

DAKOTA DUNES COMMUNITY IMPROVEMENT DISTRICT  
BOARD OF SUPERVISORS REGULAR MEETING  
JULY 20, 2026 – 6:00 P.M.  
335 SIOUX POINT ROAD, DAKOTA DUNES, SOUTH DAKOTA

**MINUTES (UNAPPROVED)**

The Board of Supervisors met in a regular session on July 20, 2026, at 6:00 p.m., at 335 Sioux Point Road, Dakota Dunes. Members present were: Messrs. Beaulieu, Shorma, Hanson, Goeden (departed meeting at 7:48 pm), and Ms. Finzen. 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, Boyd Allison, and Wayne Bradshaw

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. Shorma to approve the agenda.

Motion passed 5-0.

4. CONFLICTS OF INTEREST DISCLOSURE

No conflicts of interest were presented.

5. APPROVAL OF JUNE 15, 2026, REGULAR MEETING MINUTES

A motion was made by Mr. Shorma and seconded by Ms. Finzen to approve the June 15, 2026, regular meeting minutes.

Motion passed 5-0.

6. PUBLIC COMMENT

Public present were: Larry Wiese, Boyd Allison, and Wayne Bradshaw.

No public comment.

## 7. TREASURER/FINANCIAL REPORT

Following presentation of Financial Statements by Ms. Irby and discussion, a motion was made by Ms. Finzen and seconded by Mr. Hanson to accept the June 2026 financial statements and July 2026 vouchers payable in the amount of \$568,872.21.

Motion passed 5-0.

## 8. OLD BUSINESS

- VETERANS MEMORIAL

Mr. Tramp, Boyd Allison, Wayne Bradshaw and Darrell Jesse provided an update from the Veterans Memorial Committee meeting. The committee decided to establish a 501(c)(3) nonprofit organization, Veterans Memorial of Dakota Dunes, to support the planning, fundraising, and construction of the memorial. The organization's officers are Boyd Allison, President; Wayne Bradshaw, Secretary; and Katelyn Irby, Treasurer. The committee also selected Design A as the foundation for the memorial concept and will further develop the design moving forward. The proposed memorial will be an addition to the existing memorial wall and flagpoles located south of Prairie Boulevard at the intersection of Dakota Dunes Boulevard. The committee will hold another meeting in early August 2026. No action was taken on this item from Dakota Dunes CID Board of Supervisors.

### 102134-A-0 BS (Dakota Dunes) CONCEPT DRAWING

1 JET BLACK MEMORIAL (5 TABLETS PLACED IN A HALF CIRCLE - TOTAL LENGTH 16'-9", TOTAL HEIGHT IS 5'-10")  
LASER ETCHINGS ON THE SIDE FACING THE ROAD.  
19 JET BLACK BEVELS WITH NAMES ON THEM  
4 SHIVA GOLD BENCHES



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SUNBURST MEMORIALS 2026



## 9. NEW BUSINESS

- BIG SIOUX RIVER STUDY – COST SHARING AGREEMENT WITH USACE GI STUDY

Mr. Tramp discussed a draft Cost Sharing Agreement for the local funding portion of the United States Army Corps of Engineers Big Sioux River Hydrology General Investigative Study. The agreement allocates the non-federal share of the study costs equally across Union County, North Sioux City, Dakota Dunes CID, and the City of Sioux City. The Union County Commissioners approved the study agreement with the USACE on July 7, 2026. The study is expected to cost no more than \$3,000,000 over the next three years, with federal funding covering 50% and local contributions covering the remaining 50%. Dakota Dunes CID portion is estimated at \$375,000 over the next 3 years. No action was taken on this item and will be considered for approval and signature at a future meeting.

- CID TREE PILE FENCE

Following discussion, a motion was made by Mr. Shorma and seconded by Mr. Hanson to approve the proposal from American Fence to install a 168' long, 20' high galvanized fence with a 20' manual gate for \$13,114.93. The fence will be located north of the dog park and cell tower to enclose the Dakota Dunes CID tree pile.

