



MAY 26, 2026
CITY COMMISSION
MEETING



Mission Statement
Working together to provide exemplary experiences, services, and spaces that create opportunities for everyone to learn, engage, and thrive.

YANKTON BOARD OF CITY COMMISSIONERS

Regular City Commission Meeting beginning at 6:00 PM
Tuesday, May 26, 2026

City of Yankton Community Meeting Room
Located at the Career Manufacturing Technical Education Academy
1200 W. 21st Street • Room 114

If you would like to watch the City Commission meeting you can do so by accessing The City of Yankton's YouTube Live Channel. https://www.youtube.com/c/cityofyankton/live
TV Schedule: Mondays at 6:03 PM and Tuesday following meeting at 1:00 PM on Midco Channel 3 and Bluepeak Channel 98.

I. ROUTINE BUSINESS

- 1. Roll Call
2. Approval of Agenda
3. Approve Minutes of Regular Meeting of May 11, 2026 Attachment I-3
4. Schedule of Bills Attachment I-4
5. City Manager's Report Attachment I-5
6. Public Appearances

Public appearances is a time for persons to address the City Commission on items not listed on the agenda. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Each person has up to three minutes to speak. At the Mayor's discretion, an individual may be granted additional time. Comments made during the Public Appearance Comment period of the agenda may be on any subject. There shall be no personal attacks against the Mayor, members of the City Commission, City Staff, or any other individual.

- 7. Scheduled Presentations
Proclamation: Mental Wellness Conference - www.yamwi.org
Presentation: Jesse Bailey, United Way
Presentation: Brittany Wagner, Yankton Thrive

II. CONSENT ITEMS

Matters appearing on the Consent Agenda are expected to be non-controversial and will be acted upon by the City Commission at one time, without discussion. Approval constitutes following the recommendation of the City Manager on each item.

NONE

III. OLD BUSINESS

Old business includes items that have previously appeared on the City Commission's agenda and require further consideration or action by the board.

Adoption of an ordinance is typically a two-meeting process. At the first meeting, an ordinance is introduced, and the first reading is held. During the second meeting, the ordinance is discussed by the Commission and the public and then considered for adoption.

1. **Second Reading and Public Hearing for Temporary Street Closure in the Downtown Meridian District for the 3rd on 3rd Special Event on July 3, 2026**

Consideration of Memorandum #26-114 recommending that the City Commission conduct the second reading and public hearing of the request to allow the temporary street closure on 3rd Street from Douglas Avenue a half-block east toward Capital Street for the July 3rd, 2026 special event 3rd on 3rd. **Attachment III-1**

2. **Second Reading and Public Hearing for Temporary Street Closure in the Downtown Meridian District for the Rock 'N' Rumble Special Event on July 25, 2026**

Consideration of Memorandum #26-115 recommending that the City Commission conduct the second reading and public hearing of the request to allow the temporary street closure on 3rd Street from Douglas Avenue one block east to Capital Street for the July 25, 2026 Rock 'N' Rumble special event. **Attachment III-2**

3. **Second Reading and Public Hearing of Ordinance #1107 Changing the Maximum Allowable Height of Structures in the R-4 Multiple-Family District, B-1 Local Business District, B-3 Central Business District, and I-1 Industrial District**

Consideration of Memorandum #26-116 recommending that the City Commission adopt Ordinance #1107 changing the maximum allowable height of structures in the R-4 Multiple-Family District, B-1 Local Business District, B-3 Central Business District, and I-1 Industrial District. **Attachment III-3**

4. **Second Reading and Public Hearing of Ordinance #1108 Modifying Parking Requirements for Dwellings Designed and Operated as Rental Housing for Persons Aged Fifty-five Years or Older**

Consideration of Memorandum #26-117 recommending that the City Commission adopt Ordinance #1108 modifying parking requirements for dwellings designed and operated as rental housing for persons aged fifty-five years or older. **Attachment III-4**

5. **Public Hearing for New Retail (on-off sale) Malt Beverage and SD Farm Wine License**

Consideration of Memorandum #26-126 recommending that the City Commission approve the application from LLTD1 LLC (Kim Ocampo), d/b/a Boss' Pizza & Chicken, 2501 Broadway Ave, Yankton, SD for the July 1, 2026 – June 30, 2027 licensing period. **Attachment III-5**

IV. NEW BUSINESS

New business items are those that have not been discussed by the Commission previously.

