

**CHAMBER OF THE BOARD OF CITY COMMISSIONERS  
YANKTON, SOUTH DAKOTA  
JULY 8, 2024**

The regular meeting of the Yankton City Commission was called to order by Mayor Schramm at 7:00 p.m.

Roll Call: Present: Commissioners Benson, Brunick, Carda, Hunhoff, Miner, Moser, Villanueva, Webber, and Mayor Schramm. City Attorney Den Herder, City Manager Leon, and Finance Officer Yardley were also present. Quorum present.

**Action 24-199**

Moved by Commissioner Webber, seconded by Commissioner Moser, to approve Minutes of Regular Meeting of June 24, 2024. All present voted aye; motion carried, 9-0.

**Action 24-200**

Moved by Commissioner Hunhoff, seconded by Commissioner Villanueva, that the Schedule of Bills be approved and warrants be issued as listed below. All present voted aye; motion carried, 9-0.

Absolute Science (Meridian Bridge) \$675; Adams/Brian (Sound Tech July 4) \$4,360; Aflac (Premiums) \$5,173.24; AFSCME Council (Union Deductions) \$1,069.96; A-OX (Propane) \$256.22; Avera Health Plans (Health Insurance) \$78,979.48; Banner Associates (Cedar Street Bridge) \$20,124.70; Bow Creek Metal (Repairs) \$475; Butler Machinery Company (Bobcat Attachments) \$14,846.80; Central Square Tech (Software) \$23,181.21; Centurylink (Phone) \$64.64; Chesterman (Concessions) \$715.90; CHS (Bulk Def) \$340; City Of Sioux Falls (Lab Testing) \$29; City Of Vermillion (Joint Powers) \$80,472.56; City Of Yankton-Solid Waste (Landfill) \$17,545.04; City Utilities (WTR-WW Charges) \$9,250.99; Credit Collection (Garnishment) \$50; Credit Collection (Apr/May Collection) \$1,357.80; CSG Forte (CC Processing Fees) \$2,760.24; DANR (Permit Fee) \$5,933; Daugherty/Lisa (Refund) \$42.48; Dept Of Social Services (Child Support) \$2,937.90; Dynamic Cable (Security Camera) \$17,966.36; Electrical Engineering (Generator Repair) \$1,371.75; First Dakota Bank (HSA Contributions) \$10,508.18; First National Bank (Dependent Care) \$2,105.80; Gerstner Oil (Fuel) \$23,158.08; Greatlife (Summer Programs Golf) \$2,082.50; Gulick/Monte (Bridge Centennial) \$400; Hawkins (Chemicals) \$30,880.23; Heartland Environmental (Herbicide) \$676.31; Heatec (Controller) \$499.95; Heiman Fire Equipment (Soap) \$30.95; Hg Klug Sons (Supplies) \$1,519.22; Holiday Outdoor Decor (Christmas Decorations) \$3,040.75; ICMA Retirement (Contributions) \$160; J & H Cleaning (Janitorial Services) \$4,200; Jansen Roofing (Fox Run Clubhouse Roof) \$29,200; JJ Benji's (Shirts) \$910; John T Jones Construction (WW Improvements) \$190,459.37; Kaiser Heating (SAC Roof Repairs) \$18,866.36; Klein's Tree Service (Tree Removal) \$9,000; KLJ Engineering (Design & Bid Services) \$8,000; Knife River (Concrete) \$3,727.25; Koletzky Implement (Repair) \$1,853.08; Locators & Supplies (Rain Gear) \$433.10; Lumen (Internet) \$372.44; Masonry Components (21st St Construction) \$251,843.31; Merkel Electric (Parts & Labor) \$2,962.90; MidAmerican Energy (Fuel) \$4,621.75; MidAmerican Energy (Fuel) \$1,347.80; Midwest Alarm Company (Alarm Testing) \$263.25; Millennium Recycling (Single Stream Fee) \$2,537.85; Mini Melts of America (Concessions) \$5,488; Money Movers (Sac Fee) \$11.25; Morrow/Joseph C. (Design Work) \$3,900; Motor Vehicle Dept (Title & License) \$76.70; Mozak's Floors (Library Flooring) \$1,375.56; Nebraska DOR (Nebraska DOR) \$1,567.64; North Central International (2025 Semi Trailer) \$148,755; Northwestern Energy (Repairs) \$1,391.44; Northwestern Energy (Electricity) \$89,935.42; Not Quite Brothers (Music at The Meridian) \$3,000;