Motion passed 3-2. Mr. Beaulieu and Mr. Goeden voted nay.

- SECURITY CAMERA PROPOSAL FOR COLD STORAGE BUILDING AND WATER PLANT

Following discussion, a motion was made by Mr. Goeden and seconded by Ms. Finzen to approve the proposal from Electronic Communications Inc to install two security cameras at the cold storage building for \$6,327.88.

Motion passed 5-0.

Following discussion, a motion was made by Mr. Goeden and seconded by Mr. Shorma to approve the proposal from Electronic Communications Inc to install up to four security cameras at the water plant, not to exceed \$15,000.

Motion passed 5-0.

- CID EMPLOYEE REVISED SAFETY MANUAL

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Shorma to approve the revised safety manual as written.

Motion passed 5-0.

9. NEW BUSINESS (CONTINUED)

- PLAT OF PLAINS FIRST ADDITION

Following discussion, a motion was made by Mr. Hanson and seconded by Ms. Finzen to approve the plat of the Plains First Addition, with the removal of the berm & tree easement. This will be submitted to Union County Planning and Zoning for their consideration

Motion passed 5-0.

- PLAT OF PLAINS SECOND ADDITION

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Goeden to approve the plat of the Plains Second Addition and the easement for the Plains Second Addition contingent upon engineer review and easements for existing utilities.

Motion passed 5-0.

- EASEMENT FOR THE PLAINS SECOND ADDITION

This item was voted on with the previous item.

Mr. Goeden left the meeting at 7:48 p.m.

- PLAT OF 34<sup>TH</sup> ADDITION E PINEHURST TRAIL

Following discussion, a motion was made by Mr. Shorma and seconded by Ms. Finzen to approve the plat of 34<sup>th</sup> Addition E Pinehurst Trail. This will be submitted to Union County Planning and Zoning for their consideration

Motion passed 4-0.

- REPLAT OF LOT 1, DAKOTA DUNES GOLF COURSE 6<sup>TH</sup> ADDITION

Following discussion, a motion was made by Mr. Hanson and seconded by Mr. Shorma to approve the replat of Lot 1, Dakota Dunes Golf Course 6<sup>th</sup> Addition. This will be submitted to Union County Planning and Zoning for their consideration

Motion passed 4-0.

- MONTEREY STORM SEWER DRAINAGE DITCH

Following discussion, a motion was made by Mr. Hanson and seconded by Ms. Finzen to approve the proposal from Dakota Dunes Land Holdings to extend the Monterey ditch storm drain further south, contingent upon engineering, review, design, and permitting.

Motion passed 4-0.

9. NEW BUSINESS (CONTINUED)

- PLAT OF TWO RIVERS BUSINESS PARK NINTH ADDITION TRACT 1

Following discussion, a motion was made by Mr. Hanson and seconded by Ms. Finzen to approve the plat of Two Rivers Business Park Ninth Addition Tract 1. This will be submitted to Union County Planning and Zoning for their consideration

Motion passed 4-0.

- RESOLUTION 2026-02 A RESOLUTION TO RECOMMEND APPROVAL OF THE CREATION BY UNION COUNTY OF A TAX INCREMENT FINANCING DISTRICT WITH DAKOTA DUNES – TIF #9 TWO RIVERS BUSINESS PARK

This item was tabled until after executive session.

- FINAL PAY APPLICATION #12 DD CID MAINTENANCE BUILDING L&L BUILDERS RETAINAGE

This item was tabled until after executive session.

10. EXECUTIVE SESSION – LEGAL MATTER, ECONOMIC DEVELOPMENT

A motion was made by Mr. Shorma and seconded by Mr. Hanson to move into an executive session at 8:08 p.m. to discuss a legal matter and economic development.

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

A motion was made by Ms. Finzen and seconded by Mr. Hanson to move out of executive session at 8:29 p.m.