1. **Summit Activities Center and Yankton High School Rental Rate Increases for 2028**

Consideration of Memorandum #26-118 recommending that the City Commission approve Resolution #26-23, the proposed rate structure for 2028 which will become effective on July 1, 2028. **Attachment IV-1**

- 2. Support for Inclusion of 911 Dispatchers in Class B of the South Dakota Retirement System**
Consideration of Memorandum #26-127 regarding support for inclusion of 911 Dispatchers in Class B of the South Dakota Retirement System. **Attachment IV-2**
- 3. Bid Acceptance for Alley Reconstruction**
Consideration of Memorandum #26-120 recommending that the City Commission accept the Slowey Construction, Inc. bid of \$445,188.15 for the reconstruction project for the alley between Green Street and Locust Street from Riverside Drive to 4th Street. **Attachment IV-3**
- 4. Chan Gurney Municipal Airport T-Hangar Lease Agreement**
Consideration of Memorandum #26-121 recommending that the City Commission approve the lease agreement of Unit #3 of the City owned T-hangars at Chan Gurney Municipal Airport to Mr. Michael Crist. The City owned T-hangar leases are an annual lease. This lease will be effective May 1, 2026 through December 31, 2026, with a prorated rental. The lease shall be renewable annually as stated in the agreement. **Attachment IV-4**
- 5. Special On-Sale Liquor License**
Consideration of Memorandum #26-122 recommending that the City Commission approve the application from Rock ‘N’ Rumble, Inc., d/b/a 3rd on 3rd, 113 E 3rd Street, Yankton, SD, for a Special On-sale Liquor License for one day, July 3, 2026 for the annual 3rd on 3rd event to be held at East 3rd Street from Douglas Avenue to Capitol Street. **Attachment IV-5**
- 6. Special On-Sale Liquor License**
Consideration of Memorandum #26-123 recommending that the City Commission approve the application from Rock ‘N’ Rumble, Inc., d/b/a Rock ‘N’ Rumble, 113 E 3rd Street, Yankton, SD, for a Special On-sale Liquor License for one day, July 25, 2026 for the annual Rock ‘N’ Rumble event to be held at East 3rd Street from Douglas Avenue to Capitol Street. **Attachment IV-6**
- 7. Transient Merchant License**
Consideration of Memorandum #26-124 recommending that the City Commission approve the application for a Transient Merchant license received from Rock ‘N’ Rumble, Inc. d/b/a Rock ‘N’ Rumble for one day, July 25, 2026, for an event to take place at 113 E 3rd Street. **Attachment IV-7**
- 8. Transient Merchant License**
Consideration of Memorandum #26-125 recommending that the City Commission approve the application for a Transient Merchant license received from Flusswerks, LLC, d/b/a Old Mill Event Center, from August 1, 2026 – August 31, 2026, for an event to take place at 104 and 106 Capital Street. **Attachment IV-8**
- 9. Federal Emergency Management Agency (FEMA) – Building Resilient Infrastructure and Communities Grant Application (BRIC)**
Consideration of Memorandum #26-119 and Resolution #26-24 recommending that the City Commission authorize the submittal of the BRIC grant application and appoint the City Manager as the Authorized Agent to sign all documents. **Attachment IV-9**

V. FUTURE BUSINESS

Future business is a time for City Commissioners to address the Commission regarding matters not on the agenda. These items will not be deliberated by the governing body and will not be acted upon at this time. Items mentioned may be added to a future City Commission meeting or work session for deliberation or action.

