

DAKOTA DUNES COMMUNITY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING
NOVEMBER 17, 2025 – 6:00 P.M.
WELCOME CENTER
335 SIOUX POINT ROAD, DAKOTA DUNES, SOUTH DAKOTA

MINUTES (UNAPPROVED)

The Board of Supervisors met in a regular session on November 17, 2025, at 6:00 p.m., at Welcome Center, 335 Sioux Point Road, Dakota Dunes. Members present were: Messrs. Beaulieu, Wetz, Ms. Shanafelt (virtual), and Ms. Finzen. Members absent were: Mr. Shorma. Also present were: Mr. Jesse, of Crary Law Firm counsel for the CID. Employees present were: Andrew Tramp and Katelyn Irby. Public present were: Larry Wiese and Dalton Hanson, Dakota Dunes residents, and Kim Leif, Dakota Dunes Community Association Manager.

1. CALL TO ORDER

The regular meeting was called to order by Mr. Beaulieu.

2. PLEDGE OF ALLEGIANCE

Mr. Beaulieu led the recital of the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was passed by Ms. Finzen and seconded by Mr. Wetz to approve the agenda.

Motion passed 4-0.

4. CONFLICTS OF INTEREST DISCLOSURE

No conflicts of interest were presented.

5. APPROVAL OF MEETING MINUTES

- OCTOBER 20, 2025, REGULAR MEETING MINUTES

Following discussion, a motion was made by Ms. Shanafelt and seconded by Ms. Finzen to approve the October 20, 2025, regular meeting minutes.

Motion passed 4-0.

- OCTOBER 27, 2025, SPECIAL MEETING MINUTES

A motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the October 27, 2025, special meeting minutes.

Motion passed 4-0.

6. DAKOTA DUNES COMMUNITY ASSOCIATION UPDATE – KIM LEIF, HOA MANAGER

Kim Leif, HOA Manager for Dakota Dunes Community Association provided an update from the HOA.

7. PUBLIC COMMENT

Public Present: Larry Wiese and Dalton Hanson

No public comment.

8. TREASURER/FINANCIAL REPORT

A motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the October 2025 financial statements and November 2025 vouchers payable in the amount of \$439,800.31.

Motion passed 4-0.

9. NEW BUSINESS

- 1ST READING ORDINANCE #2025-7 AN ORDINANCE ADOPTING SECTIONS 52.35 THROUGH 52.104 SIOUX CITY WASTEWATER TREATMENT

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the first reading of Ordinance 2027-7 adopting sections 52.35 through 52.104 Sioux City Wastewater Treatment. The second reading will take place on December 15, 2025. This is planned to be effective in January 2026.

Motion passed 4-0.

- 1ST READING ORDINANCE #2025-8 AN ORDINANCE ADOPTING SECTIONS 52.115 THROUGH 52.119 FATS, OILS & GREASE

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the first reading of Ordinance 2027-8 adoption sections 52.115 through 52.119 Fats, Oils & Grease. The second reading will take place on December 15, 2025. This is planned to be effective in January 2026.

Motion passed 4-0.

- TYSON LAKE REPAIR

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the work for lake erosion repairs around Tyson Lake for an estimated cost of \$31,677.00.

Motion passed 4-0.

9. NEW BUSINESS (CONTINUED)

- CHANGE ORDER #2 SUBSURFCO, LLC MORCE MAIN REPLACEMENT PROJECT

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Wetz to approve Change Order #2 SuBSurfco, LLC Force Main Replacement for a decrease of \$46,850.00. This is work related to the dry well that will be performed later along with the North Lift Station Stainless Steel Upgrade.

Motion passed 4-0.

- PAY APPLICATION #5 SRF FORCE MAIN PROJECT SUBSURFCO

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Wetz to approve Pay Application #5 to SuBSurfco, LLC for the SRF Force Main project in the amount of \$167,656.00 for the work completed through November 12, 2025.

Motion passed 4-0.

- SRF FORCE MAIN DRAWDOWN SRF LOAN REQUEST #5

Following discussion, a motion was made by Ms. Shanafelt and seconded by Ms. Finzen to approve the SRF Force Main Drawdown Request #5 for \$167,656.00 from the State Revolving Loan C461035-01.

Motion passed 4-0.

- PAY APPLICATION #5 DD CID MAINTENANCE BUILDING L&L BUILDERS

Following discussion, a motion was made by Ms. Finzen and seconded by Ms. Shanafelt to approve Pay Application #5 to L&L Builders for the Dakota Dunes CID Maintenance Building project in the amount of \$399,164.35 for the work completed through October 31, 2025.

Motion passed 4-0.

- DISCRETIONARY FORMULA RESOLUTION #2025-04

**Dakota Dunes Community Improvement District
Resolution No. 2025-04
Discretionary Formula SDCL 10-6-137**

WHEREAS, the Dakota Dunes Community Improvement District ("District"), a South Dakota governmental entity organized un SDCL 7-25A, has deemed it in the best interest of the District to adopt a Resolution implementing a Discretionary Formula for the reduced taxation of new structures and additions and partially constructed structures pursuant to SDCL 10-6-137.