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

10. EXECUTIVE SESSION – LEGAL MATTER, ECONOMIC DEVELOPMENT  
(CONTINUED)

- RESOLUTION 2026-02 A RESOLUTION TO RECOMMEND APPROVAL OF THE CREATION BY UNION COUNTY OF A TAX INCREMENT FINANCING DISTRICT WITH DAKOTA DUNES – TIF #9 TWO RIVERS BUSINESS PARK

**DAKOTA DUNES COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION NO. 2026-02**

**A RESOLUTION TO RECOMMEND APPROVAL OF THE CREATION BY UNION  
COUNTY  
OF A TAX INCREMENT FINANCING DISTRICT  
WITHIN DAKOTA DUNES  
PURSUANT TO SDCL CHAPTER 11-9**

**WHEREAS**, Union County is considering the creation of a Tax Increment Financing District (TIFD) for a project plan for infrastructure improvements for the development of commercial property, all of which will stimulate and develop the general economic welfare and prosperity of Dakota Dunes Community Improvement District (hereinafter “District”); and,

**WHEREAS**, the TID will be located, in whole, within the District boundaries and is preliminarily described as 34.597 acres located in the Dakota Dunes, Two Rivers Business Park as depicted in Exhibit A and Exhibit B, attached hereto and incorporated by reference herein.

**WHEREAS**, the Developers are in the process of replating the property and have submitted the same to Union County for approval.

**NOW, THEREFORE**, the Board of Supervisors of the Dakota Dunes Community Improvement District hereby resolves, approves and consents to the creation of a TIFD by Union County located within the geographic boundaries of the District for a project plan for infrastructure improvements for the development housing and commercial property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

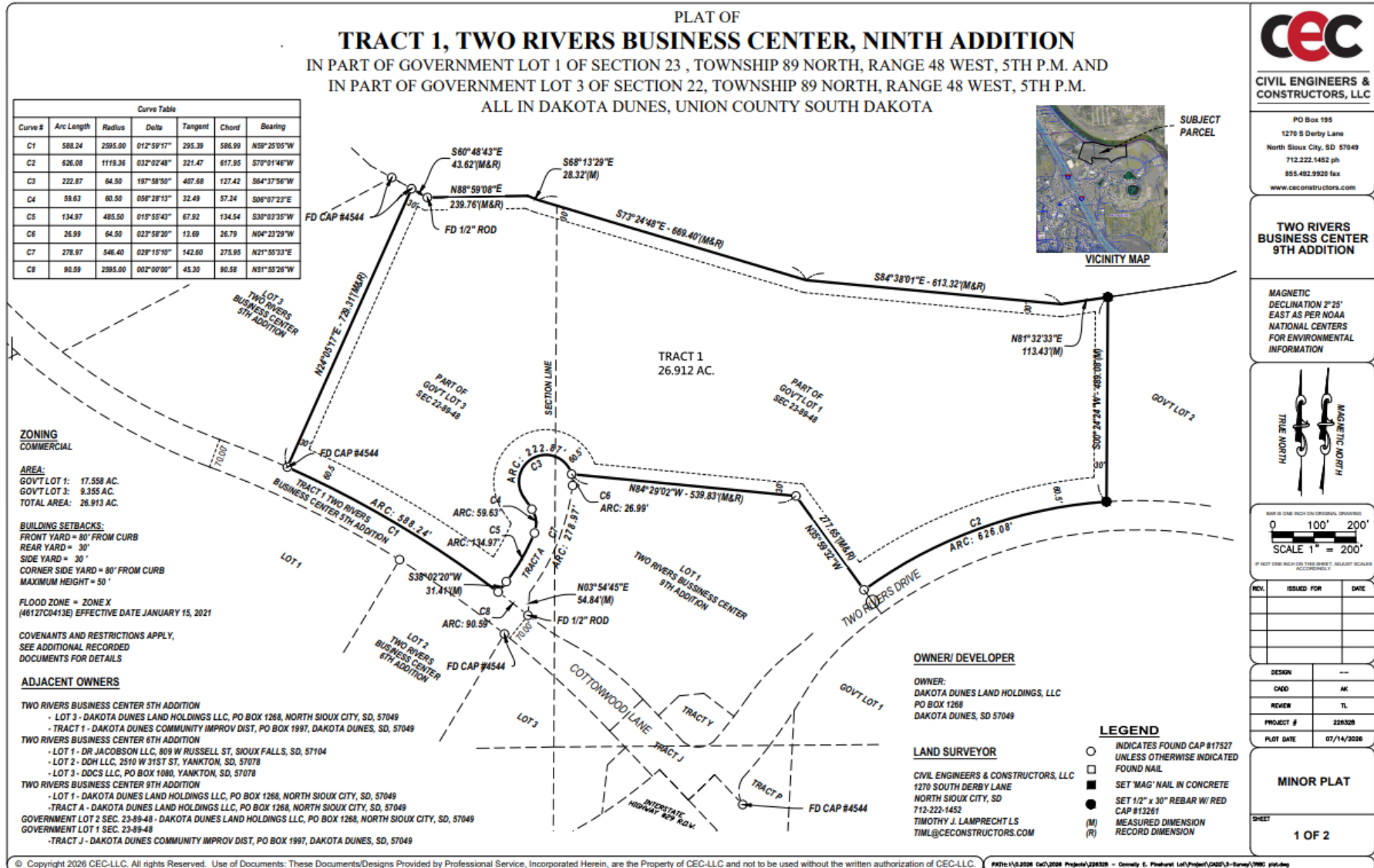
Dakota Dunes Community Improvement District