Olson's Pest Technicians (Pest Control) \$219; Payment Service Network (CC Merchant Fees) \$69.85; Phil Baker Music (Family Night) \$500; Ponca State Park (Summer Programs) \$644; Powerphone (Training) \$329; Press & Dakotan (Advertisement) \$221.60; RDG Planning & Design (2024 Comprehensive Plan) \$1,250; Retirement (SD Retirement) \$97,009.96; Saber Shred Solutions (Tires) \$7,761.60; SDSRP (Retirement) \$20,301.44; Shur-Co (Parts) \$1,179.56; Site Works, Inc (Gehl Drive Construction) \$283,255.77; South Dakota 811 (Message Fee) \$365.40; Standard Insurance Company (Dental Insurance) \$8,983.27; Startz/James (Music at The Meridian) \$375; Stryker Medical (AED Service Agreement) \$1,611.20; The Hurdle Life Coach (Summer Program) \$600; Traffic Control (Stop Light) \$392; Transource (Pump) \$96.73; Truist Governmental Finance (Bond Principal) \$467,065.68; Tuff-Go (Metal Trash Can) \$4,170; U.S. Post Office (Utility Billing Postage) \$2,666.32; UKG Workforce Ready (UKG Workforce) \$3,113.76; United Republic Bank (Yankton TID #9) \$22,649.82; United States Postal Service (Postage) \$627.06; United States Treasury (Federal Withholding) \$210,377.46; United Way (Employee Contributions) \$86; Vesperis (Mosquito Spray) \$4,524.69; Wagon Train Tours (Bridge Centennial) \$8,990; Warner/John (Reimbursement) \$100; Wholesale Supply (Concessions) \$4,423.15; Williams & Company (Audit) \$14,520; Xerox Financial Services (Lease & Copies) \$2,345.02; Yankton County Extension Office (Babysitting Clinic) \$400; Yankton School District (Basketball Clinic) \$19,278; Yankton Title (Title Search) \$200. BMO Spend Dynamics \$100,958.04. P-card purchases over \$2,000: Baker-Taylor (Books) \$7,078.19; Bluepeak (Internet/Phone) \$4,700.55; Girton Adams Co (Sludge Heater Parts) \$4,492.29; Hach Company (Lab Meter Repair) \$3,792.35; Los Designs LLC (Bridge Centennial Float) \$2,116.93; JCL Solutions (Cleaning Supplies) \$2,527.22; Menards (Plant Supplies) \$2,867.26; Midwest Laboratories (Nutrients Testing) \$4,017.75; O'Reilly (Brake Rotor/Pad) \$2,055.45; Pizza Ranch (Concessions) \$4,161.50.

Salaries by Department: June 2024: Administration \$61,094.14; Finance \$36,159.82; Community Development \$31,767.76; Police/Dispatch \$226,068.91; Fire \$15,280.14; Engineering / Sr. Citizens \$61,411.99; Streets \$57,594.77; Traffic Control \$4,250.97; Library \$41,322.06; Parks / SAC \$120,246.03; The Huether Family Aquatics Center \$99,537.59; Marne Creek \$6,085.86; Cemetery \$7,961.51; Water \$49,601.10; Wastewater \$45,959.99; Solid Waste \$28,239.18; Joint Powers \$25,776.29; Central Garage \$9,345.39.

New Hires: Public Works Department: Gerry Hastreiter, Sanitation Truck Operator, \$1,700.19 biweekly; Patrick Cox, Sanitation Truck Operator, \$1,700.19 biweekly; Police Department: Ashley Hobza, Public Safety Administrative Assistant, \$2,155.31 biweekly; City Manager's Office: Alvaro Fernandez, Intern, \$15.00/hr; Parks, Recreation and City Events Department: Beau Lofink, Ground Maintenance, \$1,618.31 biweekly; Landon Potts, Water Park Attendant, \$13.00/hr; Caden Kallhoff, Weight Room Supervisor, \$14.00/hr; Andrea Siemonsma, Fitness Instructor, \$16.00/hr; Hailey Bottolfson, Youth Summer Program Instructor, \$14.00/hr; Sonia Perea-Morales, Youth Summer Program Instructor, \$17.00/hr; Chad Losing, Weight Room Supervisor, \$14.00/hr.

