

DAKOTA DUNES COMMUNITY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING
AUGUST 17, 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 August 17, 2026, at 6:00 p.m., at 335 Sioux Point Road, Dakota Dunes. Members present were: Messrs. Beaulieu, Hanson, Goeden, 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 Paul Koskovich.

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. Goeden to approve the agenda.

Motion passed 4-0.

4. CONFLICTS OF INTEREST DISCLOSURE

No conflicts of interest were presented.

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

A motion was made by Ms. Finzen and seconded by Mr. Goeden to approve the July 20, 2026, regular meeting minutes.

Motion passed 4-0.

6. PUBLIC COMMENT

Public present were: Larry Wiese and Paul Koskovich.

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 July 2026 financial statements and August 2026 vouchers payable in the amount of \$409,710.38.

Motion passed 4-0.

- PRESENTATION OF 2025 ANNUAL AUDIT

Cameron Zent of Eide Bailly presented an overview of the 2025 annual audit and the 2025 single audit. Following this overview, a motion was made by Ms. Finzen and seconded by Mr. Hanson to accept the 2025 annual audit and single audit. The audit has also been accepted by the South Dakota Department of Legislative Audit.

Motion passed 4-0.

8. OLD BUSINESS

- CID STORM SEWER OUTFALL REPAIRS BIG SIOUX RIVER

Following discussion, a motion was made by Mr. Goeden moved and seconded by Ms. Finzen to approve RP Constructors to complete the Big Sioux River storm sewer outfall repairs at four locations for \$59,568.00.

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

Paul Koskovich discussed the proposed development of 36 acres which includes four to five buildings on proposed Lots 1-5 of Two Rivers Business Park and explained how the TIF would support development of the property.

Following discussion, a motion was made by Mr. Goeden and seconded by Mr. Hanson to recommend approval of tax increment financing district TIF eligible cost up to \$3 million to be paid back in no more than 14 years. This is an increase of \$500,000 from the previous meeting item July 20, 2026. This will be further considered by Union County Planning and Zoning.

Motion passed 4-0.

9. NEW BUSINESS

- CONSIDERATION OF LICENSE AGREEMENT – TREE PLANING ON CID PROPERTY

Following discussion, a motion was made by Mr. Goeden and seconded by Mr. Hanson to approve a license agreement allowing the residents at 602 E. St. Andrew's Circle to plant and maintain trees on CID property, subject to conditions for approval, maintenance, mowing by the residents, and no structural changes. The agreement is revocable and includes requirements for damage repair, indemnification, insurance, and limited liability.

Motion passed 3-1. Ms. Finzen voted nay.

- PARKING CID TREE PILE AREA

Following discussion, a motion was made by Mr. Hanson and seconded by Ms. Finzen to post 30-day notices on all trailers and boats currently parked in the CID tree pile area once owners have been contacted. After 30 days, the trailers and boats will be towed if they have not been moved.

Motion passed 4-0.

- PLAT OF TRACTS 1-4, LOT D-1, LOT R-1 THE OAKS ADDITION

Following discussion, a motion was made by Mr. Hanson and seconded by Ms. Finzen to approve the plat of Tracts 1-4, Lot D-1, Lot R-1 The Oaks Addition.

Motion passed 4-0.

- EASEMENTS FOR THE OAKS ADDITION

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Goeden to approve the utility, drainage and trail easements for The Oaks Addition.

Motion passed 4-0.

- PLAT OF LOTS 1-24 THE OAKS FIRST ADDITION

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Goeden to approve the plat of lots 1-24 The Oaks First Addition.

Motion passed 4-0.

- EASEMENTS FOR THE OAKS FIRST ADDITION

Following discussion, a motion was made by Mr. Hanson and seconded by Mr. Goeden to approve the utility and drainage easements for The Oaks First Addition.

Motion passed 4-0.

9. NEW BUSINESS (CONTINUED)

- 1ST READING ORDINANCE NO. 2026-05 AN ORDINANCE AMENDING TITLE 5 UTILITIES SECTIONS 51.32 AND 52.17

Following discussion, a motion was made by Mr. Goeden and seconded by Mr. Hanson to approve first reading of Ordinance No. 2026-05 An Ordinance Amending Title 5 Utilities Sections 51.32 and 52.17. This will be effective in September 2026.

Motion passed 4-0.

- 1ST DRAFT 2027 GENERAL FUND OPERATING AND CAPITAL BUDGET

Mr. Tramp presented the first draft of the 2027 General Fund Budget. The final draft budget will be presented for approval at the next regular board meeting on September 21, 2026.

10. EXECUTIVE SESSION – LEGAL MATTER, ECONOMIC DEVELOPMENT

A motion was made by Ms. Finzen and seconded by Mr. Goeden to move into an executive session at 8:42 p.m. to discuss a legal matter and economic development.

Roll call was taken: Beaulieu – aye, Hanson - aye, Finzen – aye, Goeden – 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 9:10 p.m.

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

No action was taken.

11. OTHER

Mr. Tramp reported that the Water Tower repainting and coating project is planned to be bid in September or October 2026 for completion in 2027.

Mr. Tramp reported that the solicitors and peddler permit application was updated and aligns with Dakota Dunes ordinances.

12. ADJOURNMENT

A motion was made by Ms. Finzen and seconded by Mr. Hanson to adjourn at 9:11 p.m.

Motion passed 4-0.

Submitted by,
Katelyn Irby, District Secretary