	P-602	Emulsified Asphalt Prime Coat	1.0	Ton	\$2,850.00	\$2,850.00
14	P-603	Emulsified Asphalt Tack Coat	1.0	Ton	\$1,750.00	\$1,750.00
15	P-610	Concrete Valley Gutter	358	SqYd	\$95.00	\$34,010.00
16	P-610	Concrete Curb and Gutter	18	Ft	\$90.00	\$1,620.00
17	P-620	Runway & Taxiway Painting	1	L.S.	\$10,500.00	\$10,500.00
18	F-162	10' Chain Link Fence	817	Ft	\$45.00	\$36,765.00
19	T-901	Seeding and Fertilizing	2.0	Acre	\$1,700.00	\$3,400.00
20	T-905	Topsoil (Removed from Stockpile)	1,430	CuYd	\$3.00	\$4,290.00
21	T-908	Mulching	9,680	SqYd	\$0.65	\$6,292.00
22	TL-100	Field Laboratory, Type I	1	Each	\$1,000.00	\$1,000.00
23	Plans	Remove and Salvage 10' Chain Link Fence	710	Ft	\$9.50	\$6,745.00
24	Plans	Remove and Dispose of Concrete Curb and Gutter	18	Ft	\$16.00	\$288.00
25	Plans	Sanitary Sewer Manhole Adjustment	1	Each	\$250.00	\$250.00
26	Plans	Storm Water Pollution Prevention Plan	1	L.S.	\$1,300.00	\$1,300.00
27	Plans	High Flow Silt Fence	388	Ft	\$4.25	\$1,649.00
28	Plans	Vehicle Stabilized Entrance	1	Each	\$1,500.00	\$1,500.00
29	Plans	Silt Trap	2	Each	\$1,100.00	\$2,200.00
Base Bid Total						\$349,830.00

Design Engineering	\$49,300.21
Bidding & Negotiations	\$8,248.88
Construction Administration	\$16,780.97
Construction Engineering	\$25,550.84
Estimated Asphalt Testing	\$7,500.00
Estimated Utility Relocation (Electric/Gas)	\$100,000.00
Estimated Administration	\$12,789.10
Estimated Total Project Cost	\$570,000.00





416 PRODUCTION STREET N.
ABERDEEN, SD 57401

PHONE (605) 225-1212
FAX (605) 225-3189

April 28, 2025

Justin Petersen, P.E. – City Engineer
City of Watertown
P.O. Box 910
Watertown, SD 57201

Re: Hangar Taxilane Expansion
Watertown Regional Airport
Watertown, South Dakota
AIP #3-46-0058-047-2025
Helms #A-9635

Dear Mr. Petersen,

I am writing as a follow-up to our March 7, 2025 “Engineer’s Recommendation of Award” letter for the above referenced project. Based on communications with the FAA and SD-DOT Office of Air, Rail, and Transit, the FAA has determined that the Hangar Taxilane Expansion Project is not eligible at this time due to the proposed development serving private individuals exclusively.

With the information stated above, we would recommend that the City Council reject all bids for this project. We will continue to work with the FAA/SD-DOT to find a path forward to expand your existing hangar area.

If you have any questions, comments, or need any further information, please feel free to contact our office at your convenience.

Sincerely,
Helms and Associates

A handwritten signature in dark ink, reading "Michael A. Schmit". The signature is fluid and cursive.

Michael A. Schmit, P.E.

Cc: Ian Meriwether, City of Watertown – Airport Manager
David Ferrell, FAA – Dakota-Minnesota Airports District Office
Jon Becker, SD-DOT – Office of Air, Rail, and Transit



City Council

Agenda Item

Subject: Application for a transfer of location of a Retail (on-off sale) Malt Beverage & SD Farm Wine license and Video Lottery license from R & L 81 Kwik Stop LLC d/b/a R & L 81 Kwik Stop, 103 5th St NE, Seven Eleven Addn, formerly Lots 1-3, Blk 4, E Wtn except that part of Blk 3 conveyed by Swift & Co 1948 to R & L 81 Kwik Stop LLC d/b/a R & L 81 Kwik Stop, 103 5th St NE Suite #1, Suite 1 of Seven Eleven Addition

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

R&L 81 Kwik Stop has completed renovations to their building, which will now include two casino areas. In order comply with South Dakota Lottery Laws & Rules, the building must contain two Retail (on-off sale) Malt Beverage & SD Farm Wine/Video Lottery Licenses and meet site requirements. Community Development has inspected the building and has confirmed the site meets separation and ingress/egress requirements.

This transfer will reduce the footprint of their existing license to only cover Suite 1 of the building, which encompasses the convenience store area for off-sale transactions and additionally the adjacent casino for on-sale transactions.

Fees have been paid and the Notice of Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

Applicant has paid transfer fees of \$75.00 to the City of Watertown and a one time \$50.00 notice of hearing fee.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the application for a transfer of location of a Retail (on-off sale) Malt Beverage & SD Farm Wine license and Video Lottery license from R & L 81 Kwik Stop LLC d/b/a R & L 81 Kwik Stop, 103 5th St NE, Seven Eleven Addn, formerly Lots 1-3, Blk 4, E Wtn except that part of Blk 3 conveyed by Swift & Co 1948 to R & L 81 Kwik Stop LLC d/b/a R & L 81 Kwik Stop, 103 5th St NE Suite #1, Suite 1 of Seven Eleven Addition.

ATTACHMENT(S):

[R L 81 Kwik Stop Suite 1](#)

Agenda Item 11.(a) Application for a transfer of location of a Retail (o...

Date Received _____
Date Issued _____

License No. AB-3270

Uniform Alcoholic Beverage License Application

A. Owner Name and Address

R&L 81 KWIK STOP LLC
PO Box 85
WATERTOWN SD 57201

Owner's Telephone #: 605-881-5851

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

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

Is this license in active use? ☒ Yes ☐ No

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

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

B. Business Name and Address

R&L 81 KWIK STOP LLC
103 5th St NE Suite 1
WATERTOWN SD 57201

Business Telephone #: 605-886-9563

Place of business is located in a municipality? ☒ Yes ☐ No

County: CODINGTON

Do you own or lease this property? ☒ Own ☐ Lease

Are real property taxes paid to date? ☒ Yes ☐ No

D. Legal description of licensed premise:

Suite 1 of Seven Eleven Addition

Have you ever been convicted of a felony? ☐ Yes ☒ No

E. State Sales Tax Number 1039-7120-ST

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

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

Date 4-11-25 Print Name LARRY BACHMAN Signature Larry Bachman

H. APPROVAL OF LOCAL GOVERNING BODY – Notice of hearing was published on 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held ☐

Amount of fee collected with application \$ 200.00

Amount of fee retained \$ 125.00 # 1150 # 1154

Forwarded with application \$ 75.00 # 1152

For Local Government Use

Transferred (State Use)

(Seal) _____
Mayor or Chairman

If disapproved, endorse reason thereon and return to applicant

From: _____

Sales tax approval _____ Date _____

STATE LIQUOR AUTHORITY:

APPROVAL _____ **REVIEW** _____

Please complete the reverse side if applicable

Agenda Item 11.(a) Application for a transfer of location of a Retail (o...

