

City of Watertown

Proposed City Council Agenda

City Hall, 23 2ND ST NE

Watertown, South Dakota

June 2, 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
City Council - May 19 2025 - Minutes | 4 - 6 |
| (b) | Approval of the Election Workers for the School/Municipal Election to be held on June 17th, 2025.
Election Workers | 7 - 8 |
| (c) | Approval of Faith Kurkowski as a Watertown Regional Library Volunteer
Watertown Regional Library Volunteer | 9 |
| (d) | 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 - 11 |
| (e) | Approval of a business license for The Lounge as a Liquor Establishment (\$75)
The Lounge | 12 - 13 |
| (f) | Approval of a Pyrotechnics or Open Flame Permit Application for Fireworks show display at 3121 North Serenity Drive on July 12th, 2025.
Fireworks Permit | 14 - 15 |
| (g) | Approval of a business license to Keith Snow d/b/a K&S Construction & Rolloff as a Commercial Garbage Hauler (\$75.00).
K&S Construction & Rolloff | 16 - 17 |
| (h) | Approval of a Business License to Woodring Plumbing as a Pipe Layer (\$250).
Woodring Plumbing (Pipe Layer) | 18 - 23 |
| (i) | Approval of a Business License to Woodring Plumbing as a Gasfitting Contractor (\$250) and David Woodring as a Gasfitter (\$75). | 24 - 29 |

[Woodring Plumbing \(Gasfitting Contractor\)](#)

- (j) Approval of a Business License to Sentry LLC as a Gasfitting Contractor (\$250) and a transfer of Aaron Schmit's Gasfitter License to Sentry LLC (\$25). 30 - 34

[Sentry LLC](#)

- (k) Authorization for the Finance Officer to issue a special check in the amount of \$11,282.50 to Growing Solutions, for the Golf Course irrigation system acid injector. 35 - 36

[Golf Course Irrigation System Acid Injector](#)

8. PRESENTATIONS & REPORTS

9. CONTRACTS & CHANGE ORDERS

- (a) Approval of a Bid Award for Project No. 2523B Sale of Surplus Property 19th Street NE Water Tower Property Southernmost 15" in the Amount of \$6,810 to Lorene Wasland 37 - 40

[Bid Award for Project No. 2523B Sale of Surplus Property](#)

- (b) Approval of a Bid Award for Project No. 2508 Zoo Improvements-Wolf Exhibit to Gray Construction Company in the amount of \$750,000.00 41 - 45

[Bid Award for Project No. 2508 Zoo Improvements-Wolf Exhibit](#)

10. ORDINANCE FIRST READINGS

- (a) First Reading of Ordinance No. 25-06, Zoning Text Amendments to Chapter 21.29 Swimming Pools of the Revised Ordinances of the City of Watertown 46 - 52

[Ordinance No. 25-06](#)

11. PUBLIC HEARINGS & SECOND READINGS

- (a) Application for a transfer of ownership and location of a Retail (on-sale) Liquor License and Video Lottery License from LRC Hospitality LLC d/b/a Harry's, 16 W Kemp Ave, Parcel I: E25' of Lot 14, Blk 8 of Wtn; & Lot 1 of Monks' Subd of Lots 12, 13 & 14, Blk 8 of Wtn. Parcel II: W25' of E50' of Lot 14, Blk 8 of Wtn & Lot 2 of Monks' Subdiv of Lots 12, 13, & 14, Blk 8 of Wtn to Samantha Schwalm d/b/a The Lounge, 21 N Maple, Harper Belatti, Outlout Block 4, Original Plat. 53 - 56

1. Public Hearing
2. Council Action

[The Lounge - Liquor Transfer](#)

- (b) Second Reading of Ordinance No. 25-05, Amending the Zoning Map of the City of Watertown, SD, for a portion of property to be known as the Replat of Lots 2, 3, and 4 Mancell Second Addition from R-1 Single Residential District to R-3 Multi-Family Residential District 57 - 70

1. Public Hearing
2. Council Action

[Ordinance No. 25-05](#)

- (c) Approval of Resolution No. 25-15, Vacation of a portion of the public right-of-way of 4th Street SE between 10th Avenue SE and 11th Avenue SE 71 - 81

1. Public Hearing
2. Council Action

[Resolution No. 25-15](#)

- 12. OTHER BUSINESS**
- 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
May 19, 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 Buhler, Danforth, Jurrens, Peters, Schutte, Tupper and Mayor Holien.

Motion by Tupper, seconded by Peters, to approve the agenda as presented. Items approved as part of the consent agenda: minutes of the Council meeting held on May 5th, 2025; authorization for Parks & Recreation to declare office chairs and conference table as surplus and dispose of as junk; a Budget Supplement for the E-911 Division in the amount of \$7,200.00 for Central Square Paging Module; renewal of Retail (on-off Sale) Malt Beverage & SD Farm Wine Licenses for the period of July 1, 2025 to June 30, 2026; a Weekly Seasonal Event Retail On-Sale License to The Shamrocks & Edelweiss Corp d/b/a Dempsey's Brewery Pub & Restaurant for Thursday Night Live, 225 E Kemp, Downtown Plaza and that portion of Kemp Ave adjacent to Downtown Plaza for the duration of the 2025 Thursday Night Live Season; Resolution No. 25-16, a Resolution Authorizing Acceptance of Payments from 3M, DuPont, Tyco and BASF. Motion Carried.

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

1. Infinity Fun LLC d/b/a Infinity Fun LLC, 714 9th Ave SE, Lots 9 thru 16 in Block 2; Vacated 7th Street East Lying Between 9th Avenue South and 10th Avenue South; Lots 1 thru 16 in Block 3; All that Part of the Vacated Alley Lying Between Lots 1 thru 8 and Lots 9 thru 16 in said Block 3; The West 21 feet of Lot 1 thru 4 Less Highway Right of Way of Lot 1. Lot 5 Less the North 30 feet less the West 21 feet in Block 4; All that part of the Vacated 6th Street East Lying Between 9th Avenue South and 10th Avenue South, Less the West 56.5 feet Lying Adjacent to and Along the East Line of said Lots 1 thru 4 and the North 30 feet of Lot 5, in Block 4, All in the Plat Entitles: "Davlin's Addition to Watertown", Codington County, South Dakota.
2. Kareem, Inc., I Mart Stores (Inactive), 615 9th Ave SE, Lots 15, 16, 17 & 18 in Rice Bros. Subd of Blk "J" of Burchard's Addn to Wtn
3. PRG Watertown, LLC, DBA Marco's Pizza, 817 9th Ave SE, Lots 11, 12, 13 & 14 in Block 27 of Brock's Subdivision of Blocks 26, 27 & 28 of Brock's Addition
4. R & L 81 Kwik Stop LLC d/b/a Winners Circle, 103 5th St NE Suite #2, Suite 2 of Seven Eleven Addition
5. Rodney J. Parent, River Card Casino, 7 8th St SW, The South 27.5' of the East half of lot 3 and the South 27.5' of the west 11.5' of Lot 2, Block 49
6. SS Retail, LLC., Smoke Solutions, 517 9th St SE, Lots 6-7 & S8' Lot 5 in Block G & that part of Vacated 7th Avenue lying between Lot 7 in Block G & Lot 1 in Block H and Lots 1-2 in Block H of Burchards Addition

Mayor Holien called for Open Forum. Sara Foust, Director of Codington County Community Services, invited the City Council to their Community Event on May 29th at Foundation Plaza from 5:00-8:00 PM.

City Engineer, Justin Petersen, and APWA Delegate, Kurt Peppel, announced that the Prairie Lakes Ice Arena has been Recognized as the Small Cities/Rural Communities Project of the Year, Structure for 2025 by the American Public Works Association. No action taken.

Motion by Peters, seconded by Schutte, to approve the Lease Agreement between the City of Watertown and Pelican Sport Rentals, LLC. Motion Carried.

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

Motion by Buhler, seconded by Peters, to approve a Bid Award for the 2025 Park and Recreation Improvements-River Ridge Park, Project No. 2520, to Grade A Excavation, in the amount of \$167,817.31. Motion Carried.

Ordinance No. 25-05, Amending the Zoning Map of the City of Watertown, SD, for a portion of property to be known as the Replat of Lots 2, 3, and 4 Mancell Second Addition from R-1 Single Residential District to R-3 Multi-Family Residential District was placed on its First Reading and the title was read. Aaron Hansen & Russell Warner spoke in favor of Ordinance No. 25-05 while Ronald DeVille spoke against. No action taken.

This being the time scheduled for a public hearing on a Special Event Malt Beverage Retailer's License and Special Event Retail Wine License to the Watertown Area Chamber of Commerce d/b/a Watertown Area Chamber of Commerce for the Wine & Beer Walk, 1 E Kemp Ave, Lots 18-20 & 21-22 & N18' E24' Block 4 Original Plat from 5:00 PM until 8:00 PM on Thursday, June 5th, 2025; the Mayor called for public comment. Hearing no comments from the public, motion by Tupper, seconded by Buhler, to approve the license as presented. Motion Carried.

This being the time scheduled for a public hearing on a Special Event Retail On-Sale License to Lake Area Zoological Society, 800 10th Street NW, All of Lot 2, Bramble Park Zoo addition to the City of Watertown, and that portion of Martin's Park addition in the SE 1/4 of section 25-T117N-R53W from 6:00 PM until 9:00 PM on Friday, June 27, 2025 for the Sippin' Safari Event; the Mayor called for public comment. Jaime Stricker, Zoo Educator, and Andrea Hennen, LAZS President, spoke in favor of the license. Hearing no further comments from the public, motion by Buhler, seconded by Peters, to approve the license as presented. Motion Carried.

This being the time scheduled for a public hearing on the application for a New Retail (on-off sale) Malt Beverage & SD Farm Wine License to JCV LLC d/b/a La Bodega, 1519 9th Ave SE Suite B, Suite B of Lots 4-7 Roby Subdivision; the Mayor called for public comment. Hearing no comments from the public, motion by Danforth, seconded by Buhler, to approve the application as presented. Motion Carried.

This being the time scheduled for a public hearing on the renewal of a Retail (on-off sale) Malt Beverage & SD Farm Wine License & Video Lottery License for BMG Inc d/b/a Ringo's, 520 10th Street NW, N110' of Lots 11-13, N110' of E20' of Lot 14, Blk 3, Davis Addn; the Mayor called for public comment. Brad Maynard spoke in favor of the renewal. Hearing no further comments from the public, motion by Danforth, seconded by Schutte, to approve the renewal as presented. Motion Carried.

Motion by Tupper, seconded by Peters, to approve a Ground Lease Agreement at the Watertown Regional Airport, with Pioneer Aviation 2, LLC, in the annual amount of \$11,086.50. Motion Carried.

Motion by Danforth, seconded by Peters, to approve a Service Agreement with ServiceMaster of Watertown for the cleaning of City Hall Basement Records and Disposal of remaining Miscellaneous Surplused Items in the amount of \$28,840 and Authorization to Pay 50% down via Special Check. Motion Carried.

Motion by Buhler, seconded by Tupper, to authorize the Mayor to sign a Letter of Commitment for the City of Watertown as a Participating Jurisdiction in the Codington County Hazard Mitigation Plan. Motion Carried.

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

Mayor Holien stated that fundraising will begin for the annual 4th of July Fireworks.

Mayor Holien noted that the Succession Planning Committee has finished their role in the hiring process of a New City Manager. The City Council will now take over the interview and hiring process.

Motion by Tupper, seconded by Jurrens, to go into Executive Session for the purpose of discussing contractual and personnel issues. Motion Carried.

Motion by Tupper, seconded by Buhler, to adjourn until 5:30 PM on Monday, June 2nd, 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, May 19th, 2025.

ATTEST:

Jennifer Collins, Records & Licensing Manager

Ried Holien, Mayor



City Council

Agenda Item

Subject: Approval of the Election Workers for the School/Municipal Election to be held on June 17th, 2025.

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

Election Day is June 17th at the Watertown Civic Arena.

FINANCIAL CONSIDERATIONS:

NA

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the list of Election Workers for the School/Municipal Election to be held on June 17th, 2025.

ATTACHMENT(S):

[Election Board List for City Council Approval](#)

MUNICIPAL ELECTION - JUNE 17, 2025 ELECTION BOARD LIST

WARD A:

Jeanette Mack	Superintendent
Barb Weber	Precinct Worker
Cami Gottsleben	Precinct Worker
Michael Boerger	Precinct Worker
Marilyn Henning	Precinct Worker
Karen Lauseng	Alternate

WARD D:

Victoria Smith	Superintendent
Gerri Deboer	Precinct Worker
Karen Albright	Precinct Worker
Mark Sanden	Precinct Worker
Gwen Schultz	Precinct Worker
Pam Berg	Alternate

WARDS B, C & E:

Joan Zweg	Superintendent
Deanna Ward	Precinct Worker
Carina Little	Precinct Worker
Conda Williams	Precinct Worker
Barb Formanek	Precinct Worker
Julie Briggs	Alternate

ELECTION COUNTING BOARD:

Kim Stricherz
Jennifer Collins
Brianna Goldade
Emily Forrest

ABSENTEE WARD PRECINCT:

Becky Sprouse
Susan Peterson
Connie Cutler
Andrew Magedanz
Tracey Witte



City Council

Agenda Item

Subject: Approval of Faith Kurkowski as a Watertown Regional Library Volunteer
Meeting: City Council - Jun 02 2025
From: Maria Gruener, Library Director

BACKGROUND INFORMATION:

The Library Board of Trustees approved Faith Kurkowski as a volunteer at the May 13, 2025 regular meeting.

FINANCIAL CONSIDERATIONS:

There is no financial impact.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve Faith Kurkowski as a Watertown Regional Library Volunteer.



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 - Jun 02 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 COUNCIL Malt Beverage Renewals LIST 3](#)

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

1. JCV LLC, La Bodega, 1519 9th Ave SE Suite B, Suite B of Lots 4-7 Roby Sudivision



City Council

Agenda Item

Subject: Approval of a business license for The Lounge as a Liquor Establishment (\$75)
Meeting: City Council - Jun 02 2025
From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

The Lounge will operate with a Retail (on-sale) Liquor License.

FINANCIAL CONSIDERATIONS:

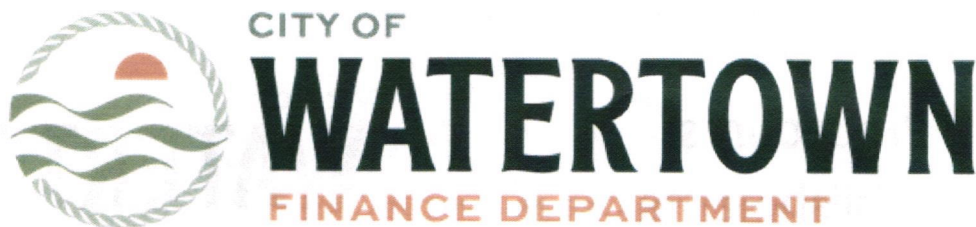
Applicant has paid \$75 to the City of Watertown.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the business license for The Lounge as a Liquor Establishment (\$75)

ATTACHMENT(S):

[The Lounge Liquor Establishment](#)



Liquor Establishment Business License Application

☒ New Application ☐ Renewal

Licensing Year: 2025

License Information:

Business Name (as it will appear on license)	<u>The Lounge</u>
Applicant/Owner Name (as it will appear on license)	<u>Samantha Schwalm</u>
Business Address	<u>21 N. maple</u>
City, State, Zip	<u>Watertown, SD 57201</u>
Phone Number	<u>605-886-2699</u>
Email Address	<u>Sampalluck@gmail.com</u>
Associated Retail (On-Sale) Liquor License #	
License Fee (check made payable to City of Watertown)	\$75.00 per year

Samantha Schwalm

Applicant/Owner Signature

5-1-25

Date

TO BE COMPLETED BY CITY OF WATERTOWN

Fee Paid: <u>\$75.00</u> Receipt Number: _____ Dated: _____ License or Permit Number: _____	City Council Approved On _____ City Manager _____ Finance Officer _____
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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



City Council

Agenda Item

Subject: Approval of a Pyrotechnics or Open Flame Permit Application for Fireworks show display at 3121 North Serenity Drive on July 12th, 2025.

