

DAKOTA DUNES COMMUNITY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING
FEBRUARY 17, 2026 – 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 February 17, 2026, at 6:00 p.m., at Welcome Center, 335 Sioux Point Road, Dakota Dunes. Members present were: Messrs. Beaulieu, Wetz, Hanson, and Ms. Finzen. Members not present were: Shorma. Also present were: Mr. Jesse, of Crary Law Firm counsel for the CID. Employees present were: Andrew Tramp. Public present were: Union County Sheriff Jim Prouty, Larry Wiese, Dakota Dunes resident, Rod Slater of Two Rivers Golf Course, 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 made by Ms. Finzen and seconded by Mr. Hanson to amend and approve the agenda to include Mark Albenesius Service Agreement for concrete work for year 2026 under new business.

Motion passed 4-0.

4. CONFLICTS OF INTEREST DISCLOSURE

No conflicts of interest were presented.

5. APPROVAL OF MEETING MINUTES JANUARY 20, 2026, REGULAR MEETING MINUTES

A motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the January 20, 2026, regular 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

Union County Sheriff Jim Prouty stated that he was in attendance to answer any questions or concerns. No questions or concerns were discussed.

8. TREASURER/FINANCIAL REPORT

A motion was made by Ms. Finzen and seconded by Mr. Hanson to approve the January 2026 financial statements and February 2026 vouchers payable in the amount of \$532,411.60.

Motion passed 4-0.

9. NEW BUSINESS

- MARK ALBENESIUS SERVICES AGREEMENT

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the Services Agreement with Mark Alenesius for concrete work for year 2026.

Motion passed 4-0.

- 1ST READING EADING ORDINANCE 2026-01 WATER RATE INCREASE

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the first reading of Ordinance No. 2026-01 An Ordinance Amending Title 5 – Utilities; Chapter 51. Water Section 51.37 Rates and Charges. This is planned to be effective in April 2026 Water/Sewer Billing.

Motion passed 4-0.

- 1ST READING ORDINANCE 2026-02 SEWER RATE INCREASE

Following discussion, a motion was made by Mr. Wetz and seconded by Mr. Hanson to approve the first reading of Ordinance No. 2026-02 An Ordinance Amending Title 5 – Utilities; Chapter 52. Sewers; Rates and Charges. This is planned to be effective in April 2026 Water/Sewer Billing.

Motion passed 4-0.

- 1ST READING ORDINANCE 2026-03 STREETS, SIDEWALKS AND PUBLIC SPACES – AMENDMENT

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the first reading of Ordinance No. 2026-03 An Ordinance Amending Title 3 Streets, Sidewalks and Public Spaces Sections 36.01 and 36.02.

Motion passed 4-0.

9. NEW BUSINESS (CONTINUED)

- RE-ZONING OF RIVER OAKS (OAK TREE LANE DEVELOPMENT)

Following discussion, a motion was made by Mr. Wetz and seconded by Mr. Hanson to approve the support of rezoning of Tracts 2 & Tract 3 of Lot 1, Oak Tree Addition, Dakota Dunes, SD. This is planned to be considered by Union County Planning and Zoning March 5, 2026, at 4:00pm.

Motion passed 3-0. Mr. Beaulieu abstained.

- PLAT FOR DAKOTA DUNES CID MAINTENANCE FACILITY

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the plat for the Dakota Dunes CID Maintenance Facility.

Motion passed 4-0.

- CERTIFICATE OF COMPLIANCE FOR RATE COVENANT FOR 2025 WATER CLEARWELL

A motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the Certificate of Compliance with Rate Covenant for 2025 Water – Clearwell, which is required annually to certify debt coverage for the SRF Loan for the clear well project.

Motion passed 4-0.

- CERTIFICATE OF COMPLIANCE FOR RATE COVENANT FOR 2025 SEWER PARALLEL

A motion was made by Mr. Hanson and seconded by Mr. Wetz to approve the Certificate of Compliance with Rate Covenant for 2025 Sewer – Parallel, which is required annually to certify debt coverage for the SRF Loan for the parallel sewer line project.

Motion passed 4-0.

- CERTIFICATE OF COMPLIANCE FOR RATE COVENANT FOR 2025 WATER LOOPING

A motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the Certificate of Compliance with Rate Covenant for 2025 Water – Looping, which is required annually to certify debt coverage for the SRF Loan for the water looping project.

Motion passed 4-0.

9. NEW BUSINESS (CONTINUED)

- CONSIDERATION OF GOLF CART PATH FROM MEADOWS TO THE COUNTRY CLUB

Following discussion, no action was taken on this matter. This agenda item will not be considered further.

- PAY APPLICATION #8 DD CID MAINTENANCE BUILDING L&L BUILDERS

Following discussion, a motion was made by Mr. Hanson and seconded by Ms. Finzen to approve Pay Application #8 to L&L Builders for the Dakota Dunes CID Maintenance Building project in the amount of \$218,046.85 for the work completed through January 30, 2026.

Motion passed 4-0.

10. EXECUTIVE SESSION – LEGAL MATTER, PERSONNEL

A motion was made by Mr. Wetz and seconded by Ms. Finzen to move into an executive session at 7:02 p.m. to discuss a legal matter.

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

A motion was made by Mr. Wetz and seconded by Ms. Finzen to move out of executive session at 7:21 p.m.

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

No action was taken on legal matters or personnel.

11. OTHER

- Mr. Tramp shared a notification for the Dakota Dunes Blvd Speed Limit and Golf Cart use on the Blvd. Notification will be sent out via Nixle to Dakota Dunes residents.
- Mr. Tramp reported that the CID will work with SD DOT on an adopt a highway program for I29 to allow the CID staff to pick up trash along Dakota Dunes.
- Mr. Tramp reported that Oak Tree Lane engineering plans have been submitted and are being reviewed by HDR Inc.

12. ADJOURNMENT

A motion was made by Ms. Finzen and seconded by Mr. Wetz to adjourn at 7:38 p.m.

Motion passed 4-0.

Submitted by,
Katelyn Irby, District Secretary