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

Name of corporation/partnership/LP LLC R+L 81 Kwik Stop

Address of office and principal place of business of corporation/partnership/LP/LLC 103 Sth St NE Ste #1

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

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

Name	Office	Address	Occupation
<u>LARRY BACHMAN</u>	<u>OWNER</u>	<u>PO Box 85 Wm</u>	<u>SELF</u>

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
<u>LARRY BACHMAN</u>	<u>AB 3400 100 103 Sth St NE Wm SD</u>

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

NICKY WATSON CPA

With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date

Larry Bachman

4-11-25



CITY OF
WATERTOWN
FINANCE DEPARTMENT

Video Lottery License Application

Licensing Year:

License Information:

Applicant/Owner Name (as it will appear on license)	R-L 81 KWIK STOP
Business Name (as it will appear on license)	R-L 81 KWIK STOP
Business Address	103 5th Ave NE Ste 1
City, State, Zip	Watertown SD 57201
License #	RB-3270
Phone Number	605-886-9563
Email Address	parking5851@gmail.com
Number of Video Lottery Machines	9
License Fee (\$50.00 per machine/per year)	\$450.00

Jimmy DeBarn
Applicant/Owner Signature

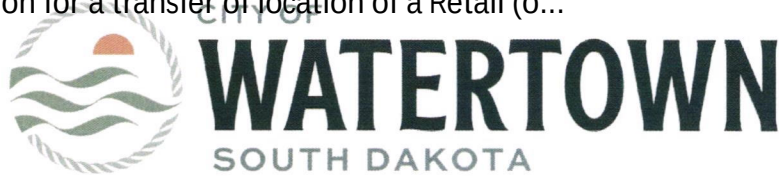
4-11-25
Date

TO BE COMPLETED BY CITY OF WATERTOWN	
Fee Paid: _____	City Council Approved On _____
Receipt Number: _____ Dated: _____	
License or Permit Number: _____	City Manager _____
	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

License fee is not refundable.



April 16, 2025

R&L 81 Kwik Stop LLC
103 5th Street NE, Suite 1
Watertown, SD 57201

RE: Zoning Verification Letter

Property Address: 103 5th Street NE, Suites 1 and 2

Legal Description: Seven Eleven Addition to the City of Watertown

1. R&L 81 Kwik stop DBA R&L 81 Kwik Stop, 103 5th St NE, Suite 1 of Seven Eleven Addition
2. R&L 81 Kwik Stop DBA Winners Circle, 103 5th St NE, Suite 2 of Seven Eleven Addition

To Whom It May Concern:

The property described as Seven Eleven Addition, formerly Lots 1, 2, and 3 Block 4 of East Watertown Addition was issued a special exception by the Board of Adjustment for a bar/tavern (casino) in the C-3 Highway Commercial District on 9/25/1998 and a retail on/off sale malt beverage license was transferred on 10/19/1998. Separate licenses are allowed for two separate addresses, Suites 1 and 2, as they meet separation and ingress/egress requirements as inspected by the City Community Development Division.

Suite 1, where the convenience store is currently located, will only be allowed to utilize the off-sale alcoholic beverage license as a retail establishment is a permitted use in the C-3 District. A subsequent conditional use to expand the bar/tavern would be required to be granted by the Board of Adjustment if Suite 1 was to allow for on-sale utilization of the license.

Sincerely,

Brandi Hanten
Community Development Manager
City of Watertown

CC: Carla Heuer, Planner
Jennifer Collins, Records and Licensing Manager
Kristen Bobzien, Chief Financial Officer



City Council

Agenda Item

Subject: Application for a transfer of location of a Retail (on-off sale) Malt Beverage & SD Farm Wine license and Video Lottery license from R & L 81 Kwik Stop LLC d/b/a Winners Casino (INACTIVE), 4021 20th Ave SW, Lot 4 Horning 3rd Addn 3-116-53 to R & L 81 Kwik Stop LLC d/b/a Winners Circle, 103 5th St NE Suite #2, Suite 2 of Seven Eleven Addition

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

R&L 81 Kwik Stop has completed renovations to their building, which will now include two casino areas. In order comply with South Dakota Lottery Laws & Rules, the building must contain two Retail (on-off sale) Malt Beverage & SD Farm Wine/Video Lottery Licenses and meet site requirements. Community Development has inspected the building and has confirmed the site meets separation and ingress/egress requirements.

This license is currently inactive and will be transferred to Suite 2 of R&L 81 Kwik Stop for the second casino "Winner's Circle." Upon transfer, this license will be active.

Fees have been paid and the Notice of Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

Applicant has paid transfer fees of \$75.00 to the City of Watertown and a one time \$50.00 notice of hearing fee.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the application for a transfer of location of a Retail (on-off sale) Malt Beverage & SD Farm Wine license and Video Lottery license from R & L 81 Kwik Stop LLC d/b/a Winners Casino (INACTIVE), 4021 20th Ave SW, Lot 4 Horning 3rd Addn 3-116-53 to R & L 81 Kwik Stop LLC d/b/a Winners Circle, 103 5th St NE Suite #2, Suite 2 of Seven Eleven Addition.

ATTACHMENT(S):

[R L 81 Kwik Stop Suite 2](#)

Agenda Item 11.(b) Application for a transfer of location of a Retail (o...

Date Received _____
Date Issued _____

License No. RB-3400

Uniform Alcoholic Beverage License Application

A. Owner Name and Address

R+L 81 Kwik Stop LLC
PO Box 85
WATER TOWN SD 57201

Owner's Telephone #: 605-881-5851

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

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

Is this license in active use? ☒ Yes ☐ No

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

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

B. Business Name and Address

WINNERS CIRCLE
103 5th St NE Suite #2
Watertown SD 57201

Business Telephone #: 605-886-9563

Place of business is located in a municipality? ☒ Yes ☐ No

County: CODDINGTON

Do you own or lease this property? ☒ Own ☐ Lease

Are real property taxes paid to date? ☒ Yes ☐ No

D. Legal description of licensed premise:

Suite 2 of Seven Eleven Addition

Have you ever been convicted of a felony? ☐ Yes ☒ No

E. State Sales Tax Number 1041-6183-ST

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

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

Date 4-11-25 Print Name LARRY BAUTMAN Signature [Signature]

H. APPROVAL OF LOCAL GOVERNING BODY – Notice of hearing was published on 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held ☐

Amount of fee collected with application \$ 200.00
Amount of fee retained \$ 125.00 # 1149, # 1153
Forwarded with application \$ 75.00 # 1151

For Local Government Use

Transferred (State Use)

(Seal) _____
Mayor or Chairman

From: _____

Sales tax approval _____ Date _____

STATE LIQUOR AUTHORITY:

APPROVAL _____ **REVIEW** _____

If disapproved, endorse reason thereon and return to applicant

Please complete the reverse side if applicable

Agenda Item 11.(b) Application for a transfer of location of a Retail (o...

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

Name of corporation/partnership/LP LLC R+L 81 Kwik Stop LLC

Address of office and principal place of business of corporation/partnership/LP/LLC 103 5th St NE WTH 10

Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? ☒ Yes ☐ No Ste 2

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

Name	Office	Address	Occupation
<u>LARRY BAUTMAN</u>	<u>Owner</u>	<u>103 5th St NE</u>	<u>SELF</u>

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
<u>LARRY BAUTMAN</u>	<u>RB-3270 100 103 5th St NE WTH 10</u>

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

DICKY WATSON CPA

With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date

Larry Bautman

4-11-25



CITY OF
WATERTOWN
FINANCE DEPARTMENT

Video Lottery License Application

Licensing Year:

License Information:

Applicant/Owner Name (as it will appear on license)	R2L 81 KWIK STOP LLC
Business Name (as it will appear on license)	Winner's Circle
Business Address	103 5th Ave NE Ste 2
City, State, Zip	Watertown SD 57201
License #	RB-3400
Phone Number	605-886-9563
Email Address	parking5851@gmail.com
Number of Video Lottery Machines	10
License Fee (\$50.00 per machine/per year)	500.00



Applicant/Owner Signature

4-11-25

Date

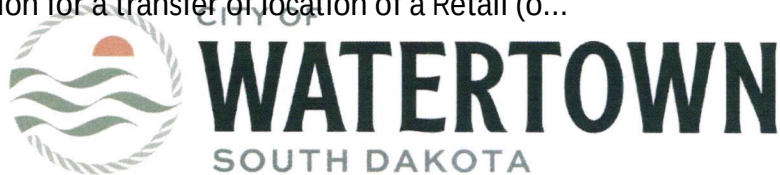
TO BE COMPLETED BY CITY OF WATERTOWN

Fee Paid: <u>\$500.00 #1156</u>	City Council Approved On _____
Receipt Number: _____ Dated: _____	
License or Permit Number: _____	City Manager _____
	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

License fee is not refundable.



