

DAKOTA DUNES COMMUNITY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING
SEPTEMBER 15, 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 September 15, 2025, at 6:00 p.m., at Welcome Center, 335 Sioux Point Road, Dakota Dunes. Members present were: Messrs. Beaulieu, Wetz, Shorma, Ms. Shanafelt (virtual), and Ms. Finzen. Also present were: Mr. Jesse, of Cray Law Firm counsel for the CID. Employees present were: Andrew Tramp and Katelyn Irby. Public present were: Larry Wiese, Dalton Hanson, Kathy VanRooyan, and Ross VanRooyan, Dakota Dunes residents.

1. CALL TO ORDER

The regular meeting was called to order by Chairman Beaulieu.

2. PLEDGE OF ALLEGIANCE

Chairman Beaulieu led the recital of the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was passed 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 MEETING MINUTES

- AUGUST 18, 2025, REGULAR MEETING MINUTES

A motion was made by Mr. Wetz and seconded by Mr. Shorma to approve the August 18, 2025, regular meeting minutes.

Motion passed 5-0.

- AUGUST 28, 2025, SPECIAL MEETING MINUTES

A motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the August 28, 2025, special meeting minutes.

Motion passed 5-0.

5. APPROVAL OF MEETING MINUTES (CONTINUED)

a. SEPTEMBER 8, 2025, SPECIAL MEETING MINUTES

A motion was made by Mr. Shorma and seconded by Ms. Finzen to approve the September 8, 2025, special meeting minutes.

Motion passed 5-0.

6. PUBLIC COMMENT

Public present: Larry Wiese, Dalton Hanson, Kathy and Ross VanRooyan.

No public comment.

7. TREASURER/FINANCIAL REPORT

A motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the August 2025 financial statements and the September 2025 vouchers payable of \$460,138.28.

Motion passed 5-0.

8. NEW BUSINESS

- CONSIDERATION OF CID SELLING LAND TO 410 FAWN HOLLOW

Following discussion, this item was tabled until the next regular meeting in October 2025.

- PRESENTATION OF 2024 ANNUAL AUDIT

Cameron Zent of Eide Bailly presented an overview of the 2024 annual audit. Following this overview, a motion was made by Mr. Wetz and seconded by Mr. Shorma to accept the 2024 annual audit. The audit has also been accepted by the South Dakota Department of Legislative Audit.

Motion passed 5-0.

- TRAFFIC STUDY TASKS

- TASK #1 TRAFFIC IMPACT STUDY – INTERSECTION OPERATIONS ANALYSIS

Following discussion, this item was tabled.

- TASK #2 DAKOTA DUNES BOULEVARD & SAWGRASS TRAIL TRAFFIC CIRCLE

Following discussion, this item was tabled.

8. NEW BUSINESS (CONTINUED)

- TRAFFIC STUDY TASKS (CONTINUED)

- TASK #3 CROSSWALK NEEDS AND ENHANCEMENTS REVIEW

Following discussion, this item was tabled to be considered for the 2027 General Fund Operating and Capital Budget.

- TASK #4 SIDEWALK CONNECTIVITY REVIEW

Following discussion, this item was tabled to be considered for the 2027 General Fund Operating and Capital Budget.

- TASK #5 GOLF CART ROUTE REVIEW

Following discussion, a motion was made by Ms. Shanafelt and seconded by Mr. Wetz to change the speed limit on Dakota Dunes Boulevard, south of the Sioux Point Road intersection, from 35 mph to 25 mph. This will be discussed with the Union County Commissioners on September 16, 2025, for their consideration.

Motion passed 5-0.

- TASK #6 STREET SIGNAGE REVIEW

Following discussion, this item will be reviewed internally by CID staff and brought to the CID Board of Supervisors for consideration of changes as needed.

- TASK #7 TRAFFIC CALMING REVIEW

Following discussion, this item was tabled to be considered for the 2027 General Fund Operating and Capital Budget.

- TASK #8 INTERSECTION GEOMETRICS REVIEW

Following discussion, this item was tabled to be considered for the 2027 General Fund Operating and Capital Budget.

- TASK #9 FUTURE DEVELOPMENT AREAS

Following discussion, this item was tabled and will be revisited as the I-29 corridor study is completed.

- PRELIMINARY PLAT OF OAK TREE LANE SANFORD SITE

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the preliminary plat of Oak Tree Lane Sanford Site contingent upon HDR's review, comments, and satisfaction of those comments.

Motion passed 5-0.

8. NEW BUSINESS (CONTINUED)

- 2ND READING ORDINANCE NO. 2025-03 AMENDING NAME OF TITLE 3 TO STREETS, SIDEWALKS, AND PUBLIC SPACES

Following discussion, a motion was made by Ms. Shanafelt and seconded by Mr. Shorma to approve the second reading of Ordinance 2025-03 amending name of Title 3 to Streets, Sidewalks and Public Spaces. This will be effective in October 2025.

Motion passed 5-0.