9. NEW BUSINESS (CONTINUED)

- DISCRETIONARY FORMULA RESOLUTION #2025-04 (CONTINUED)

NOW, THEREFORE, BE IT RESOLVED, that the following properties shall be, and hereby are, specifically classified for the purpose of taxation pursuant to SDCL § 10-6-137:

- Any new commercial structure, or any addition to an existing structure, except a commercial residential structure as described in SDCL § 10-6-137(5), if the new structure or addition has a full and true value of thirty thousand dollars or more (SDCL § 10-6-137(4));

FURTHER RESOLVED, that any structure classified pursuant to this Resolution shall, following construction, initially be valued for taxation purposes in the usual manner, and that value shall be referred to in this Resolution as the “Pre-Adjustment Value”; and be it

FURTHER RESOLVED, that the assessed value to be used for tax purposes of any structure classified in SDCL § 10-6-137 (4) and pursuant to this Resolution shall, following construction, be calculated as follows:

- a. For the first tax year following construction, twenty percent (20%) of the Pre-Adjustment Value;
- b. For the second tax year the following construction, forty percent (40%) of the Pre-Adjustment Value;
- c. For the third tax year following construction, sixty percent (60%) of the Pre-Adjustment Value;
- d. For the fourth tax year following construction, eighty percent (80%) of the Pre-Adjustment Value;
- e. For the fifth tax year following construction, one hundred percent (100%) of the Pre-Adjustment Value; and

FURTHER RESOLVED, that the Board of Supervisors may, if requested by the owner of any of the above described property, not apply the above formula, in which case the full assessment shall be made without application of the formula. In waiving this formula for the structure of one owner, the Board of Supervisors is not prohibited from applying the formula for subsequent new structures by that owner; and be it

FURTHER RESOLVED, that for purpose of this Resolution, the assessed valuation during any of the five years, as applicable, may not be less than the assessed valuation of the property year preceding the first year of the tax years following construction; and be it

FURTHER RESOLVED, that any structure that is partially constructed on the assessment date may be valued for tax purposes pursuant to this Resolution and the valuation may not be less than the assessed valuation of the property in the year preceding the beginning of construction; and be it

FUTHER RESOLVED, that following the five year period under this Resolution, the property shall be assessed at the same percentage as is all other property for tax purposes.

9. NEW BUSINESS (CONTINUED)

- DISCRETIONARY FORMULA RESOLUTION #2025-04 (CONTINUED)

Approved this 17th day of November, 2025

Dakota Dunes Community Improvement District

By: _____
Kenneth Beaulieu

Attest:

Katelyn Irby, Board Secretary

Approval Date: November 17, 2025
Publication Date: November 25, 2025
Effective Date: January 1, 2026

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Shanafelt to approve the Discretionary Formula Resolution #2025-04.

Motion passed 4-0.

- MOU NORTH SIOUX WATER INTERCONNECT AMENDMENT

Following discussion, a motion was made by Ms. Shanafelt and seconded by Ms. Finzen to approve the amended MOU with North Sioux City. This amendment establishes a rate for water usage regarding the interconnect between Dakota Dunes CID and North Sioux City.

Motion passed 4-0.

9. NEW BUSINESS (CONTINUED)

- 1ST DRAFT ENTERPRISE FUND BUDGETS

Mr. Tramp discussed the 2026 Water Fund Budget which included a 5-year forecast. The Water Fund Budget includes a proposed rate increase for 2026. The proposed rate increase consisted of the following:

		2025	2026
Water Base		17.11	17.97
Surcharge		8.68	8.68
Residential			
Tier 1		1.86	1.95
Tier 2		2.99	3.14
Tier 3		4.00	4.20
Commercial			
Tier 1		1.86	1.95
Tier 2		2.14	2.50
Tier 3		2.76	3.50
Commercial Irr			
Tier 1		3.24	3.40
Tier 2		3.68	3.86
Tier 3		4.92	5.17

The second and final draft of the 2026 Water Fund Budget will be discussed at the next meeting on December 15, 2025.

Mr. Tramp discussed the first draft of the 2026 Sanitary Sewer Budget. The Sewer Budget includes a proposed rate increase for 2026. The proposed rate increase consisted of the following:

		2025	2026
Residential Sewer Base		21.50	22.90
Commercial Sewer Base		43.00	45.80
Surcharge		2.85	2.85
Sewer/1000g		6.25	6.66

The second and final draft of the 2026 Sanitary Sewer Budget will be discussed at the next board meeting on December 15, 2025.

10. EXECUTIVE SESSION – ECONOMIC DEVELOPMENT, LEGAL & PERSONNEL

A motion was made by Mr. Wetz and seconded by Ms. Finzen to move into an executive session at 7:12 p.m. to discuss economic development and a legal matter.

Roll call was taken: Beaulieu – aye, Shanafelt – aye, Finzen – aye, Wetz – aye. Motion passed 4-0. Also in attendance were Jesse, Tramp, Irby.

A motion was made by Mr. Wetz and seconded by Ms. Finzen to move out of executive session at 7:26 p.m.

Roll call was taken: Beaulieu – aye, Shanafelt – aye, Finzen – aye, Wetz – aye. Motion passed 4-0.

A motion was made by Ms. Finzen and seconded by Mr. Wetz to accept the resignation of Board Member Julie Shanafelt, effective December 31, 2025. The board wants to thank Julie Shanafelt for her 18 years of dedicated service to the Dakota Dunes Community Improvement District.

Motion passed 4-0.

11. OTHER

- Mr. Tramp reported that the Big Sioux Levee fence and gate are planned to be installed in the next couple of weeks weather permitting.
- Mr. Tramp reported update on the Sioux Point Trail and the Dakota Dunes CID Maintenance Building construction progress.

12. ADJOURNMENT

A motion was made by Ms. Finzen and seconded by Mr. Wetz to adjourn at 7:47 p.m.

Motion passed 4-0.

Submitted by,
Katelyn Irby, District Secretary