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

This has been an annual fireworks show at this address.

FINANCIAL CONSIDERATIONS:

There is no financial considerations.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Pyrotechnics or Open Flame Permit Application for Fireworks show display at 3121 North Serenity Drive on July 12th, 2025.

ATTACHMENT(S):

[Fireworks permit](#)

9/1/17

FIREWORKS SHOW PERMIT

Name of Applicant: Jeff Bendix
Address: 3121 North Serenity Drive Watertown, SD 57201 Phone #: 605-868-7806

Responsible Person / Pyrotechnician Firing the Show:
Name: Jeff Bendix
Address: 3121 North Serenity Drive Watertown, SD 57201 Phone #: 605-868-7806
Drivers License or Social Security #: 00589879

Fireworks Show Date: 07/12/2025 Time: 10:30PM Duration: 20 Minutes

Description of Event: Annual Event

Location of Show: 3121 North Serenity Drive Watertown, SD 57201

(In compliance with NFPA1123, Chapter 5 on Display Site Selection, attach an aerial/satellite map with shown distances required.)

Type of Fireworks: ☒ 1.4G Consumer Fireworks Discharge (Regulated by NFPA1124)
☒ 1.3G Display Fireworks Display (Regulated by NFPA1123)
(If 1.3G Display attach copy of ATF License or ATF Employee Possessor Letter of Clearance.)
(For all shows attach list of fireworks that will be used.)


☐ Public Show ☒ Private Show

(If a Public Show attach Insurance Certificate for the Event to this application. Permits shall require applicants to offer proof of a valid liability insurance policy of at least one million dollars (\$1,000,000.00) naming the City of Watertown and/or Codington County as an additional insured. This policy must be in full force and effect for the entire period of this permit.)

I affirm and warrant that the above information is true and correct and that I am knowledgeable and will comply with the appropriate standards of NFPA1124 or NFPA1123, whichever applies to this event.

Dated this 05 day of May, 2025

Jeff Bendix
Applicant Name Printed


Applicant Signature

The above address is within the Fire Department's Fire District. The Fire Department has reviewed this permit application and hereby recommends it's issuance.

Fire Chief

Pursuant to authorization by the Codington County Board of Commissioners, I, Chairman, hereby authorize and issue this Permit to Discharge / Display fireworks in Codington County, by the person or entity named above at the time and manner described herein. Dated:
By:
Chairman - Codington County Commissioners

Pursuant to authorization by the Watertown City Council, I, Chairman, hereby authorize and issue this Permit to Discharge / Display fireworks inside the Watertown City Limits, by the person or entity named above at the time and manner described herein. Dated:
By:
Chairman - Watertown City Council

(NOTE: In accordance with the local fire department, standby personnel and equipment may be required based on potential fire conditions and weather conditions both prior to and on the day of Display / Discharge. Should standby be deemed necessary, cost associated with standby will be billed to, and shall be paid by, the permittee. We reserve the the right to cancel permits based on fire potential, and given determining factors such as atmospheric and foliage conditions.)



City Council

Agenda Item

Subject: Approval of a business license to Keith Snow d/b/a K&S Construction & Rolloff as a Commercial Garbage Hauler (\$75.00).
Meeting: City Council - Jun 02 2025
From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

K&S Construction & Rolloff is applying to operate as a Commercial Garbage Hauler within the City of Watertown.

FINANCIAL CONSIDERATIONS:

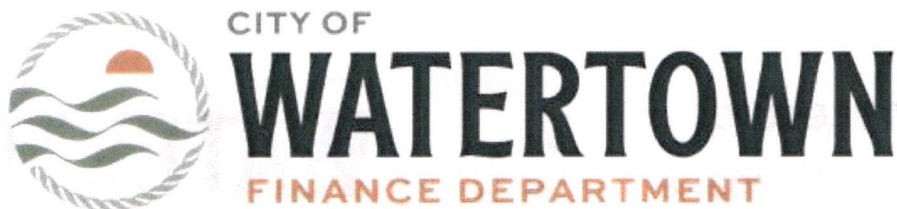
Applicant has paid \$75.00 to the City of Watertown for licensing fees.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the business license to Keith Snow d/b/a K&S Construction & Rolloff as a Commercial Garbage Hauler (\$75.00).

ATTACHMENT(S):

[K&S Construction](#)



Commercial Garbage Hauler License Application

☒ New Application ☐ Renewal

Licensing Year: 2025

License Information:

Business Name (as it will appear on license)	K & S K & S Construction & Roll-offs
Applicant/Owner Name (as it will appear on license)	Keith Snow
Business Address	132 1st Ave SW
City, State, Zip	Watertown SD 57201
Phone Number	605-520-6467
Email Address	keithphillipsnow@gmail.com
License Fee (check made payable to City of Watertown)	\$75.00


Applicant/Owner Signature

5/16/25
Date

TO BE COMPLETED BY CITY OF WATERTOWN	
Fee Paid: <u>\$75.00 chk #1055</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



City Council Agenda Item

Subject: Approval of a Business License to Woodring Plumbing as a Pipe Layer (\$250).
Meeting: City Council - Jun 02 2025
From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

Applicant has paid licensing fees and has provided adequate proof of insurance/bonding.

FINANCIAL CONSIDERATIONS:

Applicant has submitted licensing fees of \$250.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Business License to Woodring Plumbing as a Pipe Layer (\$250).

ATTACHMENT(S):

[Woodring Plumbing - Pipelayer](#)



CITY OF

WATERTOWN

FINANCE DEPARTMENT

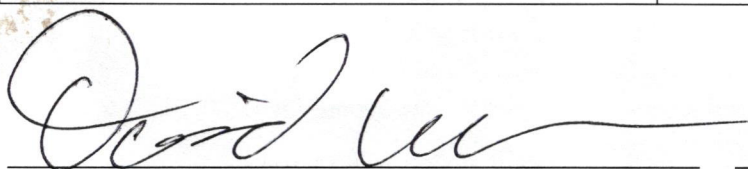
Pipe Layer Business License Application

☒ New Application ☐ Renewal

Licensing Year: 2025

License Information:

Business Name (as it will appear on license)	Woodring Plumbing
Applicant/Owner Name (as it will appear on license)	David W Woodring
Business Address	41661 170 th St
City, State, Zip	Raymond, SD 57258
Phone Number	605-881-1419
Email Address	woodring@itctel.com
Insurance Company Name (copy of certificate req'd)	One Stop
Insurance Expiration Date	6/23/25
Bond Company Name (copy of bond req'd)	Western Surety
Bond Expiration Date	5/22/26
License Fee (check made payable to City of Watertown)	License fee: \$250.00 first year / \$75.00 renewal



Applicant/Owner Signature

5-22-25

Date

TO BE COMPLETED BY CITY OF WATERTOWN

Fee Paid: <u>\$250.00</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

jcollins@watertownsd.us



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/22/2025

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 1ST STOP INSURANCE 1507 DAKOTA AVE S HURON SD 57350		CONTACT NAME: JESSICA HOTCHKISS PHONE (A/C, No, Ext): 605-352-5719 FAX (A/C, No): 605-554-0128 E-MAIL ADDRESS: JHOTCHKISS@JUFFER.COM	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: United Fire Group	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 05222025

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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			60492937	06/23/2024	06/23/2025	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						\$
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						\$
	DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

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

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

© 1988-2015 ACORD CORPORATION. All rights reserved.



Effective Date: May 22nd, 2025

Western Surety Company

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 67499095

That we, Woodring Plumbing LLC

of Raymond, State of South Dakota, as Principal,
and WESTERN SURETY COMPANY, a corporation duly licensed to do surety business in the State of

South Dakota, as Surety, are held and firmly bound unto the

City of Watertown, State of South Dakota, as Oblige, in the penal

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

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been
licensed Pipe Laying City of Watertown

by the Oblige.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply
with the laws and ordinances, including all amendments thereto, pertaining to the license or permit
applied for, then this obligation to be void, otherwise to remain in full force and effect until
May 22nd, 2026, unless renewed by Continuation Certificate.

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

Dated this 22nd day of May, 2025.

Woodring Plumbing LLC

Principal

Principal

WESTERN SURETY COMPANY

By Larry Kasten
Larry Kasten, Vice President

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

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

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

One Pipe Laying City of Watertown

bond with bond number 67499095

for Woodring Plumbing LLC

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

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

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

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

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

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its
Vice President with the corporate seal affixed this 22nd day of May,
2025.

ATTEST

L. Bauder

L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

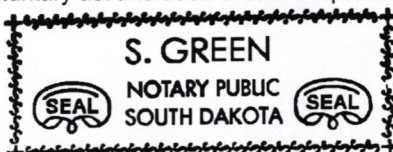
Larry Kasten

Larry Kasten, Vice President

STATE OF SOUTH DAKOTA } ss
COUNTY OF MINNEHAHA }

On this 22nd day of May, 2025, before me, a Notary Public, personally appeared
Larry Kasten and L. Bauder

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



My Commission Expires February 12, 2027

S. Green

Notary Public

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





City Council

Agenda Item

Subject: Approval of a Business License to Woodring Plumbing as a Gasfitting Contractor (\$250) and David Woodring as a Gasfitter (\$75).

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

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

FINANCIAL CONSIDERATIONS:

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

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Business License to Woodring Plumbing as a Gasfitting Contractor (\$250) and David Woodring as a Gasfitter (\$75).

ATTACHMENT(S):

[Woodring Plumbing - Gasfitting](#)



CITY OF
WATERTOWN
FINANCE DEPARTMENT

Gasfitting Contractor & Gasfitter License Application

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

Licensing Year: 2025

Gasfitting Contractor License Information:

Business Name (as it will appear on license)	Woodring Plumbing
Applicant/Owner Name (as it will appear on license)	David W Woodring
Business Address	41661 176 th St
City, State, Zip	Raymond, SD 57258
Phone Number	605-881-1419
Email Address	woodring@itctel.com
Insurance Company Name (copy of certificate req'd)	One Stop
Insurance Expiration Date	6/23/25
Bond Company Name (copy of bond req'd)	Western Surety
Bond Expiration Date	5/22/26
License Fees (check made payable to City of Watertown)	Gasfitting Contractor: \$250 first year/\$75 renewal Gasfitter Fee: \$75 per gasfitter/per year Transfer Licensed Gasfitter Fee: \$25 per gasfitter

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

Gasfitter #1 - Full Name <u>David Woodring</u>	Signature of Gasfitter #1: <u>[Signature]</u>
Gasfitter #2 - Full Name	Signature of Gasfitter #2:
Gasfitter #3 - Full Name	Signature of Gasfitter #3:

[Signature]
Signature of Business Owner

5-22-25
Date

TO BE COMPLETED BY CITY OF WATERTOWN	
Fee Paid: <u>\$325.00</u>	City Council Approved On _____
Receipt Number: _____ Dated: _____	_____ City Manager
License or Permit Number: _____	_____ Finance Officer

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/22/2025

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 1ST STOP INSURANCE 1507 DAKOTA AVE S HURON SD 57350		CONTACT NAME: JESSICA HOTCHKISS PHONE (A/C, No, Ext): 605-352-5719 E-MAIL ADDRESS: JHOTCHKISS@JUFFER.COM FAX (A/C, No): 605-554-0128	
INSURED Woodring Plumbing LLC 41661 170th St RAYMOND SD 57258		INSURER(S) AFFORDING COVERAGE INSURER A: United Fire Group INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC #	

COVERAGES

CERTIFICATE NUMBER: 05222025

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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		60492937	06/23/2024	06/23/2025	EACH OCCURRENCE	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					\$ 1,000,000	
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
						MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:						\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident)	\$
							\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE	\$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE	\$
	DED	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A			E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$

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

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

© 1988-2015 ACORD CORPORATION. All rights reserved.

Effective Date: May 22nd, 2025

Western Surety Company

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 67499084That we, Woodring Plumbing LLC

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

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

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

by the Oblige.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply
with the laws and ordinances, including all amendments thereto, pertaining to the license or permit
applied for, then this obligation to be void, otherwise to remain in full force and effect until
May 22nd, 2026, unless renewed by Continuation Certificate.

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

Dated this 22nd day of May, 2025.Woodring Plumbing LLC

Principal

Principal

WESTERN SURETY COMPANY

By

Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

On this 22nd day of May, 2025, before me, the undersigned officer, personally appeared Larry Kasten, who acknowledged himself to be the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

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



[Signature]
Notary Public — South Dakota

My Commission Expires: February 12, 2027

ACKNOWLEDGMENT OF PRINCIPAL
(Individual or Partners)

STATE OF _____ }
COUNTY OF _____ } ss

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

My commission expires _____

Notary Public

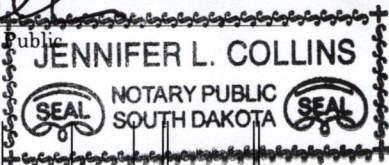
ACKNOWLEDGMENT OF PRINCIPAL
(Corporate Officer)

STATE OF South Dakota }
COUNTY OF Codington } ss

On this 22nd day of May, 2025, before me personally appeared David Woodring, who acknowledged himself/herself to be the owner of Woodring Plumbing LLC, a corporation, and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

My commission expires August 11, 2029

[Signature]
Notary Public




Western Surety Company

License or Permit No. _____

LICENSE AND PERMIT
BOND
As _____

of _____

State of _____

Name of Applicant _____

Address _____

Filed _____

Approved this _____

day of _____

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

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

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

One Gasfitter City of Watertown

bond with bond number 67499084

for Woodring Plumbing LLC

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

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

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

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

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

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its
Vice President with the corporate seal affixed this 22nd day of May,
2025.

ATTEST

L. Bauder

L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

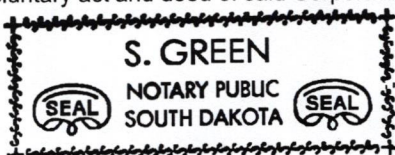
Larry Kasten

Larry Kasten, Vice President

STATE OF SOUTH DAKOTA } ss
COUNTY OF MINNEHAHA }

On this 22nd day of May, 2025, before me, a Notary Public, personally appeared
Larry Kasten and L. Bauder

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



My Commission Expires February 12, 2027

Notary Public

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





City Council

Agenda Item

Subject: Approval of a Business License to Sentry LLC as a Gasfitting Contractor (\$250) and a transfer of Aaron Schmit's Gasfitter License to Sentry LLC (\$25).