April 16, 2025

R&L 81 Kwik Stop LLC
103 5th Street NE, Suite 1
Watertown, SD 57201

RE: Zoning Verification Letter

Property Address: 103 5th Street NE, Suites 1 and 2

Legal Description: Seven Eleven Addition to the City of Watertown

1. R&L 81 Kwik stop DBA R&L 81 Kwik Stop, 103 5th St NE, Suite 1 of Seven Eleven Addition
2. R&L 81 Kwik Stop DBA Winners Circle, 103 5th St NE, Suite 2 of Seven Eleven Addition

To Whom It May Concern:

The property described as Seven Eleven Addition, formerly Lots 1, 2, and 3 Block 4 of East Watertown Addition was issued a special exception by the Board of Adjustment for a bar/tavern (casino) in the C-3 Highway Commercial District on 9/25/1998 and a retail on/off sale malt beverage license was transferred on 10/19/1998. Separate licenses are allowed for two separate addresses, Suites 1 and 2, as they meet separation and ingress/egress requirements as inspected by the City Community Development Division.

Suite 1, where the convenience store is currently located, will only be allowed to utilize the off-sale alcoholic beverage license as a retail establishment is a permitted use in the C-3 District. A subsequent conditional use to expand the bar/tavern would be required to be granted by the Board of Adjustment if Suite 1 was to allow for on-sale utilization of the license.

Sincerely,

A handwritten signature in cursive script that reads "Brandi Hanten".

Brandi Hanten
Community Development Manager
City of Watertown

CC: Carla Heuer, Planner
Jennifer Collins, Records and Licensing Manager
Kristen Bobzien, Chief Financial Officer



CITY OF

WATERTOWN
SOUTH DAKOTA

City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for R&L 81 Kwik Stop LLC d/b/a R&L 81 Kwik Stop, 103 5th St NE, Ste # 1, Ste 1 of Seven Eleven Addition.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. R&L 81 Kwik Stop failed a compliance check on 12/19/2024. Their last citation was on 12/6/23.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for R&L 81 Kwik Stop LLC d/b/a R&L 81 Kwik Stop, 103 5th St NE, Ste # 1, Ste 1 of Seven Eleven Addition.

ATTACHMENT(S):

[R L 81 Kwik Stop](#)

Date Received _____
Date Issued _____

2025-2026

License No. RB-3270

Uniform Alcoholic Beverage License Application

A. Corporation, LLC, or Sole Proprietor Name and Mailing Address

B. Doing Business As Name and Physical Address

R & L 81 KWIK STOP LLC
103 5TH ST NE
WATERTOWN, SD57201

Lic # RB-3270
R & L 81 KWIK STOP
103 5TH ST NE, Ste #1
WATERTOWN, SD57201

Owner's Telephone#: 605-881-5851

Business Telephone #: 886-9503

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

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

Place of business is located in a municipality? ☒ Yes [] No

County: CODINGTON

Do you own ☒ or lease [] this property? (Check one)

Are real property taxes paid to date? ☒ Yes [] No

Are you of good moral character having never been convicted of a felony? ☒ Yes [] No

D. Legal description of licensed premise:

Suite 1 of Seven Eleven Addition

Is this License in active use? ☒ Yes [] No

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

E. State Sales Tax Number: 1039-7120-ST

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

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

Date 3-27-25 Print Name LARRY BACHMAN Signature Larry Bachman

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

For Local Government Use

(Seal) _____
Mayor or Chairman

Renewal - no public hearing held ☐
Amount of fee collected with application \$ 800.00
Amount of fee retained \$ 650.00 # 1146
Forwarded with application \$ 150.00 # 1146

If disapproved, endorse reason thereon and return to applicant

Please complete reverse side

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

Name of corporation/partnership/LP/LLC R+L 81 Kwik Stop LLC

Address of office and principal place of business of corporation/partnership/LP/LLC PO Box 85

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

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

Name	Office	Address	Occupation
<u>Larry Duffman</u>		<u>PO Box 85 WTN SO</u>	<u>SELF EMPLOYED</u>

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location

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

With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date

Larry Duffman

3-27-25



CITY OF

WATERTOWN

FINANCE DEPARTMENT

Video Lottery License Application

Licensing Term: July 1, 2025 – June 30, 2026

License Information:

Applicant/Owner Name (as it will appear on license)	R&L 81 Kwik Stop LLC
Business Name (as it will appear on license)	R&L 81 Kwik Stop
Business Address	103 5th St NE, Ste 1
City, State, Zip	Watertown, SD 57201
License #	RB-3270
Phone Number	605-886-4939
Email Address	Parking5851@gmail.com
Number of Video Lottery Machines	10 machines
License Fee (\$50.00 per machine/per year)	\$500.00 \$450.00

Jimmy Barker
Applicant/Owner Signature

3-22-25
Date

TO BE COMPLETED BY CITY OF WATERTOWN

Fee Paid: <u>\$450.00 #1146</u> Receipt Number: _____ Dated: _____	City Council Approved On _____ _____ Interim City Manager _____ Human Resources Director
---	--

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
 License fee is not refundable.



CITY OF

WATERTOWN
SOUTH DAKOTA

City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for 4 Amigos LLC d/b/a Cowboy Country Stores #3, 1400 4th St NE, W 250' of the S250' of #3 of the Plat Entitled Lots 1-5 of Northridge Addition to Wtn

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. Cowboy Country Stores #3 failed a compliance check on 12/19/2024. Their last citation was on 09/29/2021.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for 4 Amigos LLC d/b/a Cowboy Country Stores #3, 1400 4th St NE, W 250' of the S250' of #3 of the Plat Entitled Lots 1-5 of Northridge Addition to Wtn.

ATTACHMENT(S):

[Cowboy #3](#)

Date Received _____
Date Issued _____

2025-2026

License No. RB-3789

Uniform Alcoholic Beverage License Application

A. Corporation, LLC, or Sole Proprietor Name and Mailing Address

B. Doing Business As Name and Physical Address

4 AMIGOS, LLC
PO BOX 90
WATERTOWN, SD57201-0090

Lic # RB-3789
COWBOY COUNTRY STORES #3
1400 4TH ST. NE
WATERTOWN, SD57201

Owner's Telephone#: _____

Business Telephone #: 605-886-4444

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

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

Is this License in active use? ☒ Yes [] No

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

Place of business is located in a municipality? ☒ Yes [] No

County: Codington

Do you own [] or lease ☒ this property? (Check one)

Are real property taxes paid to date? ☒ Yes [] No

Are you of good moral character having never been convicted of a felony? ☒ Yes [] No

D. Legal description of licensed premise:

W 250' of the S 250' of #3 of Plat Entitled Lots
1-5 of Northridge Addition to Wtn

E. State Sales Tax Number: 1034-1544-ST

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

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

Date 03/26/2025 Print Name Adam E Spies Signature Adam E Spies member

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

For Local Government Use

(Seal) _____
Mayor or Chairman

Renewal - no public hearing held ☐
Amount of fee collected with application \$ 850.00
Amount of fee retained \$ 700.00 # 11467, 11468
Forwarded with application \$ 150.00 # 11466

If disapproved, endorse reason thereon and return to applicant

Please complete reverse side

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

Name of corporation/partnership/LP/LLC 4 Amigos LLC
 Address of office and principal place of business of corporation/partnership/LP/LLC PO Box 90
312 9th Ave SE
Watertown, SD 57201
 Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? ☒ Yes ☐ No

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

Name	Office	Address	Occupation
Adam E Spies	member	1561 Grandview Watertown SD	retail
Anne M Maag	member	2048 Palicades Watertown SD	retail
Benjamin A Spies	member	PO Box 345 Ft Pierre SD	retail
Jody L Clarambeau	member	PO Box 383 Ft Pierre SD	retail

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
Adam E Spies	RB 3876 Ft Pierre SD RB 27809
Anne M Maag	RB 2393 DeSmet SD RB 3294 PL 4920
Benjamin A Spies	RB 2172 Miller SD RB 3789 PL 4927
Jody L Clarambeau	RB 2783 Pierre SD RB 3293 PL 4924
	RB 3380 Pierre SD RB 3290
	RB 3465 Clear Lake SD RB 3307
	PL 20482 Ft Pierre SD

all of Watertown, SD

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

General Office PO Box 90
312 9th Ave SE Watertown, SD 57201

With signature the applicant agrees to the following:

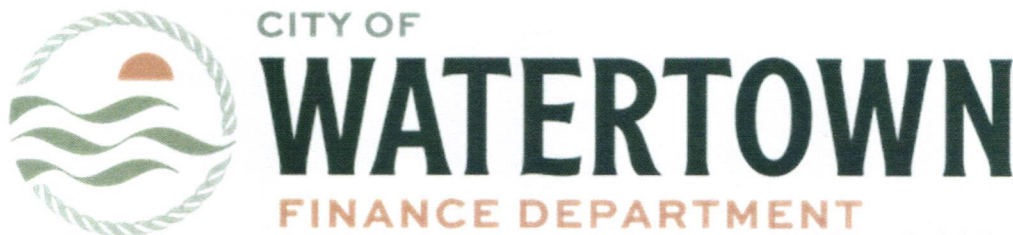
That the applicant company will comply with all provisions of ARSD chapter No. 64:75:02 of the Department of Revenue, relating to the transfer of stock and prior approval of the transfer of such stock by the Secretary of Revenue and violation of any of the provisions of said regulation or failure to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

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

Signature of Authorized Officer/Director/Partner

Date

Adam E Spies member 03/26/2025

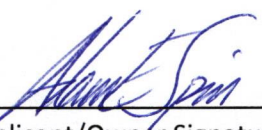


Video Lottery License Application

Licensing Term: July 1, 2025 – June 30, 2026

License Information:

Applicant/Owner Name (as it will appear on license)	4 Amigos, LLC
Business Name (as it will appear on license)	Cowboy Country Stores #3
Business Address	1400 4th St NE
City, State, Zip	Watertown, SD 57201
License #	RB-3789
Phone Number	605-882-0464 605-886-4444
Email Address	livebait@midconetwork.com
Number of Video Lottery Machines	10 machines
License Fee (\$50.00 per machine/per year)	\$500.00


Applicant/Owner Signature

member

03/26/2025
Date

TO BE COMPLETED BY CITY OF WATERTOWN	
Fee Paid: <u>\$500.00 #11467</u> Receipt Number: _____ Dated: _____	City Council Approved On _____ Interim City Manager Human Resources Director

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
License fee is not refundable.



CITY OF

WATERTOWN
SOUTH DAKOTA

City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for 727 Inc, Freedom Watertown, 225 Kemp Ave, S100' of Lots 8-10, Block 35 Second Railway Addition

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. Freedom failed a compliance check on 12/19/2024.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for 727 Inc, Freedom Watertown, 225 Kemp Ave, S100' of Lots 8-10, Block 35 Second Railway Addition.

ATTACHMENT(S):

[Freedom Watertown](#)

Agenda Item 11.(e) Renewal of a Retail (on-off sale) Malt Beverage & SD ...

Date Received _____
Date Issued _____

2025-26

License No. RB-3780

Uniform Alcoholic Beverage License Application

A. Owner Name and Address

727 INC
7053 W 111th ST
Worth IL 60482

B. Business Name and Address

FREEDOM Watertown
225 W Kemp Ave
Watertown, SD 57201

Owner's Telephone #: 763-393-8474

Business Telephone #: 763-393-8474

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

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

Place of business is located in a municipality? ☒ Yes ☐ No

County: CODINGTON

Do you own or lease this property? ☐ Own ☒ Lease

Are real property taxes paid to date? ☒ Yes ☐ No

D. Legal description of licensed premise:

S100' of Lots 8-10, Block 35 Second Railway Addn

Is this license in active use? ☒ Yes ☐ No

Have you ever been convicted of a felony? ☐ Yes ☒ No

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

E. State Sales Tax Number 1041-3096-st

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

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

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

Date 04-09-2025

Print Name SAED AWADALLAH

Signature 

H. APPROVAL OF LOCAL GOVERNING BODY – Notice of hearing was published on 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held ☐

Amount of fee collected with application \$ 850.00

Amount of fee retained \$ 700.00 # 1119

Forwarded with application \$ 150.00 # 1120

For Local Government Use

Transferred (State Use)

(Seal) _____
Mayor or Chairman

From: _____

Sales tax approval _____ Date _____

STATE LIQUOR AUTHORITY:

APPROVAL _____ REVIEW _____

If disapproved, endorse reason thereon and return to applicant

Please complete the reverse side if applicable

Agenda Item 11.(e) Renewal of a Retail (on-off sale) Malt Beverage & SD ...
Company supplement information
(For corporate/partnership/LP/LLC applicants)

Name of corporation/partnership/LP LLC 727 INC

Address of office and principal place of business of corporation/partnership/LP/LLC 7053 W 111TH ST, WORTH IL 60482

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

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

Name	Office	Address	Occupation
SAED AWADALLAH	PRESIDENT	1816 E 34TH ST, SCOTTSBLUFF, NE 69361	DOCTOR

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
SAED AWADALLAH	RETAIL ON & OFF SALE MALT, RB-25745 727 INC 830 E CHERRY ST, VERMILLION SD 57069

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

7053 W 111TH ST, WORTH IL 60482

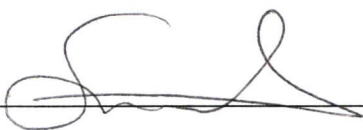
With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date



9-9-2025

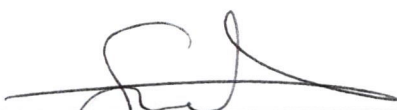


Video Lottery License Application

Licensing Term: July 1, 2025 – June 30, 2026

License Information:

Applicant/Owner Name (as it will appear on license)	727 Inc
Business Name (as it will appear on license)	Freedom Watertown
Business Address	225 Kamp Ave
City, State, Zip	Watertown SD 57201
License #	RB3780
Phone Number	763-393-8474
Email Address	freedomstoresinc@gmail.com
Number of Video Lottery Machines	10
License Fee (\$50.00 per machine/per year)	\$500.00


 Applicant/Owner Signature

4-9-2025
 Date

TO BE COMPLETED BY CITY OF WATERTOWN	
Fee Paid: <u>\$500.00 #1119</u> Receipt Number: _____ Dated: _____	City Council Approved On _____ Interim City Manager Human Resources Director

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

License fee is not refundable.



City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for Conda R. Williams d/b/a The Prop, 728 S Lake Drive, Govt Lot 2 lying W of S Lake Dr less S40 rods & Le Miniclier Addn & E325' Govt Lot 3, less S40 rods.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. The Prop failed a compliance check on 03/19/2025.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for Conda R. Williams d/b/a The Prop, 728 S Lake Drive, Govt Lot 2 lying W of S Lake Dr less S40 rods & Le Miniclier Addn & E325' Govt Lot 3, less S40 rods.