Wage Changes: Finance Department: Raelle Hummel, Deputy Finance Officer, \$3,154.38 to \$3,194.11 biweekly; Public Works Department: Garrett Carda, Senior Equipment Operator, \$1,900.30 to \$1,924.26 biweekly; Jeremiah Braxton, Equipment Operator, \$1,743.30 to \$1,765.26 biweekly; Environmental Services Department: Matt Hoilien, \$2,525.80 to \$2,589.84 biweekly; Parks, Recreation and City Events Department: Faye Ireland, Lifeguard, \$14.00-\$15.00/hr; Hannah Tramp, Lifeguard Manager, \$19.00 to \$20.00/hr; Cami Buehlmann, Cashier, \$13.00 to \$14.00; Ella Brummer, Lifeguard, \$17.00 to \$18.00/hr; Addison Brodeur, Cashier, \$13.00 to \$14.00/hr; Braxton Adams,

Lifeguard, \$15.00 to \$16.00/hr; Macy Baker, Lifeguard, \$14.00 to \$15.00/hr; Tate Beste, Cashier, \$13.00 to \$14.00/hr; Nathan Barnes, Lifeguard, \$14.00 to \$15.00/hr; Brianna Berger, Lifeguard, \$18.00 to \$19.00/hr; Annie Baumann, Water Park Attendant, \$13.00 to \$14.00/hr; Ava Dryden, Cashier, \$13.00 to \$14.00/hr; Chayse Drotzmann, Lifeguard, \$18.00 to \$19.00/hr; Allie Dilts, Lifeguard, \$21.00 to \$22.00/hr; Max Diedrichsen, Lifeguard, \$17.00 to \$18.00/hr; Abram Chance, Cashier, \$15.00 to \$16.00; Hunter Cotton, Lifeguard, \$17.00 to \$18.00/hr; Brenna Cuka, Cashier, \$12.00 to \$13.00/hr; Brenna Cuka, Cashier, \$12.00 to \$13.00/hr; Sienna Cuka, Cashier, \$13.00 to \$14.00/hr; Harper DenHerder, Lifeguard, \$14.00 to \$15.00/hr; Lily Diedrichsen, Lifeguard, \$18.25 to \$19.25/hr; Jordan Houdek, Lifeguard, \$18.00 to \$19.00/hr; Rachel Houdek, Facility Manager, \$23.00 to \$24.00/hr; Tatum Hohenthauer, Lifeguard, \$18.00 to \$19.00/hr; Emma Herrboldt, Water Park Attendant, \$13.00 to \$14.00/hr; Benjamin Hebda, Water Park Attendant, \$14.00 to \$15.00/hr; Carson Haak, Facility Manager, \$21.00 to \$22.00/hr; Gracie Gutzmann, Lifeguard, \$14.00 to \$15.00/hr; Samuel Gokie, Cashier, \$13.00 to \$14.00/hr; Kaylee Goeden, Lifeguard, \$15.00 to \$16.00/hr; Savannah Frank, Lifeguard Manager, \$20.00 to \$21.00/hr; Lucas Feimer, Lifeguard, \$14.00 to \$15.00/hr; Kate Fanta, Cashier, \$13.00 to \$14.00/hr; Melania Enfield, Lifeguard, \$15.00 to \$16.00/hr; Emma Eichacker, Lifeguard, \$18.00 to \$19.00/hr; Karalyn Koerner, Lifeguard, \$14.00 to \$15.00/hr; Karson Kral, Cashier, \$13.00 to \$14.00/hr; Claire Kramer, \$15.00 to \$16.00/hr; Kevin Kuhl, Lifeguard, \$17.00 to \$18.00/hr; Remy Kusel-Wenzlaff, Lifeguard, \$14.00 to \$15.00/hr; Landon Potts, Water Park Attendant, \$13.00 to \$14.00/hr; Natalie Konrad, Lifeguard, \$15.00 to \$16.00/hr; Kobe Koletzky, Lifeguard, \$15.00 to \$16.00/hr; Isabella Koerner, Water Park Attendant/Summer Program Instructor, \$14.00 to \$15.00/hr; Brooklynn