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

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

FINANCIAL CONSIDERATIONS:

Applicant has paid \$250 to the City of Watertown for the Gasfitting Contractor license and \$25 for the transfer of the Gasfitter license.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Business License to Sentry LLC as a Gasfitting Contractor (\$250) and a transfer of Aaron Schmit's Gasfitter License to Sentry LLC (\$25).

ATTACHMENT(S):

[Sentry LLC](#)



CITY OF
WATERTOWN
FINANCE DEPARTMENT

Gasfitting Contractor & Gasfitter License Application


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

Licensing Year: 2025

Gasfitting Contractor License Information:

Business Name (as it will appear on license)	Sentry LLC
Applicant/Owner Name (as it will appear on license)	Michael Walizer
Business Address	1928 Calvin Drive
City, State, Zip	Watertown, SD 57201
Phone Number	605-753-0880
Email Address	accounting@sentryusa.com
Insurance Company Name (copy of certificate req'd)	Starr Indemnity & Liability Company
Insurance Expiration Date	4/26/2026
Bond Company Name (copy of bond req'd)	Old Republic Surety Company
Bond Expiration Date	5/16/2026
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

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

Gasfitter #1 - Full Name <u>Aaron Schmit</u>	Signature of Gasfitter #1: 
Gasfitter #2 - Full Name	Signature of Gasfitter #2:
Gasfitter #3 - Full Name	Signature of Gasfitter #3:



Signature of Business Owner

5/20/2025

Date

TO BE COMPLETED BY CITY OF WATERTOWN

Fee Paid: <u>\$275.00 #015361</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



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 5/15/2025

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 Parker Smith & Feek Insurance LLC 1111 Gateway Loop Springfield OR 97477		CONTACT NAME: PHONE (A/C, No, Ext): 541-741-0550 FAX (A/C, No): 541-741-1674 E-MAIL ADDRESS:	
INSURED Sentry LLC PO Box 151 Watertown, SD 57201		INSURER(S) AFFORDING COVERAGE INSURER A: Starr Indemnity & Liability Company INSURER B: Berkshire Hathaway Homestate Insurance Company INSURER C: Berkley Assurance Company INSURER D: INSURER E: INSURER F:	
License#: PC-1719201 NORTSTA-07		NAIC # 38318 20044 39462	

COVERAGES
CERTIFICATE NUMBER: 2115608770

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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		1000090711251	4/26/2025	4/26/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 ND Stop Gap \$ 1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			1000679476251	4/26/2025	4/26/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			1000095564251 SPE933290667-01	4/26/2025 4/26/2025	4/26/2026 4/26/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 Excess Occurrence \$ 5,000,000
B	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 N	N/A	SEWC666129	3/1/2025	3/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.I. EACH ACCIDENT \$ 1,000,000 E.I. DISEASE - EA EMPLOYEE \$ 1,000,000 E.I. DISEASE - POLICY LIMIT \$ 1,000,000
A	Pollution Liability			1000090711251	4/26/2025	4/26/2026	Each Occurrence \$1,000,000
A	Hired Auto Physical Damage			1000679476251	4/26/2025	4/26/2026	Aggregate \$2,000,000 Comp/Coll Ded \$3,000

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

INSR: Starr Indemnity & Liability Company | INS Type: Professional Liability | Policy Number: 1000090711251 (04/26/2025 - 04/26/2026) | Limits: \$1,000,000 Each; \$2,000,000 Aggregate;

INSR: Berkley Assurance Company | INS TYPE: Umbrella / Excess Liability | Policy Number: SPE933290667-01 EX over GL/POL/AU Only (04/26/2025 - 04/26/2026) | Limits: Each Occurrence: 5,000,000; Aggregate: 5,000,000.

City of Watertown is an additional insured on the general liability policy per the attached endorsement/form.

CERTIFICATE HOLDER
CANCELLATION

City of Watertown 23 2nd St NE Second Floor Watertown SD 57201 USA	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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OLD REPUBLIC SURETY COMPANY

(800) 217-1792

LICENSE AND PERMIT BOND

Bond Number B150073521

KNOW ALL PERSONS BY THESE PRESENTS, that we Sentry LLC
1928 Calvin Dr, Watertown, SD 57201-4021,
as Principal, and Old Republic Surety Company organized under the
laws of the state of Wisconsin, as Surety, are held and firmly bound unto
City of Watertown, South Dakota,
as Obligee in the sum of Ten Thousand Dollars (\$ 10,000.00),
lawful money of the United States, for which payment, well and truly to be made, we bind ourselves, our heirs,
executors, administrators, successors and assigns, jointly and severally, firmly, by these presents.

WHEREAS, the said Principal has applied to said Obligee for a license to or permit as a
Gasfitter.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, That if the said Principal
shall indemnify said Obligee against all loss which the Obligee may be subject by reason of said Principal's non-
compliance caused by said Principal's breach of any ordinance, rule or regulation relating thereto, then the
above obligation shall be void, otherwise to be and remain in full force and effect.

This obligation may be canceled by said Surety by giving thirty (30) days of notice in writing of its
intentions to do so to said Obligee; and provided further, that nothing herein shall affect any rights or liabilities
which shall have accrued under this bond prior to the date of termination; and the said Surety shall be relieved
of any further liability under this bond thirty (30) days after receipt of said notice by the said Obligee.

The term of this bond is for a period commencing May 16, 2025
and terminating May 16, 2026 provided, however, this bond may be
continued from year to year by continuation certificate executed by said Surety.

Signed, sealed and dated the 16th day of May, 2025.

Sentry LLC

Principal

By: 

Old Republic Surety Company

Surety

By: 

Attorney-in-Fact





OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

Anne Solomko of Brookfield, WI

its true and lawful Attorney(s)-in-Fact, with full power and authority, not exceeding \$10,000,000, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, **(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, waste management bonds, hazardous waste remediation bonds or black lung bonds)**, as follows:

Effective Date: 05/16/2025

Bond Number: B150073521 Bond Amount: Ten Thousand Dollars \$ 10,000.00

Principal Name: Sentry LLC

Obligee Name: City of Watertown, South Dakota

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that the president, any vice president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

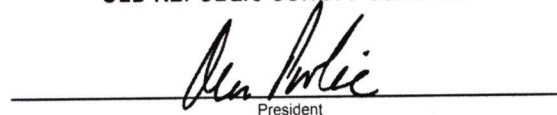
RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 16th day of May, 2025.


Assistant Secretary



OLD REPUBLIC SURETY COMPANY


President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 16th day of May, 2025, personally came before me, Alan Pavlic and Kevin J. Abitz, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.




Notary Public

My Commission Expires: 09/28/2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

0400375



Signed and sealed at the City of Brookfield, WI this 16th day of May, 2025.


Assistant Secretary

ORSC 22262 (3-06)

PATE BONDING, INC.



Parks, Recreation and Forestry Board Agenda Item

Subject: Authorization for the Finance Officer to issue a special check in the amount of \$11,282.50 to Growing Solutions, for the Golf Course irrigation system acid injector.

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

Growing Solutions is requesting a down payment of 50% to start production on the Acid Injection system. This equipment is designed to alter the PH of the irrigation water to prevent zebra mussel infestation.

FINANCIAL CONSIDERATIONS:

The equipment will be purchased from Account # 201-45125-42521 - Irrigation Equipment

OVERSIGHT / PROJECT RESPONSIBILITY:

Scott Schunter, Golf Course Superintendent

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of this Special Check through the following motion:

I move to approve authorization for the Finance Officer to issue a special check in the amount of \$11,282.50 to Growing Solutions, for the Golf Course irrigation system acid injector.

ATTACHMENT(S):

[Growing Solutions Quote](#)



Quote

Growing Solutions Inc
6360 Corporate Park Circle, Unit 2
Ft. Meyers, FL 33966
(630) 991-0333

Name:	Scott Schunter	Job:	Injection System
Company:	Cattail Crossing Golf Course	Date:	5-2-25
Address:	351 S Lake Dr	Revised:	
City, State Zip:	Watertown, SD 57201	Rep:	Scott Speiden
Cell:	775-781-6347	Email:	sschunter@cattailcrossinggolf.com

DESCRIPTION	QUANTITY	UNIT PRICE	COST
Model 450 injection system	1	13,900.00	\$13,900.00
120v single phase / PID / Flow Based			
30 GPH pump			
500 gal Hd tank #2014 (48" diameter x 73" tall)	1	1,590.00	\$1,590.00
All hoses filters and connectors to be supplied	1	350.00	\$350.00
Customer to supply appropriate saddle for injection lance			
pHirst Water Amendment / Sold per Gallon (Acid)	500	10.25	\$5,125.00
Product sold and shipped in 250 gallon totes			
Shipping from Illinois / 2 Totes 1-Tank (to be added to invoice)	1	1,600.00	\$1,600.00
Labor / Installation		1,030.00	

QUOTE GOOD FOR 20 DAYS / INVOICE NET 30

50% DOWN AND 50% UPON COMPLETION

CUSTOMER TO INSTALL SYSTEM

SHIPPING IS AN ESTIMATED COST

CURRENT PRODUCTION TIME IS FOUR WEEKS

SUBTOTAL \$22,565.00

TAX \$0.00

LABOR

FREIGHT

TOTAL \$22,565.00

The signer [Signature] Date 5/7/25 agrees to
comply with this contract / purchase order and is the acting golf course
superintendent at the facility listed above and has the purchasing authority to make
such financial decisions on behalf of the golf course.

County Taxes Added too Invoice

Reply to email with products and quantity wanted

Confirm pricing

scott@yourgrowingsolutions.com



City Council

Agenda Item

Subject: Approval of a Bid Award for Project No. 2523B Sale of Surplus Property 19th Street NE Water Tower Property Southernmost 15" in the Amount of \$6,810 to Lorene Wasland

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

On February 18, 2025, City Council approved the southernmost 15 feet of the water tower property legally described as Nineteenth Street Tower Add Tax Exempt as surplus to be sold through sealed bid. The City valued the 3,000 square feet of land at \$2.27 per square foot for a total of \$6,810 minimum acceptable sale price.

On May 20, 2025, one (1) bid of \$6,800 was received from Lorene Wasland which was \$10 (less than 1%) under the minimum acceptable price. Lorene has agreed to increase her bid to \$6,810 to meet the valued price of the parcel of land.

FINANCIAL CONSIDERATIONS:

The City would receive revenue in the amount of \$6,810.

OVERSIGHT / PROJECT RESPONSIBILITY:

Justin Petersen, City Engineer
Lucas Ammann, Engineer II

STAFF RECOMMENDATION / SUGGESTED MOTION:

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

I move to approve a Bid Award for Project No. 2523B Sale of Surplus Property 19th Street NE Water Tower Property Southernmost 15 Feet to Lorene Wasland in the amount of \$6,810.

ATTACHMENT(S):

[2523B Lorene Wasland 250520](#)

[Water Tower Addition Map 250501](#)

[5.20.2025 Project No. 2523 B Sale of Surplus Property Near 19th St NE Water Tower](#)

May 8, 2025

City of Watertown
Finance Office
23 2nd St. NE
Watertown, SD 57201

BID – 19th Street NE WATER TOWER Property

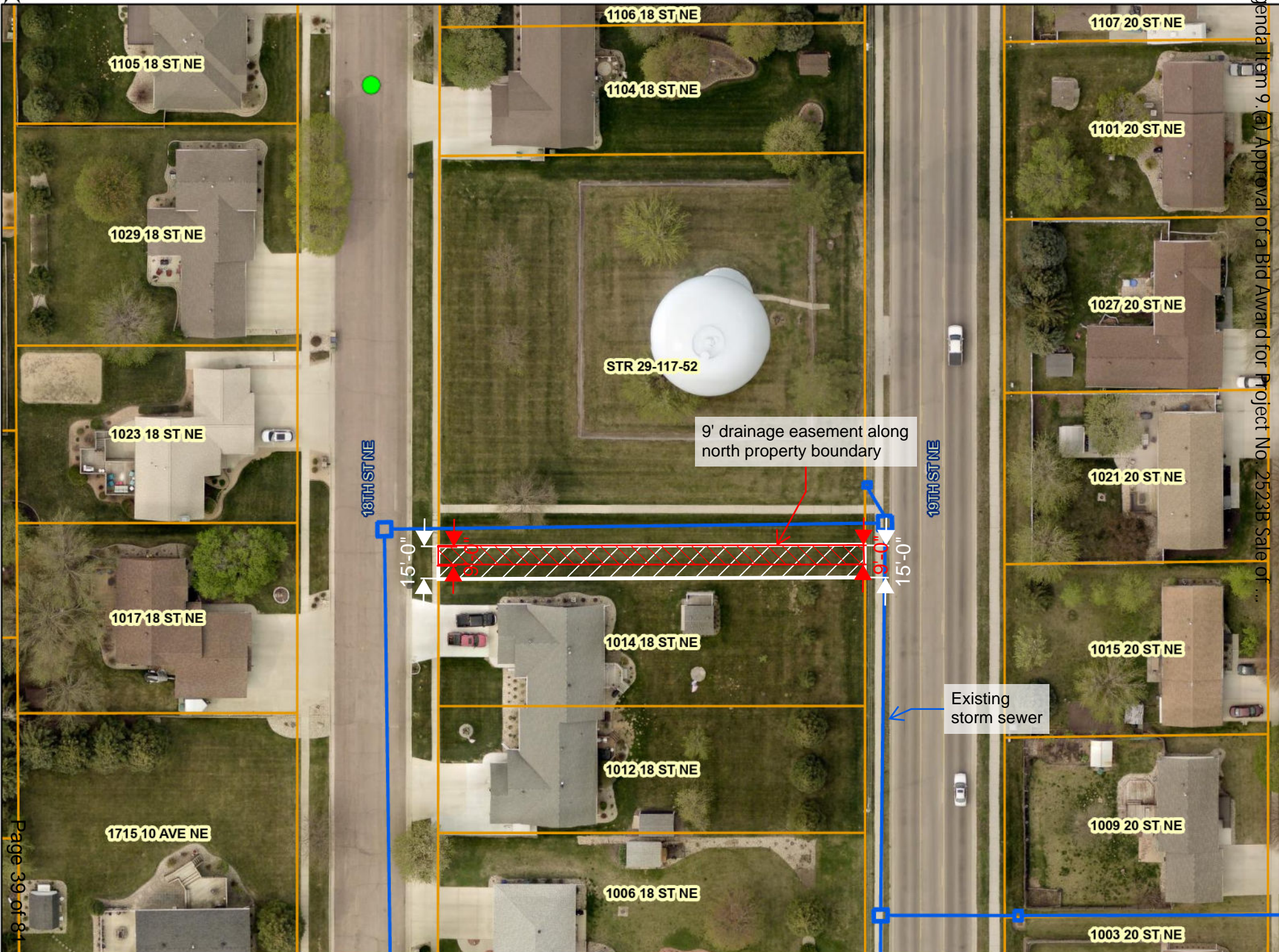
To Whom This Concerns:

I would like to submit a bid for that property in the amount of \$6800. Please let me know if I need to do anything else. Thank you very much for your consideration.