ATTACHMENT(S):

[The Prop](#)

Date Received _____
Date Issued _____

2025-2026

License No. RB-3281

Uniform Alcoholic Beverage License Application

A. Corporation, LLC, or Sole Proprietor Name and Mailing Address

B. Doing Business As Name and Physical Address

CONDA R WILLIAMS
728 S LAKE DR
WATERTOWN, SD57201

Lic # RB-3281
THE PROP
728 S LAKE DR
WATERTOWN, SD57201

Owner's Telephone# : (605) 868-6416

Business Telephone #: (605) 886-7523

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

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

Is this License in active use? ☒ Yes ☐ No

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

Place of business is located in a municipality? ☒ Yes ☐ No

County: Codington

Do you own ☒ or lease ☐ this property? (Check one)

Are real property taxes paid to date? ☒ Yes ☐ No

Are you of good moral character having never been convicted of a felony? ☒ Yes ☐ No

D. Legal description of licensed premise:

Govt Lot 2 lying W of S Lake Dr less S40 rods & Le Miniclier Addn, & E325' Govt Lot 3, less S40 rods

E. State Sales Tax Number: 1024-0342-ST

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

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

Date 3/26/25 Print Name Conda Williams Signature Conda Williams

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

For Local Government Use

(Seal) _____
Mayor or Chairman

Renewal - no public hearing held ☐
Amount of fee collected with application \$ 550.00
Amount of fee retained \$ 400.00 # 4593, 4594
Forwarded with application \$ 150.00 # 4592

If disapproved, endorse reason thereon and return to applicant

Please complete reverse side

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

Name of corporation/partnership/LP/LLC _____

Address of office and principal place of business of corporation/partnership/LP/LLC _____

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

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

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location

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

With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner	Date
_____	_____



CITY OF
WATERTOWN
FINANCE DEPARTMENT

Video Lottery License Application

Licensing Term: July 1, 2025 – June 30, 2026

License Information:

Applicant/Owner Name (as it will appear on license)	Conda R Williams
Business Name (as it will appear on license)	The Prop
Business Address	728 Lake Dr S
City, State, Zip	Watertown, SD 57201
License #	RB-3281
Phone Number	605-886-7523
Email Address	condaiwla@yahoo.com
Number of Video Lottery Machines	4 machines
License Fee (\$50.00 per machine/per year)	\$200.00



Applicant/Owner Signature

3/26/25

Date

TO BE COMPLETED BY CITY OF WATERTOWN

Fee Paid: <u>\$200.00 #4593</u> Receipt Number: _____ Dated: _____	City Council Approved On _____ _____ Interim City Manager _____ Human Resources Director
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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
License fee is not refundable.



City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for D&M Entertainment Inc d/b/a Doc's Bar, 33 N Maple, Lots 1-4, Blk 4, Original Plat Addn.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. Doc's Bar failed a compliance check on 03/19/2025.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for D&M Entertainment Inc d/b/a Doc's Bar, 33 N Maple, Lots 1-4, Blk 4, Original Plat Addn.

ATTACHMENT(S):

[Doc's Bar](#)

Date Received _____
Date Issued _____

2025-2026

License No. RB-2138

Uniform Alcoholic Beverage License Application

A. Corporation, LLC, or Sole Proprietor Name and Mailing Address

B. Doing Business As Name and Physical Address

D & M ENTERTAINMENT INC
33 N MAPLE
WATERTOWN, SD57201-3649

Lic # RB-2138
DOC'S BAR
33 N MAPLE
WATERTOWN, SD57201-3649

Owner's Telephone# : (605) 520-1147

Business Telephone #: (605) 886-8440

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

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

Is this License in active use? ☒ Yes ☐ No

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

Place of business is located in a municipality? ☒ Yes ☐ No

County: Codington

Do you own ☒ or lease ☐ this property? (Check one)

Are real property taxes paid to date? ☒ Yes ☐ No

Are you of good moral character having never been convicted of a felony? ☒ Yes ☐ No

D. Legal description of licensed premise:

Lots 1-4, Blk 4, Orig Plat Addn

E. State Sales Tax Number: 1011-2569-ST

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

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

Date 4-9-2025 Print Name Rock McGillivray Signature [Signature]

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

For Local Government Use

(Seal) _____
Mayor or Chairman

Renewal - no public hearing held ☐
Amount of fee collected with application \$ 350.00
Amount of fee retained \$ 200.00 # 6469,6470
Forwarded with application \$ 150.00 # 6468

If disapproved, endorse reason thereon and return to applicant

Please complete reverse side

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

Name of corporation/partnership/LP/LLC D+M Entertainment, Inc

Address of office and principal place of business of corporation/partnership/LP/LLC 33 N. Maple

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

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

Name	Office	Address	Occupation
Rock McGillivray	President	72 Paradise Dr. Watertown, SD 57201	Manager-Owner
Jon F. Dagel	Vice-President	44765 Lyle Lake Rd. Florence SD 57235	Manager-Owner

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
Rock McGillivray	
Jon F. Dagel	
	RL-6054 33 N. Maple Watertown, SD
Rock McGillivray	RL-6062 RB-2639

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

715 Quadee Drive Watertown, SD Rock McGillivray

With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date

Rock

4-9-2025



City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for REVE LLC, d/b/a Watertown Brewing Company, 113 E Kemp Ave, Lot 1 in John F. Brock's rearrangement of lots 23 and 24 of Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof; and Lot 1 in the Vacated Alley Rearrangement in John F. Brock's rearrangement of Lots 23 and 24, in Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof; and Lot 1 in Balsiger's rearrangement of Lot 25 in Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. Watertown Brewing Company failed a compliance check on 03/19/2025.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for REVE LLC, d/b/a Watertown Brewing Company, 113 E Kemp Ave, Lot 1 in John F. Brock's rearrangement of lots 23 and 24 of Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof; and Lot 1 in the Vacated Alley Rearrangement in John F. Brock's rearrangement of Lots 23 and 24, in Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof; and Lot 1 in Balsiger's rearrangement of Lot 25 in Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof.

ATTACHMENT(S):

[Watertown Brewing Co.](#)

Date Received _____
Date Issued _____

2025-2026

License No. RB-21599

Uniform Alcoholic Beverage License Application

A. Corporation, LLC, or Sole Proprietor Name and Mailing Address

B. Doing Business As Name and Physical Address

REVE, LLC
113 E KEMP AVE
WATERTOWN, SD57201-3641

Violation
Lic # RB-21599
WATERTOWN BREWING COMPANY
113 E KEMP AVE
WATERTOWN, SD57201-3641

Owner's Telephone# : (878273) (605) 878-2739

Business Telephone #: (605) 878-2739 ext. 878273

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

Place of business is located in a municipality? ☒ Yes [] No

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

County: CODINGTON

Do you own ☒ or lease [] this property? (Check one)

Are real property taxes paid to date? ☒ Yes [] No

Are you of good moral character having never been convicted of a felony? ☒ Yes [] No

D. Legal description of licensed premise:

Lot 1 in John F. Brock's rearrangement of lots 23 and 24 of Block 3, Watertown, Codington County, South Dakota, according to the recorded plat thereof; and Lot 1 in the Vacated Alley Rearrangement in John F. Brock's rearrangement of Lots 23 and 24, in Bl

Is this License in active use? ☒ Yes [] No

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

E. State Sales Tax Number: 1029-2038-ST

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

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

Date 3/25/25 Print Name DONALD WALRAVEN Signature Donald Walraven

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

For Local Government Use

Renewal - no public hearing held ☐
Amount of fee collected with application \$ 350.00
Amount of fee retained \$ 150.00 # 4883
Forwarded with application \$ 200.00 # 4884

(Seal) _____
Mayor or Chairman

If disapproved, endorse reason thereon and return to applicant

Please complete reverse side

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

Name of corporation/partnership/LP/LLC REVE LLC DBA WATERTOWN BREWING CO
Address of office and principal place of business of corporation/partnership/LP/LLC 113 E KEMP AVE WATERTOWN, SD
Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? ☒ Yes ☐ No

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

Name	Office	Address	Occupation
DONALD WALRAVEN	OWNER	113 E KEMP AVE	OWNER

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location

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

113 E KEMP AVE WATERTOWN, SD 57201

With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date

Donald R Walraven 3-25-2025



City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for Sioux Valley Cooperative d/b/a Sioux Valley Coop, 220 10th St NW, Lots 31-32 & N8' W116' vacated alley adjoining lot 31 & Lots 34-37 & Lots 43-47 Blk 27 replat of West Watertown & Lot 33 & Lots 38-45 Blk 27 West Watertown to the Municipality of Watertown, in the County of Codington, South Dakota

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. Sioux Valley Coop failed a compliance check on 12/19/2024.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for Sioux Valley Cooperative d/b/a Sioux Valley Coop, 220 10th St NW, Lots 31-32 & N8' W116' vacated alley adjoining lot 31 & Lots 34-37 & Lots 43-47 Blk 27 replat of West Watertown & Lot 33 & Lots 38-45 Blk 27 West Watertown to the Municipality of Watertown, in the County of Codington, South Dakota.