VI. ADJOURN INTO EXECUTIVE SESSION TO DISCUSS CONTRACTUAL, LITIGATION, AND PERSONNEL MATTERS UNDER SDCL 1-25-2

Executive or closed meetings may be held by a majority vote of the governing body for the sole purposes of:

- Discussing the qualifications, competence, performance, character or fitness of any public officer or employee.*
- Consulting with legal counsel or reviewing communications from legal counsel about proposed or pending litigation or contractual matters.*
- Preparing for contract negotiations or negotiating with employees or employee representatives.*
- Discussing marketing or pricing strategies by a board or commission of a business owned by the City, when public discussion may be harmful to the competitive position of the business.*

Any official action concerning such matters shall be made at an open official meeting.

VII. RECONVENE AS BOARD OF CITY COMMISSIONERS

1. Roll Call

VIII. ADJOURN THE MEETING OF MAY 26, 2026

The City of Yankton Community Meeting Room is accessible to everyone. If you have any additional accommodation requirements, please call 668-5221.

Should you have any reason to believe an open meetings law has been violated please contact the Open Meetings Commission at the South Dakota Office of the Attorney General at: 1302 E. Hwy 14, Suite 1, Pierre, SD 57501-8501 or by phone at 605-773-3215.

**CHAMBER OF THE BOARD OF CITY COMMISSIONERS
YANKTON, SOUTH DAKOTA
MAY 11, 2026**

The regular meeting of the Yankton City Commission was called to order by Mayor Villanueva at 6:00 p.m.

Roll Call: Present: Commissioners Benson, Bertsch, Brunick, Carda, Conkling, Hunhoff, Moser, Spencer, and Mayor Villanueva. Attorney Den Herder, City Manager Leon, and Finance Officer Yardley were also present. Quorum present.

Action 26-131

Moved by Commissioner Conkling, seconded by Commissioner Hunhoff, to approve the agenda. All present voted aye; motion carried, 9-0.

Action 26-132

Moved by Commissioner Bertsch, seconded by Commissioner Brunick, to approve minutes of the regular meeting of April 27, 2026. All present voted aye; motion carried, 9-0.

Action 26-133

Moved by Commissioner Hunhoff, seconded by Commissioner Benson, that the Schedule of Bills be approved and warrants be issued as listed below. All present voted aye; motion carried, 9-0.

A&B Business (Lease) \$465.07; Accounts Management (Garnishment) \$100; AFLAC (Premiums) \$2,751.85; AFSCME (Dues) \$1,186.56; Alex Air (Equipment) \$11,200; American Fence (Repairs) \$8,405.61; A-Ox Welding (Propane) \$186.59; Automatic Building Controls (Inspections) \$3,178; Avera Health (Premiums) \$96,523.70; Banner (23rd St) \$18,042.39; Border States (Tech Renewal) \$3,891.16; Centurylink (Phone) \$568.17; CHS (Bulk Def) \$391; City Of Vermillion (Joint Powers) \$92,263.68; City Utilities (Water-Sewer Charges) \$7,902.85; Constellation New Energy (Fuel) \$5,873.10; Credit Collection Services (Garnishment) \$385.05; C-Side Consultants (Training) \$5,600; Deadwood Lodge (Travel) \$570; Den Herder Law (Services) \$4,641.30; Feimer Construction (Sewer Main Repair) \$304,968.78; First Dakota (Contributions) \$12,896.26; First National (Cafeteria Plan) \$3,805.12; Frontier Precision (Services) \$871; Gerstner Oil (Fuel) \$97,100.40; Hansen Locksmithing (Key) \$109; Hawkins (Chemicals) \$1,309.56; Heartland Psychological (Wellness Check) \$100; Heiman Fire (Parts) \$883.16; Hood Magazine (Advertisement) \$350; IA DSS (Child Support) \$507.68; ICMA (Contributions) \$160; Irrigation Repair (407 E 19th) \$637.50; J&H Cleaning (Services) \$1,200; JJ Benji's (250th shirts) \$3,025; John T Jones Construction (WWTP Construction) \$2,436,875.39; Johnson Controls (Repairs) \$601.44; Kaiser Heating (Repairs) \$150; Klein's Tree (Services) \$12,400; Knife River (Materials) \$2,611.10; Larry's Heating (Repairs) \$454; Laser Edge Concrete (Tools) \$350; Lewis & Clark Veterinary (Services) \$569; List Electric (City Hall Electrical) \$12,780.07; Lumen (Internet) \$430.27; Masonry Components (3rd St) \$60,721.90; Messerli & Kramer (Garnishment) \$400; MidAmerican Energy (Fuel) \$9,515.67; Morrow/Joseph (Design Work) \$2,400; My Fitness Rewards (Fees) \$11.75; Northern Truck (Parts) \$2,911.95; Northwestern Energy (Electric) \$92,532.17; Observer (Advertising) \$48; Olson's Pest (Services) \$145; On Target Training (Training) \$1,150; Overdrive (Books) \$1,559.08; Overhead Door (Repairs) \$7,494; Press & Dakotan (Publications) \$622.72; PSN (Fees) \$70.68; Public Health Lab (Testing) \$492; Quadiant (Lease) \$781.14; Saber Shred (Tire Disposal) \$4,325; Sanitation Products (Parts) \$7,422.62; SD 811 (Fees) \$198.45; SD DOL (Unemployment) \$5,143.98; SD DSS (Child Support) \$2,164.84; SDCMA (Training) \$100; SDN Communications (Internet) \$464.95; SDSRP (Contributions) \$29,291.68; Sioux Sales (Uniforms)