Most Sincerely,
Lorene Wasland
1014 18th Street NE
Watertown, SD 57201



South 15' of Nineteenth Street Water Tower Addition



Surplus Price Tabulation Sale of Surplus Property Near 19th St NE Water Tower Project No. 2523 B City of Watertown, South Dakota		City of Watertown 23 2nd St NE Watertown, SD 57201 Engineer's Estimate	Lorene Wasland 1014 18th St NE Watertown, SD 57201
ITEM NO.	ITEM DESCRIPTION	LUMP SUM VALUE	LUMP SUM BID
1	3,000 S.F. of Land Near 19th St NE Water Tower	\$ 6,810.00	\$ 6,800.00



City Council

Agenda Item

Subject: Approval of a Bid Award for Project No. 2508 Zoo Improvements-Wolf Exhibit to Gray Construction Company in the amount of \$750,000.00

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

Project No. 2508, Zoo Improvements-Wolf Exhibit, consists of removal of existing fence, wolf den building, and other exhibit items; installation of new utilities; installation of new fencing; construction of a viewing structure; construction of a new single story den building; and exhibit related earthwork.

On April 10, 2025, five (5) bids were received for this project. Gray Construction Company had the lowest bid of \$878,200 which was 23% higher than the engineer's estimate from TSP, Inc. of \$715,000 and 8% lower than the next lowest bid of \$953,000.

Minor scope adjustments were requested from the low bidder, which included removals and material changes to the project without affecting the primary scope as outlined in the first paragraph above. On May 29, 2025, Gray Construction submitted pricing for the proposed changes for a contract amount of \$750,000.00.

FINANCIAL CONSIDERATIONS:

The City funding for Project No. 2508 has been budgeted in the Parks, Recreation & Forestry Improvement Fund Account 212.45182.43993 in the amount of \$300,000.00 and the Lake Area Zoological Society committed \$431,431.94 to the project. On May 30, 2025, the Lake Area Zoological Society committed an additional \$78,000 to the project and the Bramble Park Zoo has also received other donations totaling \$35,056.74. Therefore, the total available funding for this project is \$844,488.68.

Acceptance of the bid award of \$750,000.00 and the consultant contract with TSP, Inc. in the amount of \$59,500 provides a total project budget of \$809,500.00, which leaves \$34,988.68 in remaining funding.

OVERSIGHT / PROJECT RESPONSIBILITY:

Dusty Rodiek, Parks, Recreation & Forestry Director
Justin Petersen, City Engineer
Lucas Ammann, Project Manager

STAFF RECOMMENDATION / SUGGESTED MOTION:

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

I move to approve a Bid Award for Project No. 2508 Zoo Improvements-Wolf Exhibit to Gray Construction Company in the amount of \$750,000.00.

ATTACHMENT(S):

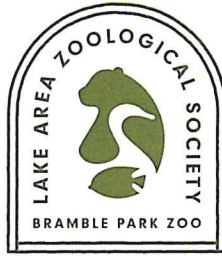
[2508 Bid Tabulation](#)

[2508 Gray Construction Company Rebid](#)

[Lake Area Zoological Society Commitment Letter](#)

Cost Estimate Tabulation Wolf Exhibit, Bramble Park Zoo Project No. 2508 City of Watertown, South Dakota		TSP, Inc. 14 W Kemp Ave Watertown, SD 57201 Engineer's Estimate	Gray Construction Co. 180 2nd St NE PO Box 123 Watertown, SD 57201	Tellinghuisen, Inc. 204 Garfield Ave PO Box 138 Willow Lake, SD 57278	Lloyd Construction Co. 150 East 4th Place Suite 600 Sioux Falls, SD 57104	Basin Construction & Drain Tile LLC 1212 Basin Rd Hayti, SD 57241	Sentry LLC 1928 Calvin Dr Watertown, SD 57201
ITEM NO.	ITEM DESCRIPTION	ITEM PRICE	ITEM PRICE	ITEM PRICE	ITEM PRICE	ITEM PRICE	ITEM PRICE
1	Alternate 1 - Roof Material	\$ 48,000.00	\$ 9,700.00	\$ 48,000.00	\$ 53,000.00	\$ 57,193.21	\$ 5,400.71
2	Alternate 2 - Hose Bibb	\$ 1,950.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,430.17	\$ 3,572.88
3	Alternate 3 - Awning	\$ 2,700.00	\$ 1,300.00	\$ 1,850.00	\$ 3,100.00	\$ 1,794.22	\$ 2,712.78
4	Alternate 4 - High Windows	\$ 4,500.00	\$ 7,600.00	\$ 7,300.00	\$ 24,000.00	\$ 8,821.91	\$ 24,465.92
5	Alternate 5 - Sewer Connection	\$ 1,300.00	\$ 1,400.00	\$ 1,300.00	\$ 1,500.00	\$ 1,409.95	\$ 1,359.14
6	Alternate 6 - Fence	\$ 6,500.00	\$ 19,200.00	\$ 19,000.00	\$ 21,000.00	\$ 16,058.68	\$ 19,988.70
7	Alternate 7 - Sanitary Sewer	\$ 24,466.00	\$ 28,000.00	\$ 28,900.00	\$ 31,000.00	\$ 24,732.87	\$ 29,906.27
8	Alternate 8 - Masonry Texture	\$ 2,000.00	\$ 2,300.00	\$ 2,000.00	\$ 2,500.00	\$ 2,464.95	\$ 2,161.56
9	Base Bid	\$ 715,000.00	\$ 878,200.00	\$ 953,000.00	\$ 979,000.00	\$ 1,044,015.58	\$ 1,162,504.97
10	Base Bid Plus Alternates	\$ 806,416.00	\$ 949,700.00	\$ 1,063,350.00	\$ 1,117,100.00	\$ 1,158,921.54	\$ 1,252,072.93

Original Contract	\$ 878,200.00
1 Addendum # 4	\$ (110,700.00) this also Changes the FRP Paneling
2 Dig barrier	\$ (4,590.00) This would make it so the fence post go into the ground 3'
3 Omit Painting	\$ (2,040.00) Omit Painting from Scope of work
4 Omit Seeding	\$ (2,040.00) Omit Seeding from Scope of work
5 Omit Final Cleaning	\$ (1,530.00) Omit Final Cleaning from Scope of work
5 Gray Construction Donation	\$ (7,300.00) We would like to put up a plaque saying built by Gray Construction
	\$ 750,000.00



5/30/2025

To Whom It May Concern:

The Lake Area Zoological Society (LAZS) is committed to improving the wolf habitat at Bramble Park Zoo. LAZS has previously committed \$431,431.94 for the wolf habit and is committed up to an additional \$78,000.

Sincerely,

Andrea Hennen. DUM

Andrea Hennen, LAZS President
Lake Area Zoological Society
PO Box 484
Watertown, SD 57201



City Council

Agenda Item

Subject: First Reading of Ordinance No. 25-06, Zoning Text Amendments to Chapter 21.29 Swimming Pools of the Revised Ordinances of the City of Watertown

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

After the April 24, 2025, Board of Adjustment meeting, the Planning Commission directed staff to research and present a proposed ordinance amendment to Chapter 21.79 Swimming Pools in relation to barriers/fencing requirements for permanent swimming pools after the denial of a variance request with no hardship being met by how the ordinance is currently written.

The current city ordinance requires a fence to be at least 6' in height to completely enclose the permanent, outdoor pool; the International Swimming Pool and Spa Code (ISPSC) requires pools be surrounded by a barrier at least 4' in height, along with other safety requirements. According to ISPSC Section 305 Barrier Requirements, 205.1 General, swimming pools that are equipped with a powered safety cover that complies with ASTM F1346 are not required to comply with Barrier Requirements such as fences. The City did not adopt that portion of the International Residential Code/ISPSC in ordinance.

After reviewing the ISPSC regulations, staff is proposing to allow for two options that promote safety when a permanent outdoor swimming pool is installed as the main purpose of the barrier requirements is to prevent accidental drowning:

1. If a powered safety cover that complies with ASTM 1346 is installed, a 4' fence is required.
2. If there is no powered safety cover being installed, a 6' fence is required.

With either option, access gates with self-closing and self-latching devices placed not less than 3 inches below the top of the gate and shall be equipped to accommodate a locking device. Openings in the fence shall not allow passage of a 4-inch diameter sphere are requirements.

The amendments were recommended for approval to City Council at the May 22, 2025, Planning Commission meeting (7-0).

§21.7907: Fences

All outdoor swimming pools for which a permit is required shall be completely enclosed by a fence. All fence openings or points of entry into pool area enclosure shall be equipped with gates. The fence and gates shall be six (6) feet in height above the grade level and shall be constructed of a minimum number nine (9) gauge woven wire mesh corrosion resistant material, or non-climbable wooden

Agenda Item 10.(a) First Reading of Ordinance No. 25-06, Zoning Text Ame...
fence. All gates shall be equipped with self-closing and self-latching devices placed at the top of the
gates. Fence posts shall be decay or corrosion resistant and shall be set in concrete bases. (Ord 05-05;
Rev 05-02-05)

§5.0301: Building Codes Adopted with Modifications

jj. Section R326 SWIMMING POOLS, SPAS AND HOT TUBS. Not adopted by City. (Ord 18-27; Rev 12-
28-18)

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager

Carla Heuer, Planner

Reid Peterson, Building Official

STAFF RECOMMENDATION / SUGGESTED MOTION:

First Reading; No Action

ATTACHMENT(S):

[Illustration](#)

[Ordinance No. 25-06](#)

ILLUSTRATION TO ORDINANCE NO. 25-06

Chapter 21.79
SWIMMING POOLS

Section		(back to Title contents)
21.7901	Compliances Required	
21.7902	Permit Required	
21.0903	Location	
21.7904	Recirculation Pools	
21.7905	Structural Design	
21.7906	Walk Areas	
21.7907	Fences Barriers	
21.7908	Steps or Ladders	
21.7909	Water Supply	
21.7910	Outlets	
21.7911	Electrical Requirements	
21.7912	Safety Precautions	
21.7913	Commercial Pools	

21.7901: COMPLIANCE REQUIRED [\(back to Chapter contents\)](#)

It shall be unlawful to construct, maintain, install or enlarge any swimming pool in the City except in compliance with all the provisions of this ordinance and other applicable building codes and all such regulations not fully set forth herein do not contradict any express provision of this chapter. (Ord 05-05; Rev 05-02-05)

21.7902: PERMIT REQUIRED [\(back to Chapter contents\)](#)

~~An Accessory Building~~[A Swimming Pool](#) Permit shall be obtained for the construction of a swimming pool that is permanent, either in ground or above ground that will remain on the property for more than six (6) months. A permit is not required for:

1. Pools that are seasonal, remain on the property for less than (6) months
2. Hot tubs or spas

21.7903: LOCATION [\(back to Chapter contents\)](#)

No portion of any outdoor swimming pool for which a permit is required shall be located within the accessory structure setback for the applicable district, or within thirty (25) feet of any principal structure on an adjacent property. Pumps, filters and pool water disinfection equipment installations shall be located at a distance not less than nine (9) feet from any side property line. (Ord 05-05; Rev 05-02-05)

21.7904: RECIRCULATION POOLS [\(back to Chapter contents\)](#)

All swimming pools for which a permit is required shall be of the recirculation type in which circulation of the water is maintained through the pool by pumps, the water drawn from the pool being clarified and disinfected before being returned to the pool. Equipment shall be provided for the disinfection of all pool water. Any disinfection method using materials other than chlorine compounds shall be subject to the approval of the Building Official. Disinfection equipment installed for the use of chlorine compounds shall have sufficient capacity to maintain a minimum free chlorine residual of 0.5 parts per million. (Ord 05-05; Rev 05-02-05)

21.7905: STRUCTURAL DESIGN [\(back to Chapter contents\)](#)

Swimming pools shall be designed to withstand the water pressure from within, to resist the pressure of the earth when the pool is empty, and to resist buoyancy forces due to ground water when empty. (Ord 05-05; Rev 05-02-05)

21.7906: WALK AREAS [\(back to Chapter contents\)](#)

Unobstructed walk areas not less than thirty six (36) inches wide shall be provided to extend entirely around any swimming pool for which a permit is required. The walk area shall be constructed of impervious material, and the surface shall be smooth and easily cleaned and of nonslip construction. The slope of the walks shall have a pitch of at least one-fourth (1/4) inch to the foot away from the pool. (Ord 05-05; Rev 05-02-05)

21.7907: FENCES/BARRIERS

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

All outdoor swimming pools for which a permit is required ~~shall be completely enclosed by a fence and access gates in accordance with Chapter 21.61 and the additional requirements as described. All fence openings or points of entry into pool area enclosure shall be equipped with gates.~~ The fence and gates shall be ~~six not be less than 48 inches (4') above grade if a powered safety cover that complies with ASTM F1346 is installed; If a powered safety cover as described is not installed, the fence and gates shall not be less than six (6') feet in height. above grade (6) feet in height above the grade level and~~ Openings in the fence shall not allow passage of a 4-inch-diameter sphere shall be constructed of a minimum number nine (9) gauge woven wire mesh corrosion resistant material, or non-climbable wooden fence. All gates shall be equipped with ~~self-closing~~ self-closing and ~~self-latching~~ self-latching devices placed not more than 3 inches below the top of the gates and shall be equipped to accommodate a locking device. ~~Fence posts shall be decay or corrosion resistant and shall be set in concrete bases.~~ (Ord 05-05; Rev 05-02-05)

~~If no locking pool cover than a six foot fence is required.~~

21.7908: STEPS OR LADDERS

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

Two or more means of egress in the form of steps or ladders shall be provided for all swimming pools for which a permit is required. At least one such means of egress shall be located on a side of the pool at both the deep end and the shallow end of the pool. Treads of steps and ladders shall be constructed of nonslip material and at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides. No steps shall be permitted in the deep end. (Ord 05-05; Rev 05-02-05)

21.7909: WATER SUPPLY

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

No source of water other than that secured from the City Water Works distribution system shall be used in any swimming pool.