ATTACHMENT(S):

[Sioux Valley Coop](#)

Date Received _____
Date Issued _____

2025-2026

License No. RB-29306

Uniform Alcoholic Beverage License Application

A. Corporation, LLC, or Sole Proprietor Name and Mailing Address

B. Doing Business As Name and Physical Address

SIOUX VALLEY COOPERATIVE
PO BOX 965
WATERTOWN, SD57201-0965

Lic # RB-29306
SIOUX VALLEY COOP
220 10TH ST NW
WATERTOWN, SD57201

Owner's Telephone# : _____

Business Telephone #: (605) 886-5829

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

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

Place of business is located in a municipality? [☒] Yes [] No

County: Codington

Do you own [☒] or lease [] this property? (Check one)

Are real property taxes paid to date? [☒] Yes [] No

Are you of good moral character having never been convicted of a felony? [☒] Yes [] No

D. Legal description of licensed premise:

Lots 31-32 & N8' W116' vacated alley adjoining lot 31 & Lots 34-37 & Lots 43-47 Blk 27 replat of West Watertown & Lot 33 & Lots 38-45 Blk 27 West Watertown to the Municipality of Watertown, in the County of Codington, South Dakota

Is this License in active use? [☒] Yes [] No

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

E. State Sales Tax Number: 1023-1864-STmc

F. New license? _____ Transfer? (\$150) _____ Re-issuance? [☒]

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

Date 3-24-25 Print Name Jared Landmark Signature Jared Landmark

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

For Local Government Use

(Seal) _____
Mayor or Chairman

Renewal - no public hearing held ☐

Amount of fee collected with application \$ 350.00

Amount of fee retained \$ 200.00 #110710, 110712

Forwarded with application \$ 150.00 #110713

If disapproved, endorse reason thereon and return to applicant

Please complete reverse side

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

Name of corporation/partnership/LP/LLC Sioux Valley Coop

Address of office and principal place of business of corporation/partnership/LP/LLC B 10th ST NW Watertown SD

Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? ☒ Yes ☐ No 57201

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

Name

Office

Address

Occupation

Jared Landmark President/CEO 2029 Lucas Ln. Watertown SD 57201 CEO

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

Name

Type of License, License Number, Financial Interest Held, and Address of Business Location

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

Sioux Valley Coop Corporate Office Watertown SD Jared Landmark Pres/CEO

With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date

Jared Landmark

3-24-2025



City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for SSNC, Inc d/b/a Midtown Smoke Shop & Casino, 1 1st Ave NE, Wtn Community Oil Co. Outlot NE 1/4 of Sec 31, T117 N, R52W lying SE of a line drawn parallel to & lying 100 ft NE of the E boundary of said outlot.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. Midtown Smokeshop & Casino failed a compliance check on 12/19/2024. Their last violation was on 12/06/2023.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for SSNC, Inc d/b/a Midtown Smoke Shop & Casino, 1 1st Ave NE, Wtn Community Oil Co. Outlot NE 1/4 of Sec 31, T117 N, R52W lying SE of a line drawn parallel to & lying 100 ft NE of the E boundary of said outlot.

ATTACHMENT(S):

[Midtown Smokeshop & Casino](#)

Date Received _____
Date Issued _____

2025-2026

License No. RB-3266

Uniform Alcoholic Beverage License Application

A. Corporation, LLC, or Sole Proprietor Name and Mailing Address

B. Doing Business As Name and Physical Address

SSNC INC
1 1ST AVENUE NE
WATERTOWN, SD57201

Lic # RB-3266
MIDTOWN SMOKESHOP AND CASINO
1 1ST AVENUE NE
WATERTOWN, SD57201

Owner's Telephone#: 605.868.2470

Business Telephone #: 605.886.2204

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

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

Place of business is located in a municipality? ☒ Yes [] No

County: Codrington

Do you own ☒ or lease [] this property? (Check one)

Are real property taxes paid to date? ☒ Yes [] No

Are you of good moral character having never been convicted of a felony? ☒ Yes [] No

D. Legal description of licensed premise:

Wtn Community Oil Co. Outlot NE 1/4 of Sec 31, T117 N, R52W lying SE of a line drawn parallel to & lying 100 ft NE of the E boundary of said outlot

Is this License in active use? ☒ Yes [] No

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

E. State Sales Tax Number: 1023-7776-ST

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

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

Date 4-17-25 Print Name Rhonda Voss Signature [Signature]

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published 4/26/25. Public hearing on the application was held 5/15/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

For Local Government Use

(Seal) _____
Mayor or Chairman

Renewal - no public hearing held ☐
Amount of fee collected with application \$ 850.00
Amount of fee retained \$ 700.00 # 2184 2185
Forwarded with application \$ 150.00 # 2183

If disapproved, endorse reason thereon and return to applicant

Please complete reverse side

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

Name of corporation/partnership/LP/LLC SSDC Inc

Address of office and principal place of business of corporation/partnership/LP/LLC 1 1st Ave NE

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

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

Name	Office	Address	Occupation
<u>Rhonda Voss</u>	<u>Pres</u>	<u>1187 Mayfair Drive</u>	<u>Owner</u>

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location

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

Self

With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date

Rhonda Voss 4-17-25



CITY OF
WATERTOWN
FINANCE DEPARTMENT

Video Lottery License Application

Licensing Term: July 1, 2025 – June 30, 2026

License Information:

Applicant/Owner Name (as it will appear on license)	SSNC, Inc.
Business Name (as it will appear on license)	Midtown Smoke Shop & Casino
Business Address	1 1st Ave NE
City, State, Zip	Watertown, SD 57201
License #	RB-3266
Phone Number	605-868-2470 605-886-2204
Email Address	
Number of Video Lottery Machines	10 machines
License Fee (\$50.00 per machine/per year)	\$500.00

Applicant/Owner Signature

Date

TO BE COMPLETED BY CITY OF WATERTOWN

Fee Paid: _____ Receipt Number: _____ Dated: _____	City Council Approved On _____ _____ Interim City Manager _____ Human Resources Director
---	--

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

License fee is not refundable.



CITY OF

WATERTOWN
SOUTH DAKOTA

City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for The Shamrocks & Edelweiss Corp d/b/a Dempsey's Brewery Pub & Restaurant, 127 N Broadway, Hurkes Addn to the City of Watertown, being formerly a portion of the NE 1/4 of 31-117-52W.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. Dempsey's failed a compliance check on 03/19/2025.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for The Shamrocks & Edelweiss Corp d/b/a Dempsey's Brewery Pub & Restaurant, 127 N Broadway, Hurkes Addn to the City of Watertown, being formerly a portion of the NE 1/4 of 31-117-52W.

ATTACHMENT(S):

[Dempsey's Brewery Pub](#)

Date Received _____
Date Issued _____

2025-2026

License No. RB-2780

Uniform Alcoholic Beverage License Application

A. Corporation, LLC, or Sole Proprietor Name and Mailing Address

B. Doing Business As Name and Physical Address

THE SHAMROCKS & EDELWEISS CORP
127 N BROADWAY
WATERTOWN, SD57201-3525

Lic # RB-2780
DEMPSEY'S BREWERY PUB & RESTAURANT
127 N BROADWAY
WATERTOWN, SD57201-3525

Owner's Telephone#: 605-520-7326

Business Telephone #: 605-882-9760

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

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

Is this License in active use? ☒ Yes [] No

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

Place of business is located in a municipality? ☒ Yes [] No

County: Codington

Do you own ☒ or lease [] this property? (Check one)

Are real property taxes paid to date? ☒ Yes [] No

Are you of good moral character having never been convicted of a felony? ☒ Yes [] No

D. Legal description of licensed premise:

Hurkes Addn to the City of Watertown, being formerly a portion of the NE 1/4 of 31-117-52W

E. State Sales Tax Number: 1012-1749-ST

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

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

Date 9/17 Print Name Sean Perry Signature [Signature]

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published 4/12/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

For Local Government Use

(Seal) _____
Mayor or Chairman

Renewal - no public hearing held ☐

Amount of fee collected with application \$ 350.00
Amount of fee retained \$ 200.00 # 24412, 24413
Forwarded with application \$ 150.00 # 24411