\_\_\_\_\_  
Kenneth Beaulieu, Board President

ATTEST:

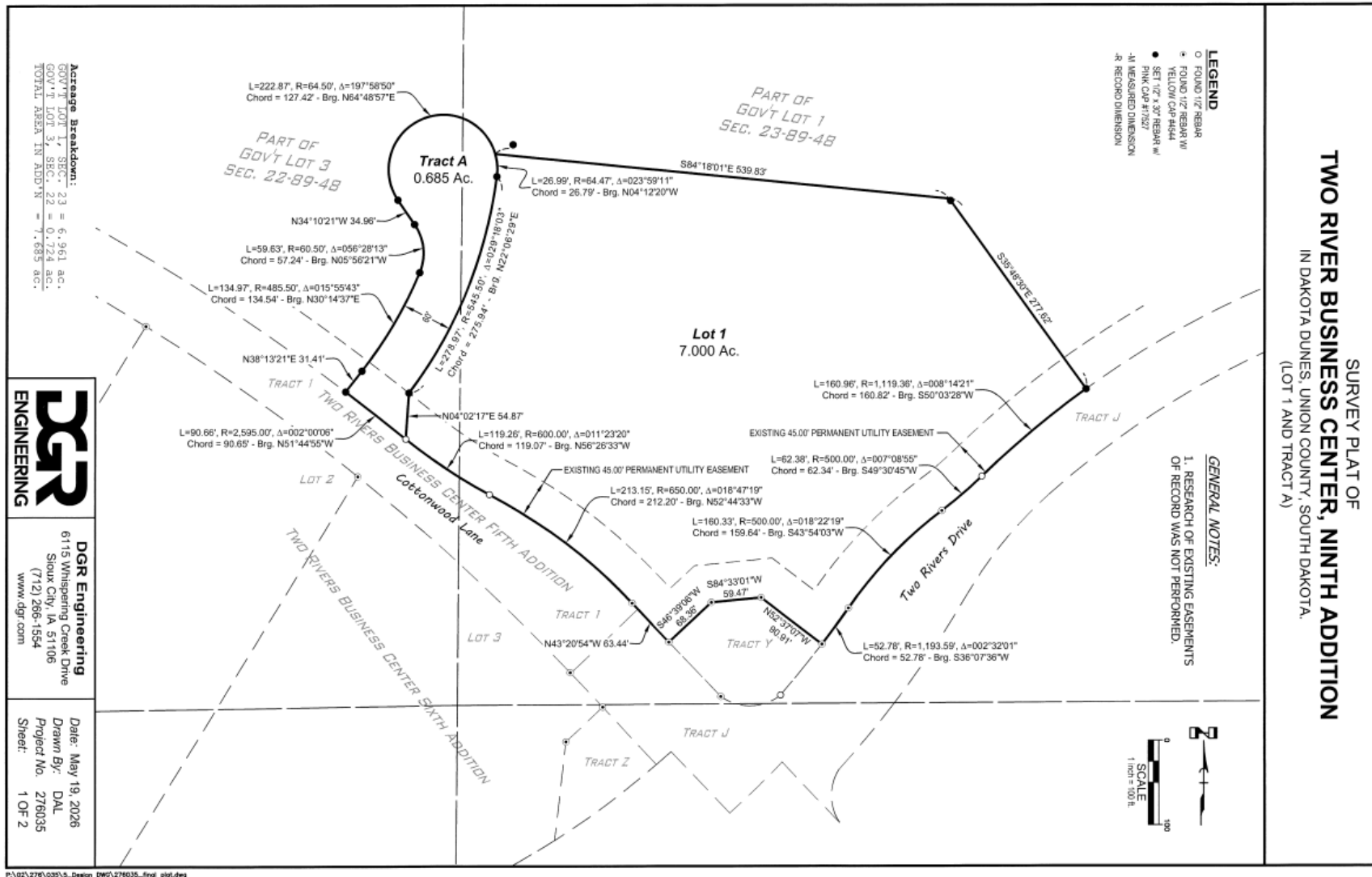
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Katelyn Irby, Finance Officer