1. Pools shall be equipped with suitable facilities for adding make-up water as needed. There shall be no physical connection between the water supply line and the pool system. If the make-up water is added directly to the pool, the outlet shall be at least six (6) inches above the upper rim of the pool. If the make-up water line discharges to a surge or balancing tank, the point of discharge shall be at least six (6) inches above the rim of the tank. If a hose connection from a sill cock or other plumbing fixture is to be used for supplying make-up water, then an approved vacuum breaker shall be installed between the sill cock or control valve at the fixtures and the hose connection. The vacuum breaker shall be installed at a height not less than seven (7) feet six (6) inches above the floor, platform or ground upon which a person would stand when operating the sill cock or control valve. Maximum size of the fill pipe shall be two (2) inches.
2. The system supplying recirculated water and make-up water to the pool shall be constructed in conformance with the ordinances regulating plumbing. (Ord 05-05; Rev 05-02-05)

21.7910: OUTLETS

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

All pools shall be equipped with facilities for completely emptying the pool and the discharge of pool water either onto the lawn area or into the sanitary sewer; however, discharge to the storm sewer is prohibited. There shall be an air break between the pool drain and the service sewer line. Every swimming pool for which a permit is required shall have a recirculating system with an hourly capacity equal to the pool volume divided by eight (8). (Ord 05-05; Rev 05-02-05)

21.7911: ELECTRICAL REQUIREMENTS

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

All electrical installations provided for, installed and used in conjunction with private residential swimming pools shall be in conformance with Title 9 of this ordinance. (Ord 05-05; Rev 05-02-05)

21.7912: SAFETY PRECAUTIONS

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

Every swimming pool for which a permit is required shall be equipped with one or more throwing ring buoys not more than fifteen (15) inches in diameter and having sixty (60) feet of three-eighths (3/8) inch Manilla line or its equivalent, attached, and one or more light but strong poles with blunted ends and not less than twelve (12) feet in length for making reach assists or rescues. (Ord 05-05; Rev 05-02-05)

21.7913: COMMERCIAL POOLS

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

The design of any commercial pool for public use must be submitted to the State Department of Health of the State of South Dakota for approval. After obtaining written approval from said State Department of Health, an application for permit may be submitted to the Building Official of the City of Watertown, South Dakota. (D-502) (Ord 05-05; Rev 05-02-05)

ORDINANCE NO. 25-06

AN ORDINANCE AMENDING CHAPTER 21.79 SWIMMING POOLS OF THE REVISED ORDINANCES OF THE CITY OF WATERTOWN

WHEREAS, The City of Watertown amends the provisions related to Swimming Pools of Title 21 Zoning Ordinance.

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

Chapter 21.79 SWIMMING POOLS

Section

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

21.7901	Compliances Required
21.7902	Permit Required
21.0903	Location
21.7904	Recirculation Pools
21.7905	Structural Design
21.7906	Walk Areas
21.7907	Barriers
21.7908	Steps or Ladders
21.7909	Water Supply
21.7910	Outlets
21.7911	Electrical Requirements
21.7912	Safety Precautions
21.7913	Commercial Pools

21.7902: PERMIT REQUIRED

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

A Swimming Pool Permit shall be obtained for the construction of a swimming pool that is permanent, either in ground or above ground that will remain on the property for more than six (6) months. A permit is not required for:

1. Pools that are seasonal, remain on the property for less than (6) months
2. Hot tubs or spas

21.7907: BARRIERS

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

All outdoor swimming pools for which a permit is required shall be completely enclosed by a fence and access gates in accordance with Chapter 21.61 and the additional requirements as described: The fence and gates shall be not be less than 48 inches (4') above grade if a powered safety cover that complies with ASTM F1346 is installed; If a powered safety cover is not installed, the fence and gates shall not be less than six (6') feet in height. Openings in the fence shall not allow passage of a 4-inch-diameter sphere. All gates shall be equipped with self-closing and self-latching devices placed not more than 3 inches below the top of the gates and shall be equipped to accommodate a locking device. (Ord 05-05; Rev 05-02-05)

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

I certify that Ordinance No. 25-06 was published in the Watertown Public Opinion, the official newspaper

REVISED ORDINANCES – CITY OF WATERTOWN, SOUTH DAKOTA

of said City, on the ____ day of _____, 2025.

Kristen Bobzien, Chief Financial Officer

First Reading: June 2, 2025
Second Reading: June 16, 2025
Published: June 21, 2025
Effective: July 16, 2025

City of Watertown

Attest:

Kristen Bobzien
Chief Financial Officer

Ried Holien
Mayor



City Council

Agenda Item

Subject: Application for a transfer of ownership and location of a Retail (on-sale) Liquor License and Video Lottery License from LRC Hospitality LLC d/b/a Harry's, 16 W Kemp Ave, Parcel I: E25' of Lot 14, Blk 8 of Wtn; & Lot 1 of Monks' Subd of Lots 12, 13 & 14, Blk 8 of Wtn. Parcel II: W25' of E50' of Lot 14, Blk 8 of Wtn & Lot 2 of Monks' Subdiv of Lots 12, 13, & 14, Blk 8 of Wtn to Samantha Schwalm d/b/a The Lounge, 21 N Maple, Harper Belatti, Outlout Block 4, Original Plat.

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

Fees have been paid and a Notice of Hearing has been published on May 24th, 2025.

FINANCIAL CONSIDERATIONS:

Applicant has paid \$75.00 to transfer the license, plus \$50.00 for the Notice of Hearing fee.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the application for a transfer of ownership and location of a Retail (on-sale) Liquor License and Video Lottery License from LRC Hospitality LLC d/b/a Harry's, 16 W Kemp Ave, Parcel I: E25' of Lot 14, Blk 8 of Wtn; & Lot 1 of Monks' Subd of Lots 12, 13 & 14, Blk 8 of Wtn. Parcel II: W25' of E50' of Lot 14, Blk 8 of Wtn & Lot 2 of Monks' Subdiv of Lots 12, 13, & 14, Blk 8 of Wtn to Samantha Schwalm d/b/a The Lounge, 21 N Maple, Harper Belatti, Outlout Block 4, Original Plat.

ATTACHMENT(S):

[The Lounge](#)

Date Issued _____

Uniform Alcoholic Beverage License Application**A. Owner Name and Address**

Samantha Schwalm
1601 12th AVE NE
Watertown, SD 57201

Owner's Telephone #: _____

B. Business Name and Address

The Lounge
21 N. Maple
Watertown SD 57201

Business Telephone #: 405-886-2699Place of business is located in a municipality? ☒ Yes ☐ NoCounty: CodingtonDo you own or lease this property? ☒ Own ☐ LeaseAre real property taxes paid to date? ☒ Yes ☐ No**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.**D. Legal description of licensed premise:**

Harper Belatti, Outlot Block 4,
Original Plat

Have you ever been convicted of a felony? ☐ Yes ☒ NoE. State Sales Tax Number 1033-6513-SF. 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 5-1-25Print Name Samantha SchwalmSignature Samantha Schwalm

H. APPROVAL OF LOCAL GOVERNING BODY – Notice of hearing was published on May 10th, 2025. Public hearing on the application was held May 19th, 2025, 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 \$ 200.00Amount of fee retained \$ 125.00 # 2958Forwarded with application \$ 15.00 # 2957**For Local Government Use**(Seal) _____
Mayor or Chairman

If disapproved, endorse reason thereon and return to applicant

Transferred (State Use)

From: _____

Sales tax approval _____ Date _____

STATE LIQUOR AUTHORITY:

APPROVAL _____ REVIEW _____

Agenda Item 11.(a) Application for a transfer of ownership and location
Company Supplement Information
(For corporate/partnership/LP/LLC applicants)

Name of corporation/partnership/LP LLC Schwalm Corporation

Address of office and principal place of business of corporation/partnership/LP/LLC 21 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
<u>Samantha Schwalm</u>		<u>1601 12th AVE NE</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
<u>The Lounge</u>	<u>Mail Beverage BB-3280 100%</u>
<u>The Lounge</u>	<u>Retail wine RW-20538 100%</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?

URS

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

Samantha Schwalm

5-1-25



City Council

Agenda Item

Subject: Second Reading of Ordinance No. 25-05, Amending the Zoning Map of the City of Watertown, SD, for a portion of property to be known as the Replat of Lots 2, 3, and 4 Mancell Second Addition from R-1 Single Residential District to R-3 Multi-Family Residential District

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

Russell Warner, the acting agent for the property owner, Kampsco, LLC, has submitted a petition to rezone a portion of their property known as Mancell Second Addition. The proposed rezone is tied to the Replat of Lots 2, 3, and 4 of Mancell Second Addition. The replat will consolidate the three lots into Lot 2A, approximately 1.07 acres, and Lot 2B, approximately 2.55 acres. The rezone request pertains to Lot 2B, which is proposed to be changed from R-1 Single Family Residential District to R-3 Multi-Family District. At this time, the owners intend to construct two fourplexes on Lot 2B. These units will be available for individual ownership through the use of a condominium plat.

The previous owners of Mancell Second Addition petitioned to rezone lots 2-5 of Mancell Second Addition from R-1 Single Family Residential District to C-L Lake Commercial District which was recommended for approval by the Planning Commission (5-2) at the March 9, 2023, meeting. City Council denied the rezone at the April 3, 2023, meeting (0-7) largely due to concerns about the wetlands and proposed density of the development. A subsequent petition to rezone to a PUD Planned Unit Development was submitted later in 2023. The Planning Commission did not recommend (3-4) approval to City Council of the PUD zoning at the December 7, 2023, meeting. City Council denied the rezoned for the PUD rezone (2-5) at the January 2nd, 2024, meeting. The PUD proposed around 30 apartment units and 15 sportsman condos along with installing apartments on Lot 5 of Mancell Addition where the wetland areas are located.

The proposed rezone does not involve or encroach upon the property that is jurisdictional wetland as delineated by the US Army Corps of Engineers. The delineation was performed by wetland specialists on September 25, 2024, with a report compiled on December 4, 2024, the map included in the report is attached showing the boundaries of the jurisdictional wetlands.

The Planning Commission recommended approval to City Council at the May 8, 2025, meeting (7-0).

Facts:

1. Adjacent Property Zoning Designation:
 - a. North: R-3 Multi-Family Residential District / R-1 Single Family Residential District
 - b. East: R-1 Single Family Residential District / County
 - c. South: County
 - d. West: R-1 Single Family Residential District / County

Agenda Item 11.(b) Second Reading of Ordinance No. 25-05, Amending the Z...

2. Rezone will extend to the centerline of the adjacent right-of-ways.
3. The property is located within the AE (100-year) flood zone.
4. Cash in lieu for park dedication was collected November 25, 2020, with the Plat of Mancell Addition.
5. Watertown Municipal Utilities collected tapping fees for 2.03 acres of Lot 2 of Mancell Second Addition when the property was annexed in 2020. Additional tapping fees and sanitary sewer cost recovery fees will be assessed at the time of building permit issuance.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager

Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of this item through the following motion:

I move to approve Ordinance No. 25-05, Amending the Zoning Map of the City of Watertown, SD, for a portion of property to be known as the Replat of Lots 2, 3, and 4 Mancell Second Addition from R-1 Single Residential District to R-3 Multi-Family Residential District.

ATTACHMENT(S):

[Vicinity Map](#)

[Petition to Change Zoning](#)

[Exhibit](#)

[Wetland Map](#)

[Proposed Replat of Mancell Second Addition](#)

[Recorded Plat of Mancell Second Addition](#)

[CC Ord 25-05](#)

Vicinity Map

0 200 400 800 Feet



Prepared by:
Colin B. DeJong
Aason Engineering Company, Inc.
1022 6th St SE
Watertown, SD 57201
Phone #: 605-882-2371

STATE OF SOUTH DAKOTA) :
COUNTY OF CODINGTON) PETITION TO CHANGE ZONING

**TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY
OF WATERTOWN, SOUTH DAKOTA:**

1. Your Petitioner(s), Russell Warner, Acting Agent for Kampsco, LLC respectfully request that the following described real property in the City of Watertown, Codington County, South Dakota, be re-zoned from its current designation as "R1 – Single Family Residential District" to "R3 – Multi-Family Residential District".

A portion of Lot 2 and all of Lots 3 and 4 of the plat entitled, "Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota". Subject parcel contains 2.55 +/- Acres.

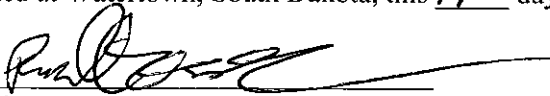
Which upon re-platting will be known as Lot 2B Replat of Lots 2, 3 and 4 of Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota.

2. Petitioner is the owner of record of the above-described real property.
3. The petitioner intends to develop the property.
4. The following Exhibit is attached hereto and is by reference incorporated as part of this Petition:

Exhibit A - A portion of Lot 2 and all of Lots 3 and 4 of the plat entitled, "Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota".

WHEREFORE, PETITIONER(S) REQUEST that the City Council of Watertown, South Dakota adopt an ordinance re-zoning the above-referenced real property from its current designation as "R1 Single Family Residential District" to "R3 – Multi-family Residential District".

Dated at Watertown, South Dakota, this 17th day of April, 2025

By 
Acting Agent
Kampsco, LLC

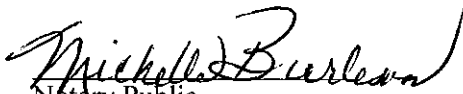
State of South Dakota)

)SS:

County of Codington)

On this the 17th day of April, 2025, before me, the undersigned officer, personally appeared Russell Warner, Acting Agent for Kampsco, LLC, known to me or satisfactorily proven to be the person whose name(s) are subscribed to within this instrument and acknowledged that they executed the same for the purposes therein contained.

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


Notary Public

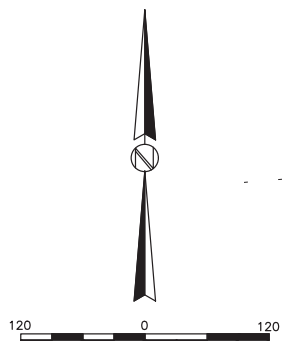
(SEAL)



My Commission Expires: 9-28-2030

REPLAT OF LOTS 2, 3 AND 4 OF MANCELL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

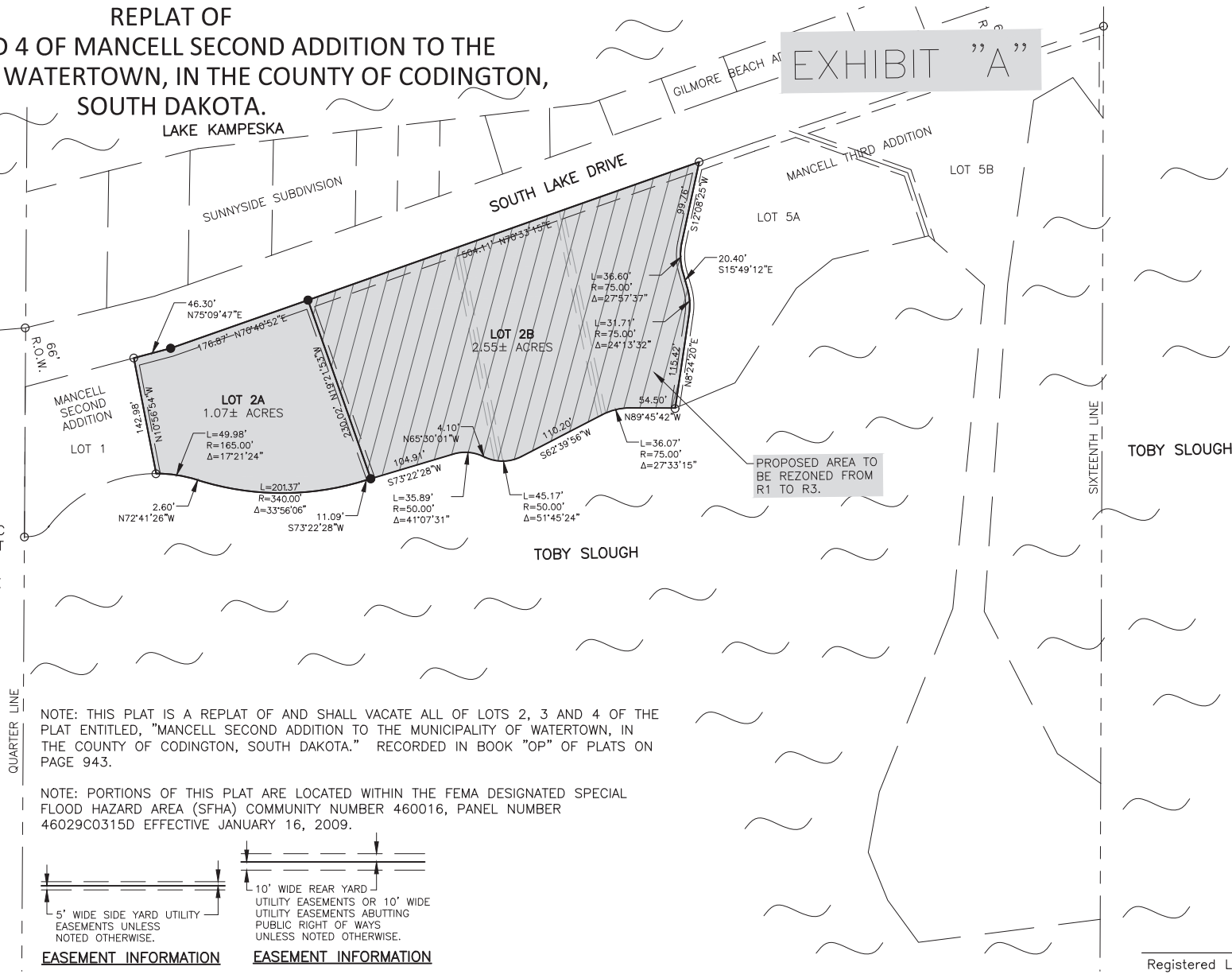
EXHIBIT "A"



JANUARY 30, 2025
SCALE: 1"=120'

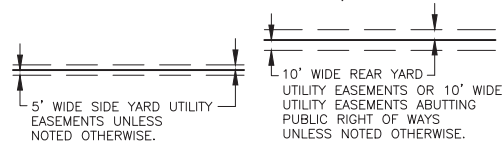
- MONUMENT RECOVERED
- ½"X18" REBAR W/ PLASTIC CAP STAMPED #11310 SET

NOTE: BEARINGS ARE BASED ON UTM ZONE 14 COORDINATE BASE - WGS 84. GROUND DISTANCES SHOWN.