King, Cashier, \$12.00 to \$13.00/hr; Taeya Kennedy, Lifeguard, \$14.00 to \$15.00/hr; Mark Kathol, Cashier, \$15.00 to \$16.00/hr; Hannah Kathol, Cashier, \$12.00 to \$13.00/hr; Lucas Kampshoff, Water Park Attendant, \$15.00 to \$16.00/hr; Deiken Johnson, Cashier, \$13.00 to \$14.00/hr; Jada Johnson, Cashier, \$12.00 to \$13.00/hr; Mya Johnson, Cashier/Water Park Attendant, \$15.00 to \$16.00/hr; Hannah Jussel, \$18.25 to \$19.25/hr; Navaeh Leonard, Water Park Attendant, \$15.00 to \$16.00/hr; Sarah Liebig, Lifeguard, \$17.00 to \$18.00/hr; Vera Loecker, Cashier, \$12.00 to \$13.00/hr; Elizabeth Logue, Lifeguard, \$17.00 to \$18.00/hr; Kaylor Luellman, Lifeguard, \$14.00 to \$15.00/hr; Brie Luken, Lifeguard, \$15.00 to \$16.00/hr; Micah Maska, Lifeguard, \$15.00 to \$16.00/hr; Camille McDermott, Lifeguard, \$18.00 to \$19.00/hr; Chloe McDermott, Lifeguard, \$18.25 to \$19.25/hr; Timothy Merchen, Lifeguard, \$16.25 to \$17.25/hr; Sarah Messler, Lifeguard, \$14.00 to \$15.00/hr; Bailey Mines, Water Park Attendant, \$13.00 to \$14.00/hr; Tryker Myers, Cashier, \$13.00 to \$14.00/hr; Alaina Nelson, Lifeguard, \$14.00 to \$15.00/hr; Claire Noehren, Cashier, \$13.00 to \$14.00/hr; Bergen O'Brien, Facility Manager, \$18.00 to \$19.00/hr; Taylor Olson, Lifeguard, \$17.00 to \$18.00/hr; Claire Osborne, Cashier, \$13.50 to \$14.50; Eva Paulson, Lifeguard, \$15.00 to \$16.00/hr; Traci Peterson, Cashier, \$16.00 to \$17.00/hr; Rosina Phillips, \$13.00 to \$14.00/hr; Courtney Pinkelman, \$17.00 to \$18.00/hr; Tyson Prouty, \$16.00 to \$17.00/hr; Willow Reese, Cashier, \$15.00 to \$16.00/hr; Tanner Rohde, Lifeguard Manager, \$18.00 to \$19.00/hr; Molly Savey, Water Park Attendant, \$16.00 to \$17.00/hr; Abigail Schmidt, Lifeguard, \$18.25 to \$19.25/hr; Olivia Schmidt, Lifeguard Manager, \$20.00 to \$21.00/hr; Rori Schmidt, Lifeguard Manager, \$19.00 to \$20.00/hr; Zayne Schramm, Lifeguard, \$15.00 to \$16.00/hr; Presley Sedlacek, Water Park Attendant, \$13.00 to \$14.00/hr; Auviana Seiler, Cashier, \$13.00 to \$14.00/hr; Matthew Sheldon, Water Park Attendant, \$15.00 to \$16.00/hr; Jackson Slowey, Lifeguard, \$17.00 to \$18.00/hr; Sam Slowey, Cashier, \$13.00 to \$14.00/hr; Joshua Stapish, Lifeguard, \$15.00 to \$16.00/hr; Abigail Steffen, Lifeguard Manager, \$19.00 to \$20.00/hr; Natalee Steffen, Water Park Attendant, \$13.00 to \$14.00/hr; Carly Sternhagen, Cashier, \$13.00 to \$14.00/hr; Aubrey Stotz, Cashier, \$12.00 to \$13.00/hr; Alexa Suing, Cashier, \$13.00 to \$14.00/hr; Lauren Tereshinski, Lifeguard, \$18.00 to \$19.00/hr; Emily Tramp, Lifeguard, \$15.00 to \$16.00/hr; Trey Tramp, Lifeguard, \$14.00 to \$15.00/hr; Timothy Upton, Lifeguard, \$18.00 to