\$1,085.20; Standard Insurance (Premiums) \$4,968.19; Stanley Petroleum (Parts) \$3,684.34; Third Millennium (Utility Billing) \$848.69; Top Notch (Services) \$760; Traffic Control (Services) \$633; Tre Environmental (Testing) \$650; Truck Trailer (Repairs) \$562.50; UKG (Software) \$2,589.73; United Way (Contributions) \$90; US Bank (SRF Debt Service) \$716,139.36; US Treasury (Withholding) \$196,318.02; USPS (Postage) \$3,922.05; Van Wall Equipment (Parts) \$121.19; Wilson & Company (Services) \$57,352.25; Yankton County Auditor (Safety Center Share) \$13,828.40; Yankton Fire & Safety (Inspections) \$298; Yankton Thrive (Sales Tax Reimbursement) \$52,090.64.

BMO Spend Dynamics P-Card Statement (Supplies, Parts, Training Travel, Professional Services, Postage, Misc. Concessions, Small Tools & Hardware, Telephone/Internet, Uniforms): \$78,232.20. Adobe \$89.98; Amazon \$4,910.14; American Inn \$235; Artistic Custom \$481.50; AT&T \$1,492.52; Auto Value \$1,325.15; Autozone \$291.39; Avantar \$1,177.08; AxVoice \$21.44; Barnes & Noble \$432.81; Big D \$77.40; Bomgaars \$2,224.96; C&B \$81.38; Casey's \$53.18; CCSI \$12.69; Center Point \$143.46; Circle E \$80.93; Clark's Rentals \$313.50; Coast To Coast \$158.10; Coffee Cup \$37.40; Core & Main \$17.13; Course Registration \$50; Cowboy Store \$46.64; CPI Environment \$192.69; Crafters Emporium \$19.50; Crescent Electric \$57.71; Crowneplaza \$522.04; Curb DC \$14.34; Daktronics \$1,680; Davis Equipment \$907.36; Deadwood Resort \$55.74; Delta \$57.78; Dept of Ag \$169.14; Dharma Trading \$98.73; DMG \$44.60; Dollar Tree \$5.25; Dominos \$63; eBay \$72.41; ECHO \$885.11; Ehresmann Engineering \$107.65; Fastenal \$901.79; Firehouse Subs \$12.71; First Chiropractic \$1,100; Forestry Suppliers \$269.06; Founding Farmers \$68.78; Grainger \$54.98; Guardian Alliance \$256; H&K Oil \$104.17; Hach \$519.97; Hampton Inn \$1,529.86; Harbor Freight \$33.95; Hartington Tree \$3,941; Holiday \$47.51; Hy-Vee \$337.22; Insect Lore \$54.95; Intl Code Council \$785; Midwest Alarm \$87.53; JCL Solutions \$1,716.49; Jersey Mikes \$37.66; Jimmy John's \$73.18; Kaiser Refrigeration \$194.20; Kitchen \$94.60; Koletzky Implement \$1,761.61; Kopetsky's Ace \$1,995.98; Larry's Heating \$199; Library Ideas \$297.19; Lifeguard Store \$117.75; Locators & Supplies \$650.38; Midwest Turf \$52.73; Marriott \$1,610.20; Mead Lumber \$367.03; Menards \$2,423.03; Meridian Eye Care \$100; Midco \$6,966.95; Midwest Laboratories \$659.31; Midwest Tire \$710; NAPA Auto \$60.99; Northtown Automotive \$346.37; Olive Garden \$29.98; Olson's Pest \$404; One Office \$55.93; Online Courses \$37.16; O'Reilly \$581.70; Panda Express \$13.42; Pheasantland Industries \$994.83; Phillips 66 \$56; Pied Piper \$149.94; Pioneer Mart \$48.01; Powers Port A Pot \$390; Press & Dakotan \$199.79; Propio \$8.97; Provantage \$645; Purchase Protection \$4.25; Qdoba \$16.19; Quality Inn \$357.78; Ramkota \$282; Red Cross \$1,842; River District \$900; Riverside Hydraulics \$387.45; Scholastic \$62.50; SD Historical Society \$10; SD Medical Board \$50; SD Wastewater Seminar \$110; SDML \$100; Shell Oil \$43.45; Swimoutlet \$50.97; Teledyne Instruments \$221; Tessman \$7,830.98; The Attic \$41.28; The Lodge \$699.54; Thermoasheville \$874.24; Titan Machinery \$223.05; Tractor Supply \$15.98; Truck Trailer \$1,729.75; United \$1,002.30; UPS \$156.71; USPS \$127.10; Van Wall Equipment \$896.65; Verizon \$1,140.46; Vitality Med \$1,856.15; Walmart \$1,749.57; Water Works \$260; Web Hosting \$7.95; Yankton Janitorial \$333.95; Yankton Thrive \$185; Yankton Winnelson \$774.26; YMC \$1,029.