NOTE: THIS PLAT IS A REPLAT OF AND SHALL VACATE ALL OF LOTS 2, 3 AND 4 OF THE PLAT ENTITLED, "MANCELL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA." RECORDED IN BOOK "OP" OF PLATS ON PAGE 943.

NOTE: PORTIONS OF THIS PLAT ARE LOCATED WITHIN THE FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) COMMUNITY NUMBER 460016, PANEL NUMBER 46029C0315D EFFECTIVE JANUARY 16, 2009.



EASEMENT INFORMATION

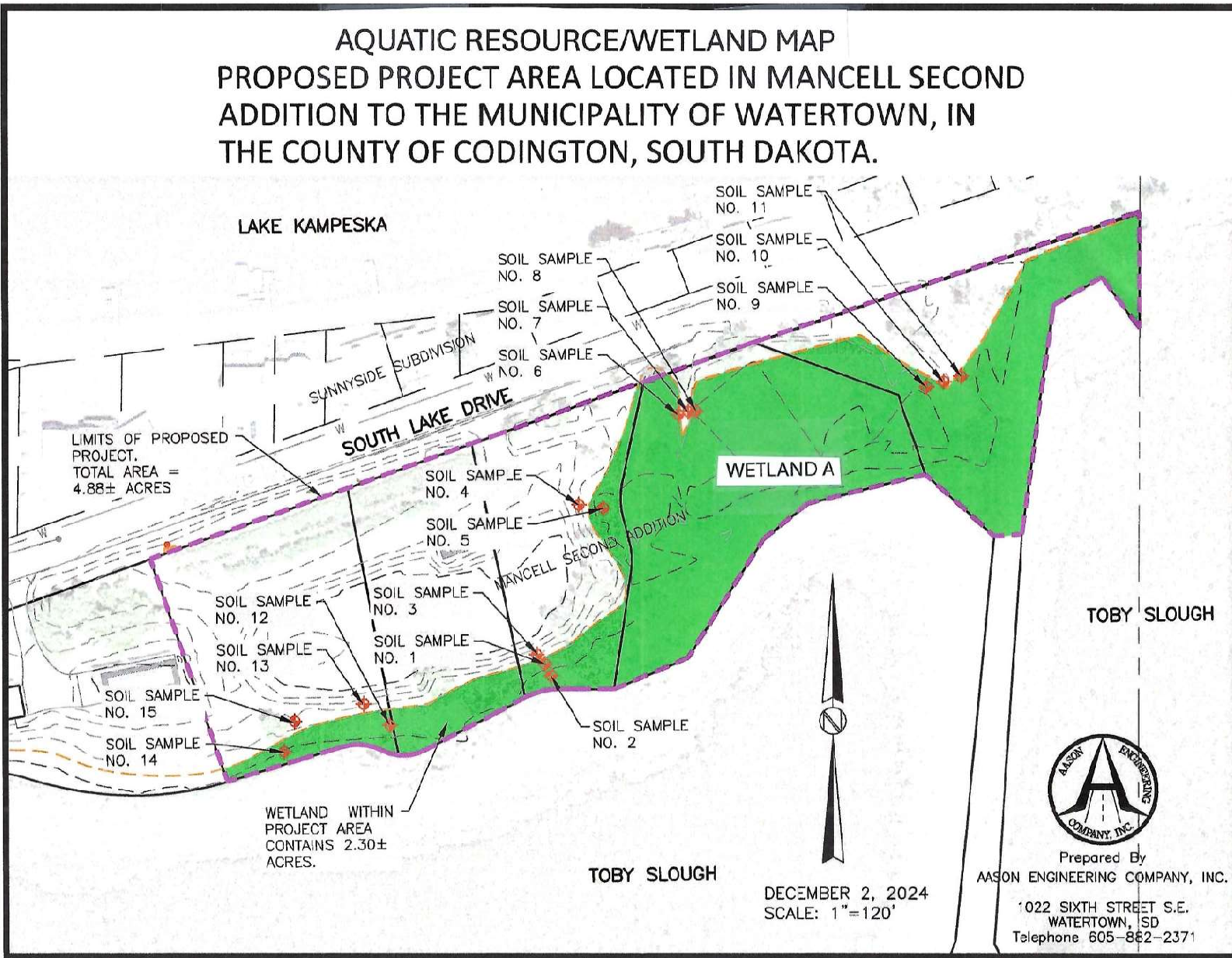
EASEMENT INFORMATION



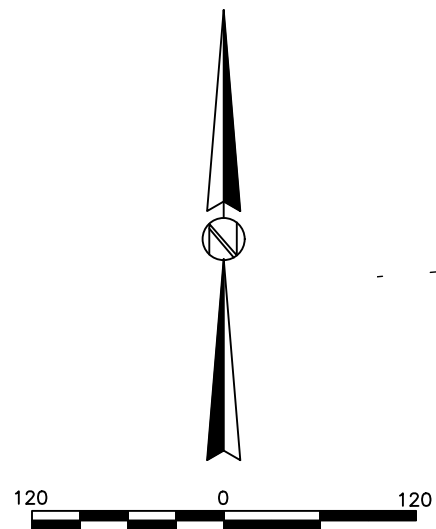
Prepared By
AASON ENGINEERING COMPANY, INC.

1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371

Registered Land Surveyor



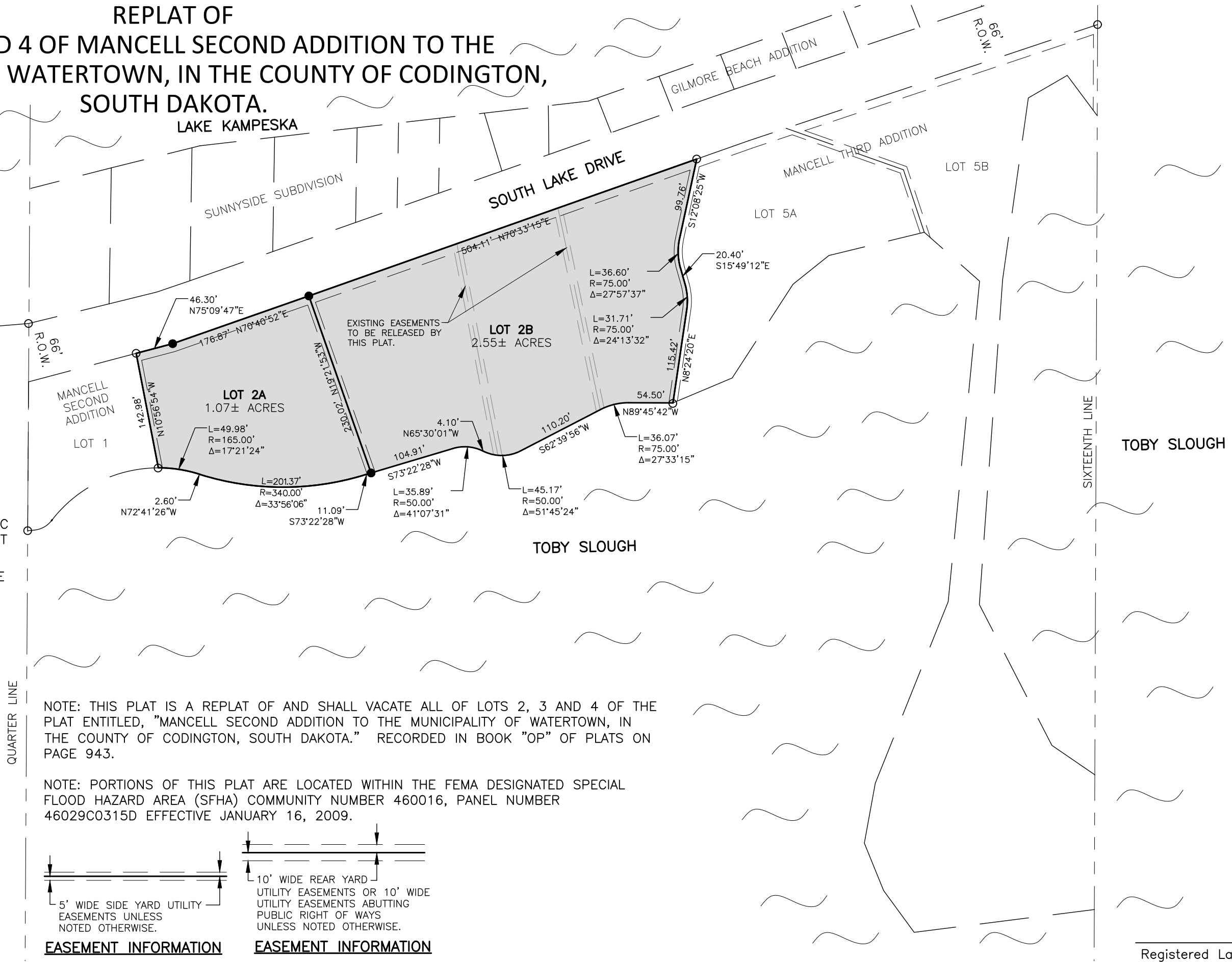
REPLAT OF LOTS 2, 3 AND 4 OF MANCELL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.



JANUARY 30, 2025
SCALE: 1"=120'

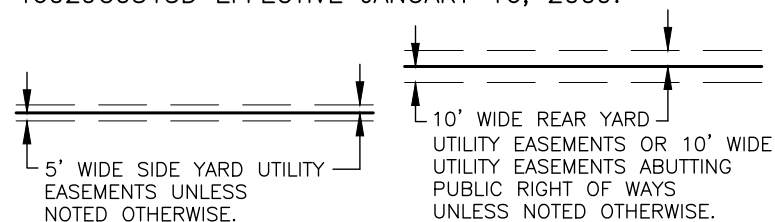
- MONUMENT RECOVERED
- 1/2"x18" REBAR W/ PLASTIC CAP STAMPED #11310 SET

NOTE: BEARINGS ARE BASED ON UTM ZONE 14 COORDINATE BASE - WGS 84. GROUND DISTANCES SHOWN.



NOTE: THIS PLAT IS A REPLAT OF AND SHALL VACATE ALL OF LOTS 2, 3 AND 4 OF THE PLAT ENTITLED, "MANCELL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA." RECORDED IN BOOK "OP" OF PLATS ON PAGE 943.

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EASEMENT INFORMATION

EASEMENT INFORMATION




Prepared By
AASON ENGINEERING COMPANY, INC.

1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371

Registered Land Surveyor

"Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota."

In witness whereof we have caused these presents to be executed this 18th day of November, 2020.


Jered M. Mancell

Tina M. Mancell

) SS

On this the 19th day of November, 2021, before me, the undersigned officer, personally appeared Jared M. Mancell and Tina M. Mancell, known to me or satisfactorily proven to be the people whose names are subscribed to the within instrument and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

HEIDI J. LOSCHINE
SEAL NOTARY PUBLIC SEAL


Notary Public, South Dakota

My Commission Expires: 11/23/23



INSTRUMENT NO. 202107441 Pages: 5
BOOK: OP PLAT
PAGE: 943

12/30/2021 1:34:00 PM

Ann Rasmussen

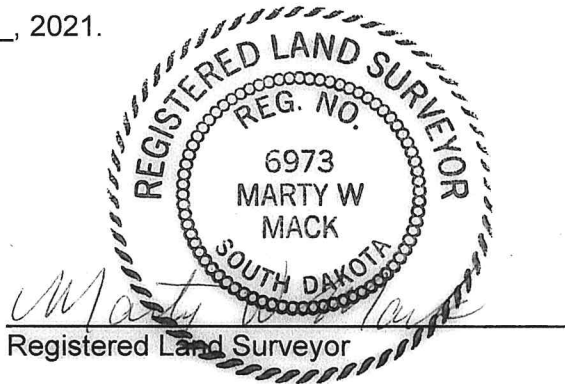
ANN RASMUSSEN, REGISTER OF DEEDS
CODINGTON COUNTY, SOUTH DAKOTA
Recording Fee: 60.00
Return To: REGISTER OF DEEDS

COPY Page

I, Marty W. Mack, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the instance and request of Jered M. Mancell and Tina M. Mancell, husband and wife, owners of the above described property, did on or before November 17, 2021, survey the parcel of land as shown on the accompanying plat.

I further certify that the said plat is a true and correct representation of the said parcel as surveyed and platted by me.

I hereby set my hand this 17th day of NOVEMBER, 2021.



.....

STREET AUTHORITY'S CERTIFICATE

Having the authority to do so; I hereby approve access for the lots included in this plat onto the adjoining right of way to South Lake Drive. All access locations to be determined at building permit issuance

Dated this 22nd day of December, 2021.

Justin Reles
City Engineer, Watertown, South Dakota

.....