\$19.00/hr; Hayley Van Essen, Cashier, \$13.00 to \$14.00/hr; Maya Villanueva, Lifeguard, \$14.00 to \$15.00/hr; Cayson Ward, Cashier, \$13.00 to \$14.00/hr; Taylor Wenzlaff, Lifeguard, \$17.00 to \$18.00/hr; Caden Wieman, Lifeguard, \$16.00 to \$17.00/hr; Isabelle Wintz, Lifeguard, \$15.00 to \$16.00/hr; Jackson Wintz, Water Park Attendant, \$15.00 to \$16.00/hr; Madeline Wintz, Lifeguard, \$14.00 to \$15.00/hr; Olivia Wintz, Lifeguard, \$15.00 to \$16.00/hr; Halle Wortmann, Water Park Attendant, \$13.00 to \$14.00/hr; Delaney Youmans, Cashier, \$12.00 to \$13.00/hr; Camden Pietz, Lifeguard, \$14.00 to \$15.00/hr; Thomas Harrell, Lifeguard, \$17.00 to \$18.00/hr.

Position Changes: Public Works Department: Robert Hoefs, Sanitation Truck Operator to Equipment Operator, \$1,634.80 biweekly; Shawn Stuen, Senior Equipment Operator to Airport Maintenance/Traffic Control Superintendent, \$1,948.50 to \$2,286.57 biweekly; Environmental Services Department: Tanner Termansen, Distribution/Collection Operation Specialist to Water Plant Operations Specialist, \$1,949.88 to \$1,973.76 biweekly.

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

There were no public appearances at that time.

#### **Action 24-201**

Moved by Commissioner Villanueva, seconded by Commissioner Webber, to approve the consent agenda items listed below. All present voted aye; motion carried, 9-0.

1. Setting the date of July 22, 2024 at 6 PM in Room #114 of the Career Manufacturing Technical Education Academy for the next work session of the Yankton City Commission.
2. Establish July 22, 2024 as the date for the public hearing on the application for a new Retail (On-off sale) Malt Beverage & SD Farm Wine license effective July 1, from Onward Yankton, 328 Walnut Street.
3. Consideration of Memorandum #24-154 requesting approval of the Special Events Alcoholic Beverage License, Transient Merchant, and Special Events Dance applications from Yankton Rock N Rumble, Inc., 3012 Mary Street, Yankton, SD for a one-day event on Saturday, July 27, 2024.

#### **Action 24-202**

This was the time and place for the second reading and public hearing for Ordinance No.1081 AN ORDINANCE TO REZONE PROPERTY FROM AN EXISTING ZONING OF I-1 INDUSTRIAL TO B-3 CENTRAL BUSINESS, LOTS 1-4, AND PART OF LOT 5; AND PART OF LOTS 16-18 LYING WEST OF THE RR, ALL IN BLOCK 49, LOWER YANKTON ADDITION. (Memorandum 24-145) No one was present to speak for or against the adoption of the ordinance. Moved by Commissioner Brunick, seconded by Commissioner Webber, to adopt Ordinance No.1081.

#### **Action 24-203**

This was the time and place for the second reading and public hearing for Ordinance No. 1082, AN ORDINANCE TO REZONE PROPERTY FROM AN EXISTING ZONING OF I-1 INDUSTRIAL TO B-2 HIGHWAY BUSINESS ON PARCEL D OF POLLY'S SUBDIVISION. (Memorandum 24-

146) No one was present to speak for or against the adoption of the ordinance. Moved by Commissioner Carda, seconded by Commissioner Webber, to adopt Ordinance No.1082.