Salaries by Department for April:

Administration 68,142.25; Finance \$39,652.43; Community Development \$31,598.82; Police / Dispatch \$232,182.16; Fire \$16,808.54; Engineering/Sr. Citizens \$64,193.90; Streets \$63,969.22; Traffic Control \$4,873.64; Library \$43,495.08; Parks/SAC \$101,262.16; Marne Creek \$3,837.45; Cemetery \$5,895.70; Water \$48,322.58; Wastewater \$54,206.66; Solid Waste \$36,195.07; Joint Powers \$27,613.28; Central Garage \$10,309.79.

New Hires:

Finance Department: Natasha Schall, Utility Account Specialist, \$2,091.57 biweekly; Parks, Recreation and City Events Department: Canaan Fechner, Lifeguard Instructor/WSI, \$25/\$15/hr; Kylee Ellis, Lifeguard, \$14/hr; Madison Gukeisen, Lifeguard, \$14/hr; Elly Sprakel, Lifeguard, \$14/hr; Evan Olson, Lifeguard, \$14/hr; Ivy Diedrichsen, Lifeguard, \$14/hr; Gabriel Slowey, Lifeguard, \$14/hr.

Wage Changes:

Parks, Recreation and City Events Department: Rockie Wampol, Ground Maintenance Seasonal, \$24.50 to \$24.75/hr; Stephen Stucky, Ground Maintenance Seasonal, \$16.75 to \$17/hr; Bill Boardman, Grounds Maintenance Seasonal, \$18 to \$19/hr; Mason Sturm, Ground Maintenance Seasonal, \$16.75 to \$17/hr; John Gleich, Ground Maintenance Seasonal, \$24.50 to \$24.75/hr; Addison Brodeur, Cashier, \$16 to \$17/hr; Nevaeh Leonard, Water Park Attendant, \$18 to \$19/hr; Hannah Jussel, Lifeguard, \$21.25 to \$22.25/hr; Rosina Phillips, Cashier, \$16 to \$17/hr; Taylor Wenzlaff, Lifeguard Manager, \$21 to \$22/hr; Finance Department: Alvaro Fernandez, Utility Account Specialist, \$2,016.53 to \$2,091.57 biweekly; Housing Department: Tamiah Barnett, HCV Specialist, \$24.50 to \$24.62/hr; Amber Bagola, HCV Specialist, \$23 to \$23.13/hr; Police Department: Douglas Holland, Officer, \$2,424.11 to \$2,488.61 biweekly; Environmental Services Department: Marshall Whitney, Wastewater Plant Operations Specialist, \$1,966.69 to \$2,016.53 biweekly.