If disapproved, endorse reason thereon and return to applicant

Please complete reverse side

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

Name of corporation/partnership/LP/LLC Shamrocks & Edelweiss Corp
 Address of office and principal place of business of corporation/partnership/LP/LLC 127 N. Broadway Wtn 80 S7201
 Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? ☒ Yes [] No

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

Name	Office	Address	Occupation
Bill Dempsey	Pres	17461 458th Ave Wtn 80 S7201	Owner
Lynne Dempsey	Sec. & Treas	17461 458th Ave Wtn 80 S7201	Owner
Sean Dempsey	VP	620 Skyline Drive Wtn 80 S7201	Owner

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
Sean Dempsey	Manufacturing - MB-1007 127 N. Broadway Wtn 80 S7201

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

127 N. Broadway Wtn 80 S7201

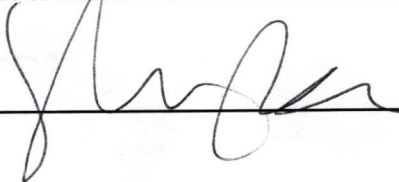
With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date



04/16/21



City Council

Agenda Item

Subject: Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for Watertown Mavericks LLC d/b/a Maverick's Steak and Cocktails, 100 E Kemp Ave Suite B, W115' N1/2 & S10' N1/2 E50' Lot 12 & W65.22' N1/2 & W115' S 1/2 Lot 13 & W65.22' Lot 14, Block 10, Original Plat & W50.75' E101.26' N25' Lot 13 & W50.75' E101.26' Lot 14, Block 10, Original Plat.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

Public hearing required per SDCL 35-2-1.2. Maverick's Steak and Cocktails failed a compliance check on 03/19/2025.

Fees have been paid and the Notice of Public Hearing has been published on 04/26/2025.

FINANCIAL CONSIDERATIONS:

No major financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License for Watertown Mavericks LLC d/b/a Maverick's Steak and Cocktails, 100 E Kemp Ave Suite B, W115' N1/2 & S10' N1/2 E50' Lot 12 & W65.22' N1/2 & W115' S 1/2 Lot 13 & W65.22' Lot 14, Block 10, Original Plat & W50.75' E101.26' N25' Lot 13 & W50.75' E101.26' Lot 14, Block 10, Original Plat.

ATTACHMENT(S):

[Maverick's](#)

Date Received 3/25/2025
Date Issued _____

2025-2026

License No. RB-27120

Uniform Alcoholic Beverage License Application

A. Corporation, LLC, or Sole Proprietor Name and Mailing Address

B. Doing Business As Name and Physical Address

WATERTOWN MAVERICKS LLC
205 6TH AVE SE STE300
ABERDEEN, SD 57401-4317

Lic # RB-27120
MAVERICK'S STEAK AND COCKTAILS
100 E KEMP AVE SUITE B
WATERTOWN, SD57201-3640

Owner's Telephone#: (605) 225-1712

Business Telephone #: (605) 225-1712

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

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

Place of business is located in a municipality? ☒ Yes [] No

County: Codington

Do you own [] or lease ☒ this property? (Check one)

Are real property taxes paid to date? [] Yes [] No

Are you of good moral character having never been convicted of a felony? [] Yes [] No

D. Legal description of licensed premise:

W115' N1/2 & S10' N1/2 E50' Lot 12 & W65.22' N1/2
& W115' S 1/2 Lot 13 & W65.22' Lot 14, Block 10,
Original Plat & W50.75' E101.26' N25' Lot 13 &
W50.75' E101.26' Lot 14, Block 10, Original Plat

Is this License in active use? ☒ Yes [] No

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

☒ Yes [] No If Yes, please list on the back page

E. State Sales Tax Number: 1036-0101-ST

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

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

Date 3/26/25 Print Name Jeff Leman Signature [Signature]

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published 4/26/25. Public hearing on the application was held 5/5/25, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

For Local Government Use

(Seal) _____
Mayor or Chairman

Renewal - no public hearing held ☐
Amount of fee collected with application \$ 350.00
Amount of fee retained \$ 200.00 #011226, 011227
Forwarded with application \$ 150.00 #011228

If disapproved, endorse reason thereon and return to applicant

Please complete reverse side

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

Name of corporation/partnership/LP/LLC Watertown Mavericks, LLC
Address of office and principal place of business of corporation/partnership/LP/LLC 205 6th Ave SE St 300 Aberdeen
Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? ☒ Yes [] No

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

Name	Office	Address	Occupation
Jeff Lamont	Lamont Companies	205 6 th Ave SE	CEO
KayDee Enterprises (Craig Schlat)		12922 Ironwood Dr.	CEO/owner

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

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
See attached	

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

Lamont Companies Inc. 205 6th Ave SE Ste 300 Aberdeen, SD 57401

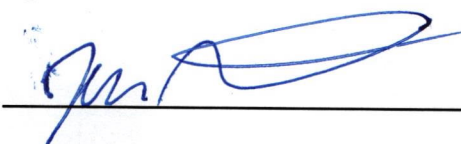
With signature the applicant agrees to the following:

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

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

Signature of Authorized Officer/Director/Partner

Date



3/26/25

Liquor Licenses

Holder	License #	Location	Address
Black Diamond Capital, LLC	PL-4520	Gold Dust Convenience	688 Main Street, Deadwood, SD
Black Diamond Capital, LLC	RL-5792	Gold Dust Gaming Complex	678-692 Main Street, Deadwood, SD
Black Diamond Capital, LLC	RB-2418	Gold Dust	688 Main Street, Deadwood, SD
Black Diamond Capital, LLC	TA-6960	Gold Dust Gaming Complex	688 Main Street, Deadwood, SD
Gold Dust Lodging Group, LLC	CL-0503	Holiday Inn Express	21 Lee Street, Deadwood, SD
Sioux Falls Lodging Associates, LLC	RW-21814	Towneplace Suites	6400 S. Connie Avenue, Sioux Falls, SD
Sioux Falls Lodging Group, LLC	RW-6429	Homewood Suites	3620 W. Avera Drive, Sioux Falls, SD
Sioux Falls Lodging Group, LLC	RL-5966	Homewood Suites	3620 W. Avera Drive, Sioux Falls, SD
The 322 LLC	RL-5408	The Three22	322 S. Main Street, Aberdeen, SD
The 322 LLC	PL-4415	The Three22	322 S. Main Street, Aberdeen, SD
Aberdeen Mavericks, LLC	RL-5409	Mavericks Steak and Cocktails	720 Lamont Street, Aberdeen, SD
Aberdeen Mavericks, LLC	PL-4848	Mavericks Steak and Cocktails	720 Lamont Street, Aberdeen, SD
Watertown Mavericks, LLC	RL-6049	Mavericks Steak and Cocktails	100 E Kemp Ave Suite B, Watertown, SD
The Junction LCI, LLC	RW-27502	The Junction	205 6th Ave SE, Ste 101 Aberdeen, SD
The Circus LLC	RL-5413	The Circus Bar and Grill	14 3rd Ave SE, Aberdeen, SD



City Council

Agenda Item

Subject: Approval of Resolution No 25-14 Supporting the Installation of Street Lights on Highway 212 at the Intersections of 78th St W, 60th St W, 54th St W, 42nd St W, and 33rd St W by the South Dakota Department of Transportation

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

The South Dakota Department of Transportation (SDDOT) is planning to install street lights to illuminate the intersection of Highway 212 and 78th St W in 2026. The SDDOT recently asked if the City would be interested in adding street lights at any other Highway 212 intersections. Driver safety would benefit from the installation of street lights at the intersections of 60th St W, 54th St W, 42nd St W, and 33rd St W (circled in red on the attached vicinity map). The SDDOT would pay for the initial installation of the street lights and the City would then be responsible for operation and maintenance costs.

FINANCIAL CONSIDERATIONS:

Operation and maintenance costs for street lights at four additional intersections.