**Action 24-204**

This was the time and place for the public hearing the application for a new Retail (On-off sale) Malt Beverage & SD Farm Wine license effective July 10, 2024 from Cedar Street Brews, Inc. dba @ The Bar / The Copper Room, 222 W 3<sup>th</sup> Street. This alcohol license is not endorsed with video lottery. (Memorandum 24-147) No one was present to speak for or against the application. Moved by Commissioner Moser, seconded by Commissioner Benson to approve the license. All present voted aye; motion carried, 9-0.

**Action 24-205**

This was the time and place for the public hearing the application for transfer of ownership of a Retail (On-sale) Liquor license from Ben's Brewing Company (Ben Hanten, Owner) to Cedar Street Brews, Inc. dba @ The Bar / The Copper Room (Josh Blom, President), 222 West 3<sup>rd</sup> Street. This alcohol license is not endorsed with video lottery. (Memorandum 24-148) No one was present to speak for or against the application. Moved by Commissioner Brunick, seconded by Commissioner Benson to approve the license. All present voted aye; motion carried, 9-0.

**Action 24-206**

This was the time and place for the public hearing the application for a new Retail (On-off sale) Malt Beverage & SD Farm Wine license from Riverfront Brewery, 113, 117 & 121 West 3<sup>rd</sup> Street. This alcohol license is not endorsed with video lottery. (Memorandum 24-149) No one was present to speak for or against the application. Moved by Commissioner Webber, seconded by Commissioner Miner to approve the license. All present voted aye; motion carried, 9-0.

**Action 24-207**

This was the time and place for the public hearing the application for a new Retail (On-off sale) Malt Beverage & SD Farm Wine license from Riverfront Brewery, Inc. dba Brewery, 200 Walnut Street. This alcohol license is not endorsed with video lottery. (Memorandum 24-150) No one was present to speak for or against the application. Moved by Commissioner Webber, seconded by Commissioner Moser to approve the license. All present voted aye; motion carried, 9-0.

**Action 24-208**

Moved by Commissioner Webber, seconded by Commissioner Benson, to approve Memorandum 24-151 hereby authorizing the City Manager to execute the Release of Option to purchase the described Lot 19. All present voted aye; motion carried, 9-0.

**Action 24-209**

Moved by Commissioner Hunhoff, seconded by Commissioner Webber to approve Resolution #24-33. (Memorandum 24-152) All present voted aye; motion carried, 9-0.

**RESOLUTION #24-33**

**RESOLUTION IN SUPPORT OF AN APPLICATION FOR FINANCIAL ASSISTANCE TO THE SOUTH DAKOTA HOUSING AND DEVELOPMENT AUTHORITY BY BLUESTEM**

**RESERVE, LP, AND / OR ITS AFFILIATES, AGENTS, OR ASSIGNS, FOR THE BENEFIT OF MULTIFAMILY DEVELOPMENT**

**WHEREAS**, the City of Yankton and Bluestem Reserve, LP have determined it is necessary to proceed with improvements to the City's infrastructure, thus enabling additional multifamily housing to be constructed in the city limits of Yankton; and

**WHEREAS**, the City and Developer have determined financial assistance will be necessary to undertake the Project and an application for financial assistance to the South Dakota Housing and Development Authority shall be prepared by Bluestem Reserve, LP (Developer) for the proposed development; and

**WHEREAS**, the City will work with the Developer's engineer to ensure the preliminary project infrastructure plans meet the City's requirements for adequate drinking water, water treatment capacity and distribution, storm sewer, and all other necessary improvements as needed; and

**WHEREAS**, the City has adequate treatment facilities and water supply to accommodate the proposed development; and

**WHEREAS**, the City is committed to the ownership and long-term maintenance of said infrastructure upon acceptance and the conditions set forth in the certificate of completion that the said infrastructure and system shall meet the specifications, materials and equipment set forth as shown on the approved plans in said agreement; and

**WHEREAS**, the City of Yankton recognizes the need for additional multifamily housing in the moderate to market price range, an increase in the variety of housing types, designs, and densities; and

**WHEREAS**, the City acknowledges that there is a significant housing shortage in City of Yankton and this proposed development will help, but not resolve the housing shortage.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Yankton as follows:

1. The City hereby supports the submission of an Application for financial assistance by Bluestem Reserve, LP, to the South Dakota Housing and Development Authority.
2. City officials of the City of Yankton are hereby authorized to deliver such other documents as necessary, to assist with the Application.