- 2ND READING ORDINANCE NO. 2025-04 FISHING REGULATIONS

Following discussion, a motion was made by Mr. Shorma and seconded by Mr. Wetz to approve the second reading of Ordinance 2025-04 Fishing Regulations. This will be effective in October 2025.

Motion passed 5-0.

- 1ST READING ORDINANCE NO. 2025-05 PARKS AND PUBLIC SPACES AND TRAILS

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the first reading of Ordinance 2025-05 Parks and Public Spaces and Trails with the changes discussed. The second reading will take place September 23, 2025. This is planned to be effective in October 2025.

Motion passed 5-0.

- 2ND READING ORDINANCE NO. 2025-06 PEDDLERS AND SOLICITORS

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the second reading of Ordinance 2025-06 Peddlers and Solicitors. This will be effective in October 2025.

Motion passed 5-0.

- PAY APPLICATION #7 BIG SIOUX LEVEE PROJECT LIEBER CONSTRUCTION

This item was tabled until the next regular meeting, with no pay application to be considered.

- PAY APPLICATION #3 SRF FORCE MAIN PROJECT SUBSURFCO

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Wetz to approve Pay Application #3 to SuBSurfco, LLC for the SRF Force Main project in the amount of \$69,598.18 for work completed through September 11, 2025.

Motion passed 5-0.

8. NEW BUSINESS (CONTINUED)

- SRF FORCE MAIN DRAWDOWN REQUEST #3

Following discussion, a motion was made by Ms. Shanafelt and seconded by Mr. Shorma to approve the SRF Force Main Drawdown Request #3 for \$69,598.00 from the State Revolving Loan C461035-01.

Motion passed 5-0.

- PAY APPLICATION #3 DD CID MAINTENANCE BUILDING L&L BUILDERS

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Wetz to approve Pay Application #3 to L&L Builders for the Dakota Dunes CID Maintenance Building project in the amount of \$14,962.50 for the work completed through August 31, 2025.

Motion passed 5-0.

- DD CID MAINTENANCE BUILDING DESIGN-BUILD CHANGE ORDER L&L BUILDERS

Following discussion, a motion was made by Mr. Shorma and seconded by Mr. Wetz to approve the change order for the DD CID Maintenance Building Design-Build Change order for \$472,978.00 with a new GMP of \$647,978.00 which consists of design, pre-construction fee, earth work and site utilities including general conditions applicable to earthwork and site utilities.

Motion passed 5-0.

- SECURITY CAMERAS TWO RIVERS

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the proposal from ECI in the amount of \$14,041.94 for security cameras to be installed at Two Rivers Golf for the Big Sioux Pedestrian Bridge and Trail.

Motion passed 5-0.

- PERMANENT EASEMENT TR GOLF & DDLH TRAIL

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to approve the permanent easement for the Big Sioux Pedestrian Bridge and Trail between TR Golf, LLC, Dakota Dunes Land Holdings, LLC, and Dakota Dunes Community Improvement District, with changes as discussed.

Motion passed 5-0.

8. NEW BUSINESS (CONTINUED)

- FINAL DRAFT 2026 GENERAL FUND OPERATING AND CAPITAL BUDGET

Following discussion, a motion was made by Mr. Shorma and seconded by Mr. Wetz to approve the Final Draft 2026 General Fund Operating and Capital budget, with changes as discussed, and request for \$2,282,586.00 in property taxes, resulting in a mill levy at \$2.856.

Motion passed 5-0.

9. EXECUTIVE SESSION – ECONOMIC DEVELOPMENT, LEGAL, & PERSONNEL

A motion was made by Ms. Finzen and seconded by Mr. Wetz to move into an executive session at 8:29 p.m. to discuss economic development, a legal matter, and personnel.

Roll call was taken: Beaulieu – aye, Shanafelt – aye, Finzen – aye, Wetz – aye, Shorma - aye. Motion passed 5-0. Also in attendance were Jesse, Tramp, Irby.

A motion was made by Ms. Shanafelt and seconded by Ms. Finzen to move out of executive session at 9:01 p.m.

Roll call was taken: Beaulieu – aye, Shanafelt – aye, Finzen – aye, Wetz – aye, Shorma - aye. Motion passed 5-0.

A motion was made by Mr. Shorma and seconded by Mr. Wetz for Mr. Tramp to proceed with recommendations of legal counsel.

Motion passed 5-0.

10. OTHER

A Special Meeting will be held on September 23, 2025, at 5:00 pm for the consideration of awards bids for the Dakota Dunes CID Maintenance Building. **Note:** this was a change from the previous date of September 19, 2025 mentioned in the August 28, 2025 meeting minutes.

Mr. Tramp reported that the Big Sioux Pedestrian Bridge is planned to be completed in October 2025.

11. ADJOURNMENT

A motion was made by Ms. Finzen and seconded by Mr. Wetz to adjourn at 9:08 p.m.

Motion passed 5-0.

Submitted by,
Katelyn Irby, District Secretary