City Manager Leon submitted a written report giving an update on community projects and items of interest.

Police Chief Jason Foote recognized the Yankton School District's Building Trades class for their success in building a mock training house. Instructor Bret Johnson and Dr. Wayne Kindle also spoke on behalf of this project.

Mayor Villanueva read a proclamation regarding National Police Week and presented it to Chief Foote and Police Officer of the Year Brett Craig.

Action 26-134

Moved by Commissioner Benson, seconded by Commissioner Moser, to approve the consent agenda items listed below. All present voted aye; motion carried, 9-0.

1. Establish Tuesday, May 26, 2026 as the date for a public hearing for a new Application for Retail (on-off sale) Malt Beverage & SD Farm Wine license for Kim Ocampo d/b/a Boss' Pizza & Chicken, 2501 Broadway Avenue.
2. Establish Tuesday, May 26, 2026, as the date of the public hearing for the request to close one-half block of 3rd Street for the 3rd on 3rd July 3, 2026 special event in the location from Douglas Avenue, one half block toward Capital Street.
3. Establish Tuesday, May 26, 2026, as the date of the public hearing for the request to close one block of 3rd Street for the Rock-N-Rumble special event, July 25, 2026, in the location from Douglas Avenue one block east to Capital Street.

Action 26-135

Moved by Commissioner Benson, seconded by Commissioner Carda, to approve the renewal of Malt Beverage & SD Farm Wine Licenses for the July 1, 2026 through June 30, 2027 licensing period as

listed below. (Memorandum 26-108) All present voted aye; motion carried, 9-0.