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the resolution through this following motion:

I move to approve Resolution No 25-14 supporting the installation of street lights on Highway 212 at the intersections of 78th St W, 60th St W, 54th St W, 42nd St W, and 33rd St W by the South Dakota Department of Transportation.

ATTACHMENT(S):

[Hwy 212 Intersections DOT Lighting Project](#)

[Resolution No 25-14 Hwy 212 Intersections DOT Lighting Project](#)

VICINITY MAP



RESOLUTION NO. 25-14

**RESOLUTION SUPPORTING THE INSTALLATION OF STREET LIGHTS AT
MULTIPLE HIGHWAY 212 INTERSECTIONS BY THE SOUTH DAKOTA
DEPARTMENT OF TRANSPORTATION**

WHEREAS, the City of Watertown has approved the installation of street lights at the intersection of US Highway 212 and 78th St W by the South Dakota Department of Transportation for the benefit of driver safety;

WHEREAS, the South Dakota Department of Transportation anticipates the installation of said street lights at the intersection of US Highway 212 and 78th St W to take place in 2026;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Watertown, South Dakota, that the City hereby approves the installation of street lights on US Highway 212 at the additional intersections of 60th St W, 54th St W, 42nd St W and 33rd St W concurrently with the installation of street lights at 78th St W.

Dated at Watertown, South Dakota this ____ day of _____, 2025.

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

I hereby certify that Resolution No. 25-14 was published in the Watertown Public Opinion, the official newspaper of said City, on the ____ day of _____, 2025.

CITY OF WATERTOWN

Ried Holien
Mayor

ATTEST:

Kristen Bobzien
Finance Officer



City Council

Agenda Item

Subject: Preliminary Report and Approval of the 2024 Financial Statements from the Finance Officer.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

As per SDCL 9-22-21 - The financial officer shall report to the governing body no later than the first regular meeting of May of each year, the receipts, expenses and financial condition of the municipality. The report shall include the amount of funds in the treasury at the time the report is made and where and in what amounts the funds are deposited or invested.

FINANCIAL CONSIDERATIONS:

NA

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Preliminary 2024 Financial Statements as presented.

ATTACHMENT(S):

[FINANCIAL STATEMENTS 24](#)

Agenda Item 12.(b) Preliminary Report and Approval of the 2024 Financial...

GOVERNMENTAL FUNDS

	General Fund	Park & Recreation Fund	Capital Improvement Fund	Other Governmental Funds	Total Governmental Funds
Beginning Balance	\$ 13,479,074	\$ 2,946,043	\$ 26,302,472	\$ 14,030,581	\$ 56,758,170
Revenues and Other Sources:					
Property Taxes	4,355,825	-	-	1,413,001	5,768,826
Sales and Use Taxes	10,662,829	-	10,662,829	1,283,101	22,608,759
Other Taxes	261,398	-	-	-	261,398
Licenses and Permits	544,565	-	-	-	544,565
Intergovernmental	1,248,106	-	1,355,430	-	2,603,536
Charges for Goods and Services:	2,191,281	2,164,575	-	2,272,694	6,628,550
Fines and Forfeits	37,089	-	-	13,689	50,778
Interest Revenue	550,473	146,121	1,340,180	1,197,108	3,233,882
Rentals	1,914	561,016	-	67,341	630,271
Special Assessments	123,682	-	-	-	123,682
Donations/Contributions	38,911	67,396	2,767,954	235,787	3,110,048
Miscellaneous	249,336	41,459	112,796	25,999	429,590
Sale of Fixed Assets	31,096	10,628	-	-	41,724
Total Revenue and Other Sources	\$ 20,296,505	\$ 2,991,195	\$ 16,239,189	\$ 6,508,720	\$ 46,035,609
Expenditures and Other Uses:					
General Government	\$ 3,591,254	\$ -	\$ -	\$ 108,523	\$ 3,699,777
Public Safety	10,431,232	-	1,390,851	1,195,666	13,017,749
Public Works	3,850,060	-	6,726,281	3,417,686	13,994,027
Health and Welfare	334,349	-	-	-	334,349
Culture and Recreation	1,584,496	6,111,755	3,336,419	7,192,946	18,225,616
Conservation and Development	516,347	-	271,772	1,375,553	2,163,672
Debt Service	-	-	5,573,986	505,902	6,079,888
Total Expenditures and Other Uses	\$ 20,307,738	\$ 6,111,755	\$ 17,299,309	\$ 13,796,276	\$ 57,515,078
Transfers In	3,038,500	2,600,000	-	566,500	6,205,000
Transfers (Out)	(2,575,000)	-	(491,500)	(600,000)	(3,666,500)
Increase/Decrease in Fund Balance	\$ 452,267	\$ (520,560)	\$ (1,551,620)	\$ (7,321,056)	\$ (8,940,969)
Special Items	-	-	(1,526,117)	1,526,117	-
Net Change in Fund Balance	452,267	(520,560)	(3,077,737)	(5,794,939)	(8,940,969)
Ending Balance:					
Nonspendable	\$ 363,509	\$ 74,226	\$ -	\$ -	\$ 437,735
Restricted	23,471	-	4,146,588	11,069,602	15,239,661
Assigned	22,065	2,351,257	19,078,147	(2,833,960)	18,617,509
Unassigned	13,522,296	-	-	-	13,522,296
Total Fund Balance	\$ 13,931,341	\$ 2,425,483	\$ 23,224,735	\$ 8,235,642	\$ 47,817,201
Governmental Long-term Debt					\$ 59,808,958

	PROPRIETARY FUNDS							
	Sewer Fund	Electric Fund	Water Fund	Gas Fund	Airport Fund	Other Proprietary Funds	Total Proprietary Funds	
Beginning Net Assets	\$ 69,187,970	\$ 60,463,660	\$ 35,137,638	\$ 31,155,020	\$ 54,932,418	\$ 11,934,167	\$ 262,810,873	
Revenues	6,973,663	34,791,342	9,850,054	12,426,101	4,854,094	4,564,636	73,459,890	
Expenses	4,571,408	29,280,201	5,845,210	8,335,508	2,732,442	3,681,026	54,445,795	
Transfers In (Out)	(930,000)	(1,084,500)	-	(361,500)	500,000	(662,500)	(2,538,500)	
Ending Balance:								
Restricted	\$ 66,601,511	\$ 40,403,968	\$ 40,175,274	\$ 15,546,291	\$ 57,429,770	\$ 10,705,953	\$ 230,862,767	
Unrestricted	4,058,714	24,486,333	(1,032,792)	19,337,822	124,300	1,449,324	48,423,701	
Total Net Assets	<u>\$ 70,660,225</u>	<u>\$ 64,890,301</u>	<u>\$ 39,142,482</u>	<u>\$ 34,884,113</u>	<u>\$ 57,554,070</u>	<u>\$ 12,155,277</u>	<u>\$ 279,286,468</u>	
Long-term Debt	<u>\$ 15,349,775</u>	<u>\$ -</u>	<u>\$ 6,186,971</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,363,957</u>	<u>\$ 22,900,703</u>	

The preceding financial data does not include fiduciary funds or component units. Information pertaining to those activities may be obtained by contacting the Finance Office at 605-882-6203.

Municipal funds are deposited as follows:

Depository	Amount
Reliabank	\$ 99,065,422.14
Total Cash and Investments	<u>\$ 99,065,422.14</u>



City Council

Agenda Item

Subject: Authorization to Supplement the Information Technology Budget in the amount of \$46,850.

Meeting: City Council - May 05 2025

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

BACKGROUND INFORMATION:

The IT Department started a 2024 CIP Project at for an upgrade to our backup and storage infrastructure in the final quarter of 2024, but did not complete it until after the first of the new year. The funds needed to cover this project were not applied to 2024's budget and were also not carried over in the capital carryover resolution.

The IT Department is requesting funds in the amount of \$46,850 be added back into the IT 2025 CIP budget to cover the remainder of this years' CIP projects.

FINANCIAL CONSIDERATIONS:

\$46,850 from the remainder of the 2024 CIP budget to 2025's

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the authorization to Supplement the Information Technology Budget in the amount of \$46,850.