**Action 24-210**

Moved by Commissioner Webber, seconded by Commissioner Brunick to approve Resolution #24-34. (Memorandum 24-153) All present voted aye; motion carried, 9-0.

**RESOLUTION #24-34  
RESOLUTION IN SUPPORT OF AN APPLICATION FOR FINANCIAL ASSISTANCE TO  
THE SOUTH DAKOTA HOUSING AND DEVELOPMENT AUTHORITY BY JC  
VENTURES, LLC, AND / OR ITS AFFILIATES, AGENTS, OR ASSIGNS, FOR THE  
BENEFIT OF SINGLE FAMILY AND MULTIFAMILY DEVELOPMENT**

**WHEREAS**, the City of Yankton and JC Ventures, LLC, have determined it is necessary to proceed with improvements to the City's infrastructure, thus enabling additional single and multifamily housing to be constructed in the city limits of Yankton; and

**WHEREAS**, the City and Developer have determined financial assistance will be necessary to undertake the Project and an application for financial assistance to the South Dakota Housing and Development Authority shall be prepared by JC Ventures, LLC (Developer) for the proposed development; and

**WHEREAS**, the City will work with the Developer's engineer to ensure the preliminary project infrastructure plans meet the City's requirements for adequate drinking water, water treatment capacity and distribution, storm sewer, and all other necessary improvements as needed; and

**WHEREAS**, the City has adequate treatment facilities and water supply to accommodate the proposed development; and

**WHEREAS**, the City is committed to the ownership and long-term maintenance of said infrastructure upon acceptance and the conditions set forth in the certificate of completion that the said infrastructure and system shall meet the specifications, materials and equipment set forth as shown on the approved plans in said agreement; and

**WHEREAS**, the City of Yankton recognizes the need for additional single and multifamily housing in the moderate to market price range, an increase in the variety of housing types, designs, and densities; and

**WHEREAS**, the City acknowledges that there is a significant housing shortage in City of Yankton and this proposed development will help, but not resolve the housing shortage.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Yankton as follows:

1. The City hereby supports the submission of an Application for financial assistance by JC Ventures, LLC, to the South Dakota Housing and Development Authority.
2. City officials of the City of Yankton are hereby authorized to deliver such other documents as necessary, to assist with the Application

**Action 24-211**

This was the time and place for the bid opening of the for the City's 2024-2025 Annual Supply of Transport-Tankwagon Petroleum Products. The following bids were received and opened on June 28, 2024 at 3:00 p.m. Two bids were received from Gerstner Oil, Yankton, SD and New Century FS, Grinnell, IA. The low bidder provided the following bid: New Century FS Gasoline lead free transport \$0.0340 per gal; Gasoline lead free tankwagon \$0.1500 per gal; 10% Ethanol \$0.1500 per gal; Diesel fuel dyed No.1 tankwagon \$0.1500 per gal; Diesel dyed No.2 tankwagon \$0.1500 per gal; Diesel Clear or Hwy No.1 transport \$0.0390 per gal; Diesel clear or Hwy No.2 transport \$0.0390 per gal. (Memorandum #24-155) Moved by Commissioner Moser, seconded by Commissioner Carda, to award the bid to New Century FS. All present voted aye; motion carried, 9-0.

**Action 24-212**

Moved by Commission Villanueva, seconded by Commissioner Miner to approve Change Order No. 1

July 8, 2024

Page 8

for the 21<sup>st</sup> Street project in the amount of \$80,314.50. (Memorandum 24-156) All present voted aye; motion carried, 9-0.

**Action 24-213**

Moved by Commissioner Villanueva, seconded by Commissioner Webber, to adjourn at 7:24 p.m. All present voted aye; motion carried, 9-0.

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Mason Schramm, Mayor

ATTEST:

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Lisa Yardley, Finance Officer

Published on July 17, 2024