MG Oil Company dba 777 Casino & Liquor, 901 Broadway Suite A
MG Oil Company dba 777 Casino & Liquor, 901 Broadway Suite B
MG Oil Company dba 777 Casino & Liquor, 901 Broadway Suite C
Angela's La Mexicana, LLC dba Angela's La Mexicana Hispanic Market, 401 Picotte
Cedar Street Brews, Inc. dba @The Bar, 222 W 3rd St
Five Futures, LLC dba The Boat House, 301 E. 3rd St.
Hanten, Inc. dba Ben's Brewing Co, 719 Walnut*
Boomers, Inc. dba Boomers Lounge, 100 E. 3rd St.
Riverfront Brewery, Inc. dba Brewery, 204 Walnut
Nino Ventures, LLC dba Bro Brgr Bar, 2101 Broadway Suite 40
Casey's Retail Company dba Casey's General Store #2260, 801 Burleigh
Casey's Retail Company dba Casey's General Store #2268, 1000 Broadway
Casey's Retail Company dba Casey's General Store #3855, 2300 Broadway
I & E, LLC dba Chaparros Tacos, 100 E. 4th St.
Chuck Stop, LLC dba Charlie's Pizza, 804 Summit
Chuck Stop, LLC dba Chuck Stop, 800 Summit
Lady Bird, Inc. dba The Cockatoo Bar & Zebra Club, 106 E. 3rd Street Ste B
Cork 'N Bottle, Inc. dba Cork 'N Bottle, 1500 Broadway
Diggers, Inc. dba Diggers 2.0, 511 West 4th Street Suite B
Diggers, Inc. dba Diggers Casino, 2020 Elm Street Suite 7
East Eight, LLC dba Econolodge, 611 W. 23rd St.
El Tapatio Family Mexican Restaurant, 2502 Fox Run Parkway
Investinme LLC dba Event Central, 2101 Broadway
6th Meridian, LLC dba Farm House Food Co/Counterfeit Catering, 2503 Fox Run Ste 1
Diggers, Inc. dba The Fox Den, 511 W 4th Suite C
GL Management, LLC dba Fox Run Golf Course, 600 W. 27th St.
The Fox Stop, 1316 W. 30th
Diggers, Inc. dba Goldrush, 2020 Elm St. Suite 7B
ABG Ventures, LLC dba Happy Hourz, 311 Douglas
SYMS, LLC dba Holiday Inn Express Hotel & Suites, 2607 Broadway
Hy-Vee Inc. dba Hy-Vee Fast and Fresh, 2110 Broadway
TC Corner, LLC dba JR's Oasis, 2404 E. Hwy 50
Korkykaybites, LLC dba Kuirk's 101 Douglas Ave
Annis Properties, Inc. dba The Liquor Hot Spot, 909 Broadway
San Jose, Inc. dba Mexico Viejo, 1809 Broadway
The Mint Yankton, LLC dba The Mint, 318 Douglas
Annis Properties, Inc. dba Patriot Express, 2217 Broadway
P & P Lottery Enterprises, LLC dba Pin-ups Casino & Gaming Lounge #2, 3010 Broadway Ste 2
P & P Lottery Enterprises, LLC dba Pin-ups Casino & Gaming Lounge #3, 3010 Broadway Ste 3
P & P Lottery Enterprises, LLC dba Pin-ups Casino & Gaming Lounge #4, 3010 Broadway Ste 4
P & P Lottery Enterprises, LLC dba Pin-ups Casino & Gaming Lounge #5, 3010 Broadway Room 5
P & P Lottery Enterprises, LLC dba Pin-ups Casino & Gaming Lounge #6, 3010 Broadway Room 6
Pump N Stuff Yankton, Inc. dba Pump N Stuff, 215 W. 2nd St.
Pump N Stuff Yankton, Inc. dba Pump N Stuff, 215 W. 2nd St. Suite 2
Pump N Stuff Yankton, Inc. dba Pump N Stuff, 215 W. 2nd St. Suite 3
Pure Ice Partners, LLC dba Pure Ice Company, 101 Capital

Riverfront Brewery, Inc. dba Riverfront Event Center/Copper Room, 113-121 W 3rd St.
 Yankton Morning Optimist, Inc. dba Riverside Baseball Park, 200 Levee
 Zaccon, Inc. dba Roadrunner Convenience Mart, 300 W. 23rd Suite 1
 Alfonso Alfredo dba Sabor Cubano, 2007 Broadway Ave Ste M
 JoAnne D. Selves dba Selves Concessions, Sertoma Park, 15th & Ferdig St.
 Diggers, Inc. dba Smokey Hollow, 511 W. 4th St. Suite A
 Morgen, LLC dba South Point Gaming Lounge, 1101 Broadway Suite 107A
 Morgen, LLC dba South Point Gaming Lounge, 1101 Broadway Suite 107B
 Morgen, LLC dba South Point Gaming Lounge, 1101 Broadway Suite 111A
 Morgen, LLC dba South Point Gaming Lounge, 1101 Broadway Suite 111C
 Tokyo Japanese Cuisine of Yankton, Inc., 2007 Broadway Suite J
 Yankton Convenience, Inc. dba Total Stop Convenience Store #6112, 700 E. 4th St.
 Gerstner Oil Co, Inc. dba Triple Time Rudy's, 1606 Broadway
 Shree LLC dba Vape God 2, 821 Broadway Ste 2
 Shree LLC dba Vape God 3, 821 Broadway Ste 3
 Walgreen Co. dba Walgreens #09806, 2020 Broadway
 Walnut Tavern, 100 W. 3rd Street
 Willa B's LLC, 114 Douglas Suite 2
 Yankton Missouri River Kampground, LLC dba Yankton Missouri River KOA, 807 Bill Baggs Road

Action 26-136

Moved by Commissioner Conkling, seconded by Commissioner Carda, to approve the application for a Transient Merchant License from Kasey Holoubek dba Hello Ruby, 102 E Dartmouth St, Vermillion, SD for one day, May 23, 2026, for an event to take place at 1901 Broadway Ave. (Memorandum 26-103) All present voted aye; motion carried, 9-0.