CITY PLAN COMMISSION RECOMMENDATION

Resolution No. 2021-55

The aforementioned plat has been duly examined and it appears that said plat is in all respects lawful and proper and entitled to approval. It is hereby recommended for approval by the Watertown City Plan Commission on this 29th day of December, 2021

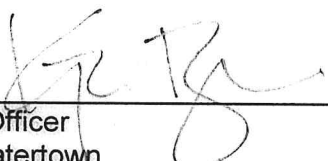
Jeffrey Bink
Chairman
Watertown City Plan Commission

Resolution No. 21-56

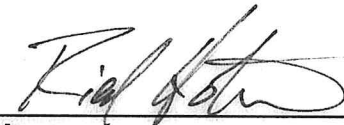
Be it resolved by the City Council of Watertown, South Dakota, having viewed this plat and having received a recommendation from the Watertown City Plan Commission, does hereby approve this plat of **"Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota,"** and the City Finance Officer is hereby directed to endorse on such plat a copy of this resolution and certify the same thereon.

The above and foregoing resolution was duly passed and adopted.

Dated at Watertown, South Dakota, this 30th day of December, 2021.

Attest:


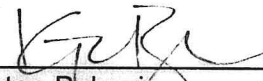
Finance Officer
City of Watertown



Mayor
City of Watertown

CITY FINANCE OFFICER'S CERTIFICATE

I, Kristen Bobzein, the duly appointed, qualified City Finance Officer of the City of Watertown, South Dakota, hereby certify that all special assessments, which are liens upon any land depicted and described in this plat, as shown by the records in my office on this 30th day of December, 2021, have been paid in full.

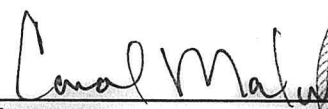


Kristen Bobzein
City Finance Officer


TREASURER'S CERTIFICATE

I hereby certify that I am the duly elected, qualified, and acting Treasurer of Codington County, South Dakota, and hereby certify that all taxes which would, if not paid, be liens upon any of the land depicted and described in this plat, as shown by the records in my office have been paid in full.

Dated this 30th day of December, 2020 A.D. 
2021



Treasurer,
Codington County, South Dakota



I hereby certify that I have received copy of the attached plat and has been filed in my office.

Dated this 30 day of December, 2021 A.D.

Sarah Tesch
Director of Equalization,
Codington County, South Dakota

REGISTER OF DEED'S CERTIFICATE

I hereby certify that I have received and have

FILED FOR RECORD this 30th day of December, 2021 A.D. at 1:34 O'clock P. M.

and duly recorded in Book OP Page 943 of Plat Books.

Ann Rasmussen
Register of Deeds,
Codington County, South Dakota

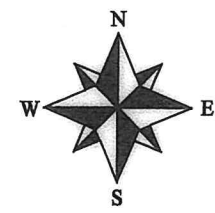
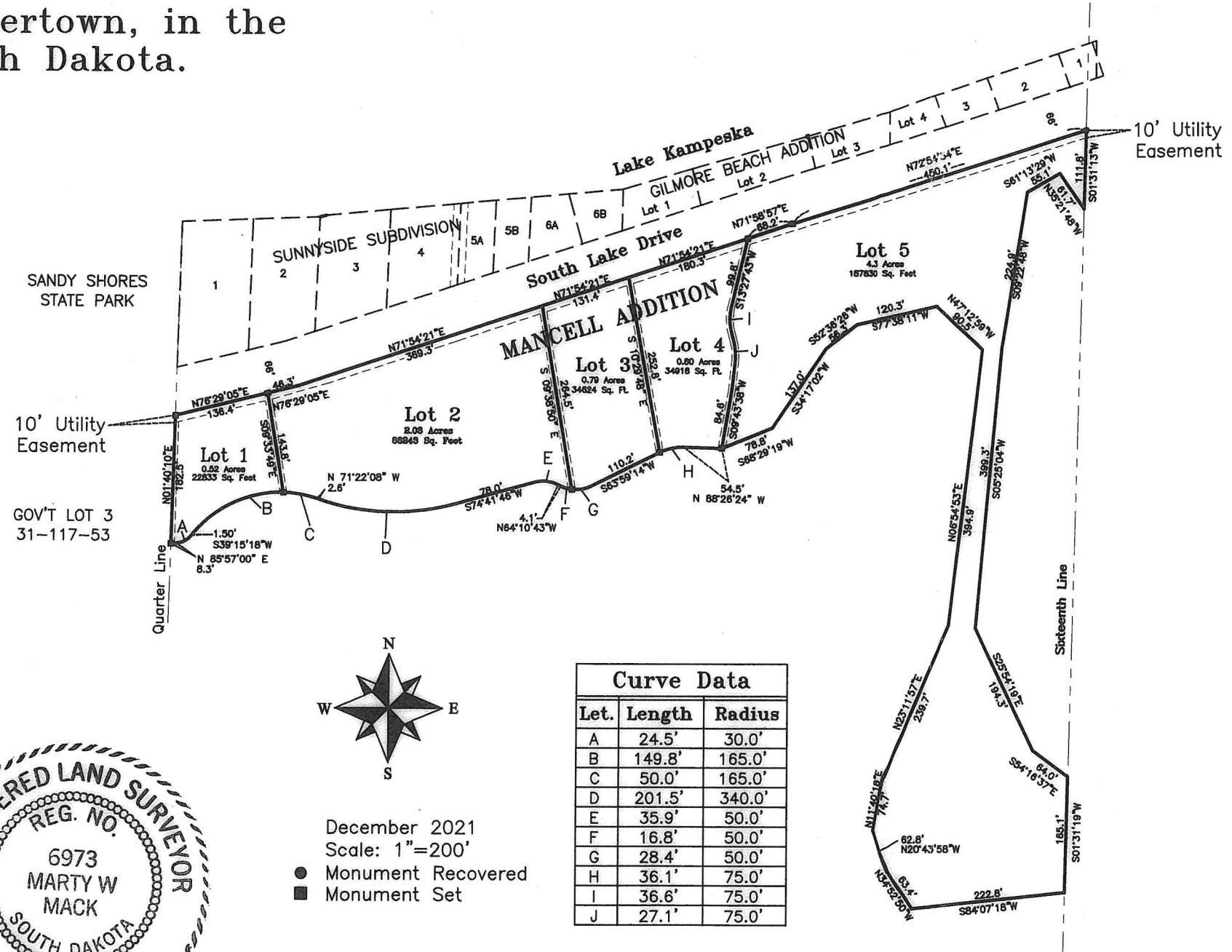
MANCELL SECOND ADDITION
to the Municipality of Watertown, in the
County of Codington, South Dakota.

Mancell Second Addition shall vacate the plat of Mancell Addition recorded on December 1, 2020 at 3 P.M., in Book OP of plats, page 844 in the Office of the Register of Deeds, Codington County, South Dakota.

Revised Ordinances, City of Watertown
Title 24: Subdivision of Land

Portions of this plat are located within the FEMA designated Special Flood Hazard Area (SFHA) Community Number 460016, Panel Number 46029C0315D effective 1/16/2009.

Check FEMA Flood Map Service Center for revisions to Panels.



December 2021
Scale: 1"=200'
● Monument Recovered
■ Monument Set

Curve Data		
Let.	Length	Radius
A	24.5'	30.0'
B	149.8'	165.0'
C	50.0'	165.0'
D	201.5'	340.0'
E	35.9'	50.0'
F	16.8'	50.0'
G	28.4'	50.0'
H	36.1'	75.0'
I	36.6'	75.0'
J	27.1'	75.0'





Marty Mack
Registered Land Surveyor
Certified Federal Surveyor

Mack
Land Surveying, LLC

Cell: (605) 880-3108 • Phone: (605) 878-2007
808 South Maple • Watertown, SD 57201
macklandsurveying@gmail.com

ORDINANCE NO. 25-05

Petition to Amend Zoning District Boundaries by Rezoning a Portion of Mancell Second Addition from R-1 Single Family Residential District to R-3 Multi-Family Residential District

BE IT ORDAINED by the City of Watertown, upon examination of the Petition to Change Zoning by Russell Warner, acting agent for Kampsco, LLC., the owner of real property described as:

A portion of Lot 2 and all of Lots 3 and 4 of the plat entitled, "Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota."

Which upon replatting will be known as "Lot 2B Replat of Lots 2, 3 and 4 of Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota"

and based on the report and recommendation of the City Planning Commission in its Ordinance No. 25-05, that the property be, and is hereby, rezoned from the existing designation of *R-1 Single Family Residential District*, pursuant to Watertown Revised Ordinance §21.14 to *R-3 Multi-Family Residential District*, pursuant to Watertown Revised Ordinance §21.20.

BE IT FURTHER ORDAINED that the new zoning designation referenced above be extended and applied to the centerline of the adjacent public right-of-ways.

BE IT FURTHER ORDAINED that the zoning map of the City of Watertown be so amended.

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

I certify that Ordinance No. 25-05 was published in the Watertown Public Opinion, the official newspaper of said City, on this ____ day of _____, 2025.

Kristen Bobzien, Chief Financial Officer

First Reading: Monday, May 19, 2025
Second Reading: Monday, June 2, 2025
Published: Saturday, June 7, 2025
Effective: Wednesday, July 2, 2025

City of Watertown

Attest:

Kristen Bobzien
Chief Financial Officer

Ried Holien
Mayor



City Council

Agenda Item

Subject: Approval of Resolution No. 25-15, Vacation of a portion of the public right-of-way of 4th Street SE between 10th Avenue SE and 11th Avenue SE

Meeting: City Council - Jun 02 2025

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

BACKGROUND INFORMATION:

Background:

The owners, Buffalo Ridge Concrete, Inc., has submitted a petition to vacate a portion of the 4th Street SE right-of-way between 10th Avenue SE and 11th Avenue SE. This section of right-of-way currently separates two of the company's properties. Due to previous development, this area is not used for through traffic, as a conveyor belt structure was built over the unimproved roadway. Buffalo Ridge Concrete, Inc. intends to maintain the way current operations function on the site and are seeking the vacation in part to reduce pedestrian or vehicular traffic in the industrial area and connect the two properties that are functioning as one today.

If the vacation is approved, a 10' wide utility easement centered over an existing 4" natural gas main that runs north and south within the right of way will be required. Additionally, a 20' drainage and utility easement will be required to be memorialized along the entirety of the west property line. A turnaround easement sufficient to IFC standards for Fire Department access to the existing fire hydrant on the east side of 4th Street SE within the northern portion of the area being vacated will be required. Staff will request the owner's submit an administrative plat to memorialize the vacation and the three referenced easements *if approved* to be recorded with the vacation resolution at the Office of the Register of Deeds.

The South Side Addition subdivision is a mix of commercial and industrial uses. As the area has developed, multiple right-of-way and alley vacations have been approved by the City Council to better align with the evolving land use pattern. A significant portion of the surrounding land remains undeveloped and includes wetlands and designed floodplain areas.

The vacation was recommended for approval by the Planning Commission at the May 22, 2025, Planning Commission meeting (7-0).

Facts:

1. Approximately 34,551 SF will be vacated.
2. The petitions own all property directly abutting the portion of right-of-way being vacated.
3. The vacation does not create any landlocked property.
4. A 10' wide utility easement will be retained over the portion of right of way as WMU has existing utilities in that area.
5. A 20' wide drainage easement will be retained over the W20' of Lots 1-10 Block 2 South Side Addition.

Agenda Item 11.(c) Approval of Resolution No. 25-15, Vacation of a porti...

6. A turnaround easement sufficient to IFC standards for Fire Department access to the existing fire hydrant on the east side of 4th Street SE within the northern portion of the area being vacated will be required
7. Does not hinder the goals and objectives of the master transportation plan. Reducing through access will improve traffic patterns and require the use of improved streets within the public right of way.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager

Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the proposed vacation resolution through the following motion:

I move to approve Resolution No. 25-15, a Vacation of a portion of the public right-of-way of 4th Street SE between 10th Avenue SE and 11th Avenue SE

ATTACHMENT(S):

[Application](#)

[Petition for Vacation](#)

[Exhibit](#)

[Vicinity Map](#)

[Reference Image](#)

[Vicinity Map w Vacations](#)

[Resolution No. 25-15](#)

Vacation Application

Applicant

Primary Location

V-3

Submitted On: May 5, 2025

 Colin DeJong
 605-882-2371
 colindejong@iw.net

Point Location: 44.8885, -97.1106

Applicant Information

I the applicant am the...

Project Agent

Applicant Access

Project Information

Vacation Type

Public Right-of-Way

Legal Description

A portion of the public road right of way for 4th Street SE adjacent to Lots 11-20 Block 1 and Lots 1-10 Block 2 and the South 30' of the vacated right of way for 10th Avenue SE adjacent to said Blocks 1 and 2 all of South-Side Addition to Watertown, Codington County, South Dakota.

Describe the proximity of the proposed vacation

4th Street SE between 10th Avenue SE and 11th Avenue SE.

Reason for Vacation

There are no public improvments installed in the right of way.

Size of Sites (Acres)

0.79

Square Footage

34551

Proposed Zoning

I-1 Light Industrial District

Utilities

Are there utilities within the public right-of-way proposed to be vacated? Choose "NA" if there are no utilities.

Water

NA

Sewer

NA

Property Owner Information

Name

Buffalo Ridge Concrete, Inc

Phone Number

1-507-829-8150

Email Address

chris@buffaloridgeconcrete.com

Mailing Address

1025 4th St SE

City

Watertown

State

SD

Petitioner Responsibility after Approval

1. The petitioner shall immediately close the street to public travel upon the vacation taking effect- after publishing and 20 day referendum period.
2. This shall be accomplished with the use of approved signs and barricades as prescribed by the City Street Department.
3. Depending upon the future development plans for the vacated right-of-way, the street must be permanently closed with barricades or by removal of any improved street. The developer shall develop a plan that will be approved by the City for necessary actions required upon successful completion of the street vacation process. The plan will stipulate a time period for compliance with various activities needed to permanently vacate the right-of-way.

I understand the responsibilities outlined above.

true

Prepared by:

Colin B. DeJong
Aason Engineering Company, Inc.
1022 6th Street SE
Watertown, SD 57201
Phone #: 605-882-2371

**PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY ADJACENT TO LOTS 11-20
BLOCK 1 AND LOTS 1-10 BLOCK 2 AND THE SOUTH 30' OF THE VACATED RIGHT OF
WAY FOR 10TH AVENUE SE ADJACENT TO SAID BLOCKS 1 AND 2 ALL OF SOUTH-SIDE
ADDITION TO WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA.**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA:

The undersigned, being the owner(s) of all the real property abutting the south side of the public right-of-way hereinafter described, hereby petitions the City Council of Watertown, South Dakota, to vacate a portion of said public right-of-way pursuant to the statutes in such cases made and provided, particularly SDCL 9-45-7, et seq., and said Petitioner respectfully shows and represents the following:

1. The public right-of-way sought to be vacated is described as follows:

A portion of the public road right of way for 4th Street SE adjacent to Lots 11-20 Block 1 and Lots 1-10 Block 2 and the South 30' of the vacated right of way for 10th Avenue SE adjacent to said Blocks 1 and 2 all of South-Side Addition to Watertown, Codington County, South Dakota. Tract contains 34,551 +/- Sq. Ft.

2. A map of the public right-of-way proposed to be vacated is attached hereto and marked as Exhibit "A" and incorporated herein by reference.
3. Pursuant to SDCL 9-45-7, this petition is being submitted because the right-of-way located in said parcel is not used for public infrastructure.
4. A utility easement shall be retained over aforementioned right of way.