# EXHIBIT A





**EXHIBIT B**



10. EXECUTIVE SESSION – LEGAL MATTER, ECONOMIC DEVELOPMENT  
(CONTINUED)

- RESOLUTION 2026-02 A RESOLUTION TO RECOMMEND APPROVAL OF THE CREATION BY UNION COUNTY OF A TAX INCREMENT FINANCING DISTRICT WITH DAKOTA DUNES – TIF #9 TWO RIVERS BUSINESS PARK (CONTINUED)

A motion was made by Mr. Hanson and seconded by Ms. Finzen to recommend approval of the creation by union county of a tax increment financing district with Dakota Dunes – TIF #9 Two Rivers Business Park, contingent upon 3<sup>rd</sup> party review and not to exceed \$2.5 million. This will be submitted to Union County Planning and Zoning for their consideration

Motion passed 4-0.

- FINAL PAY APPLICATION #12 DD CID MAINTENANCE BUILDING L&L BUILDERS RETAINAGE

A motion was made by Ms. Finzen and seconded by Mr. Shorma to ratify the payment of 50% retainage paid to L&L Builders on June 24, 2026, for \$56,452.93 for the Dakota Dunes CID Maintenance Building project.

Motion passed 4-0.

A motion was made by Mr. Shorma and seconded by Ms. Finzen to pay \$46,452.92 of the remaining retainage to L&L Builders for the Dakota Dunes CID Maintenance Building project.

Motion passed 4-0.

11. OTHER

- Mr. Tramp reported that the audit is nearly complete and is planned to be presented at the next regular meeting on August 17, 2026.
- Mr. Tramp reported that the placement of three radar speed limit signs will be considered at the next regular meeting.
- Mr. Tramp discussed concerns regarding peddlers and solicitors within the community. Following discussion, property owners who do not wish to receive visits from peddlers or solicitors are encouraged to post a “No Soliciting” sign on their property. Title 4: Business Regulations, Chapter 40: Peddlers and Solicitors, Section 40.04 of the CID Ordinances restricts entry onto premises where such signs are displayed. Residents are encouraged to report any violations of these signs to the Union County Sheriff's Office.

12. ADJOURNMENT

A motion was made by Ms. Finzen and seconded by Mr. Shorma to adjourn at 8:49 p.m.

Motion passed 4-0.

Submitted by,  
Katelyn Irby, District Secretary.