WHEREFORE, Petitioner respectfully requests that the governing body of the City of Watertown, South Dakota, order this Petition filed with the City Finance office and direct that notice of the time and place when the Petition will be considered be given by publication once each week for two successive weeks, with the final publication being a minimum of 10 days prior to the public hearing; and, that upon said hearing the governing body adopt a resolution vacating said public right-of-way, all according to the law in such cases being provided, and particularly under SDCL 9-45-7, et seq.

Dated at Watertown, South Dakota, this 5th day of May, 2025.

By Weston Carr (Printed Name)

For Buffalo Ridge Concrete Inc. (Owner)

Signature [Signature]

State of South Dakota)

County of Codington)SS:

On this the 5th day of May, 2025, before me, the undersigned officer, personally appeared Weston Carr for Buffalo Ridge Concrete known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to within this instrument and acknowledged that they executed the same for the purposes therein contained.

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

Michelle Burleson
Notary Public

My Commission Expires: 9-28-2030 (SEAL)

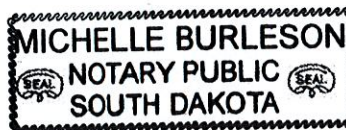
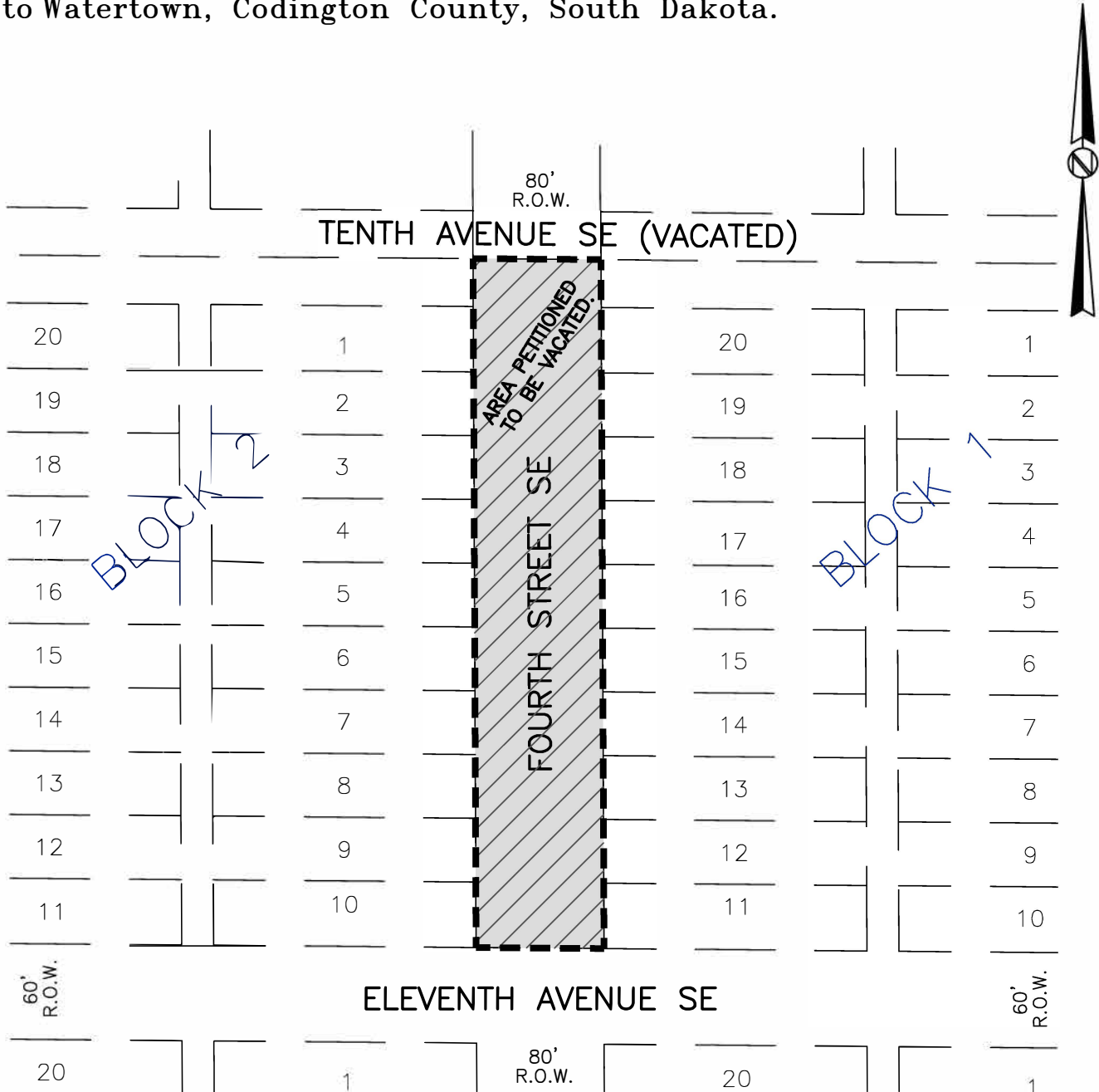


Exhibit A

A Portion of the public road right of way for 4th Street SE adjacent to Lots 11-20 Block 1 and Lots 1-10 Block 2 and the South 30' of the vacated right of way for 10th Avenue SE adjacent to Blocks 1 and 2 all of South-Side Addition to Watertown, Codington County, South Dakota.

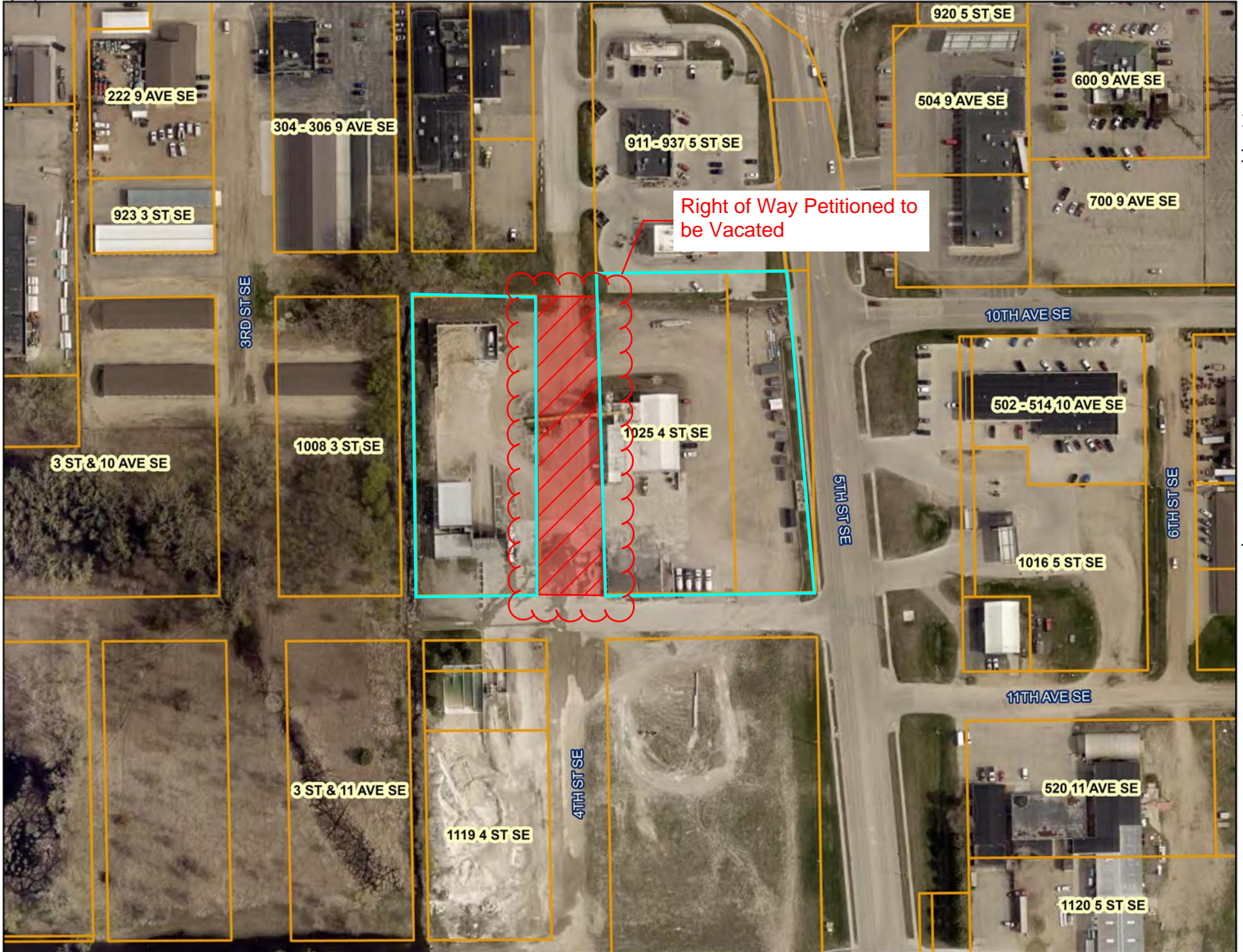


Prepared By
AASON ENGINEERING COMPANY, INC.

1022 6th St SE
Watertown, SD
Telephone 605-882-2371

Vicinity Map

0 55 110 220 Feet



Reference Image

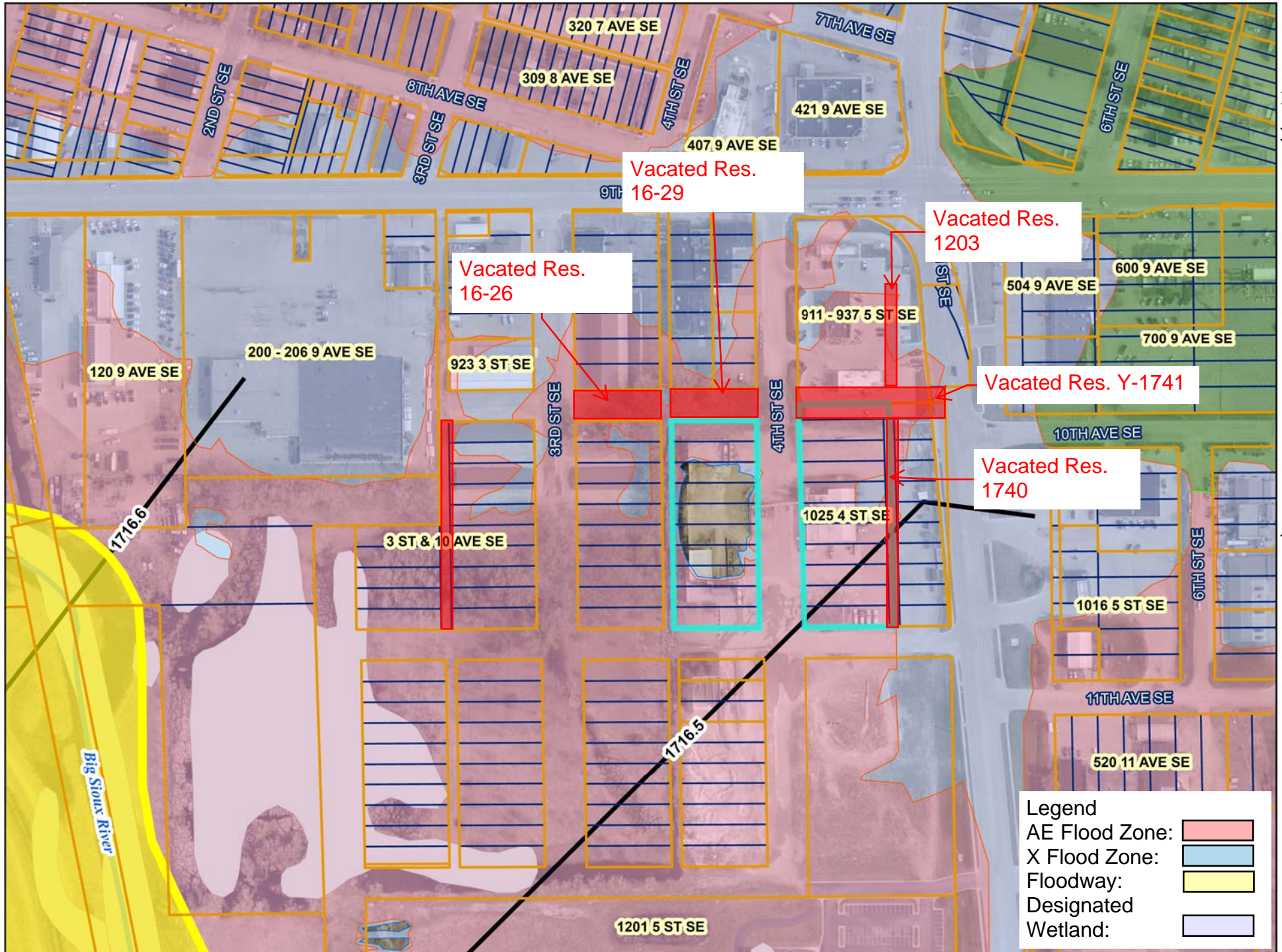


© All EagleView Technology Corporation

05/16/2023

Vicinity Map

0 95 190 380 Feet



Prepared by:
Community Development Division
City of Watertown
20 N Maple
P.O. Box 910
Watertown, SD 57201
(605) 882-6202

RESOLUTION NO. 25-15

A Resolution for Vacation of a Portion of Public Right-of-Way of 4th Street SE between 10th Avenue SE and 11th Avenue SE, Watertown, Codington County, South Dakota

WHEREAS, a *Petition for Vacation of a Public Right-of-Way* has been submitted and presented to the Mayor and City Council of the City of Watertown, Codington County, South Dakota, described as:

A portion of the public road right of way for 4th Street SE adjacent to Lots 11-20 Block 1 and Lots 1-10 Block 2 and the South 30' of the vacated right of way for 10th Avenue SE adjacent to said Blocks 1 and 2 all of South-Side Addition to Watertown, Codington County, South Dakota.

WHEREAS Petitioner, Colin DeJong, Project Agent for Buffalo Ridge Concrete, Inc., the owner of the real property abutting said public right-of-way have signed the *Petition for Vacation of Public Right-of-Way* indicating that they have reviewed the Petition and consent to the vacation of public right-of-way described in the Petition;

WHEREAS, the City Planning Commission of the City of Watertown, South Dakota, has by Resolution No. 25-15, recommended approval of said vacation to the City Council thereof;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Watertown, South Dakota, that a utility easement, drainage easement, and fire department turnaround access easement will be established and retained on the property described in the Petition.

AND BE IT FURTHER RESOLVED that this Resolution shall be published, and upon taking effect, the Chief Financial Officer is authorized to note the vacation on the City records and record this Resolution with the office of the Register of Deeds of Codington County.

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 the roll call all voted aye whereupon the Mayor declared the resolution to be duly passed and adopted.

I hereby certify that Resolution No. 25-15 was published in the Watertown Public Opinion, the official newspaper of said City, on the ____ day of _____, 2025.

Kristen Bobzien, Chief Financial Officer

City of Watertown

Attest:

Kristen Bobzien
Chief Financial Officer

Ried Holien
Mayor