Action 26-137

Moved by Commissioner Moser, seconded by Commissioner Bertsch, to approve Change Order No. 1 in the amount of \$23,450.00 with Alliance Construction for Project #2023-026 23rd Street Bridge Replacement. (Memorandum 26-104) All present voted aye; motion carried, 9-0.

Action 26-138

Moved by Commissioner Benson, seconded by Commissioner Brunick, to approve Change Order No. 2 in the amount of \$53,355.00 with Feimer Construction, Inc. for Project #2024-023 8th Street Railroad Watermain Crossing. (Memorandum 26-105) All present voted aye; motion carried, 9-0.

Commissioner Benson introduced and Mayor Villanueva read the title of Ordinance No. 1107, AN ORDINANCE CHANGING THE MAXIMUM ALLOWABLE HEIGHT STRUCTURES IN THE R-4 MULTIPLE-FAMILY DISTRICT, B-1 LOCAL BUSINESS DISTRICT, B-3 CENTRAL BUSINESS DISTRICT, AND I-1 INDUSTRIAL DISTRICT (Memorandum 26- 106) and establish May 26, 2026 as the date for a second reading and public hearing.

Commissioner Benson introduced and Mayor Villanueva read the title of Ordinance No. 1108, AN ORDINANCE MODIFYING PARKING REQUIREMENTS FOR DWELLINGS DESIGNED AND OPERATED AS RENTAL HOUSING FOR PERSONS AGED FIFTY-FIVE AND OLDER (Memorandum 26-107) and establish May 26, 2026 as the date for a second reading and public hearing.

Action 26-139

Moved by Commissioner Conkling, seconded by Commissioner Spencer, to approve the application for a Special On-sale Liquor License from Yankton Area Riverboat Days, Inc. for three days, August 21-23, 2026 for the annual Riverboat Days & Summer Arts Festival located at Riverside Park. (Memorandum 26-111) Commissioners Benson, Bertsch, Brunick, Carda, Conkling, Hunhoff, Moser and Spencer voted aye; Mayor Villanueva abstained; motion carried, 8-0.

Action 26-140

Moved by Commissioner Brunick, seconded by Commissioner Conkling, to accept the quote of \$34,602.50 from Dustrol, Inc., Lincoln, NE for cold milling asphalt on Projects #2026-024, #2026-025, #2026-026, #2026-207, #2026-028, and #2026-029 within the City of Yankton this summer. (Memorandum 26-112) All present voted aye; motion carried, 9-0.

Action 26-141

Moved by Commissioner Conkling, seconded by Commissioner Bertsch, to approve the request for a public firework display hosted by Yankton Parks and Recreation Department on July 4, 2026 within the City limits located on the top level of the Meridian Bridge. (Memorandum 26-113) All present voted aye; motion carried, 9-0.

Action 26-142

Moved by Commissioner Benson, seconded by Commissioner Conkling, to approve the request for a backup plan for a public firework display, hosted by the Riverboat Days and Summer Arts Committees, on August 21, 2026 within the City limited located on the top level of the Meridian Bridge. The primary designated location of the fireworks display is the south side of the Missouri River. (Memorandum 26-114) Commissioners Benson, Bertsch, Brunick, Carda, Conkling, Hunhoff, Moser and Spencer voted aye; Mayor Villanueva abstained; motion carried, 8-0.

Action 26-143

Moved by Commissioner Conkling, seconded by Commissioner Carda, to adjourn into Executive Session at 6:30 p.m. to discuss contractual, litigation and personnel matters under SDCL 1-25-2. All present voted aye; motion carried, 9-0.

Regular meeting of the Board of City Commissioners of the City of Yankton was reconvened by Mayor Villanueva at 7:55 p.m.

Roll Call: Present: Commissioners Benson, Bertsch, Brunick, Carda, Conkling, Hunhoff, Moser, Spencer and Mayor Villanueva. Quorum present.

Action 26-144

Moved by Commissioner Hunhoff, seconded by Commissioner Benson, to adjourn at 7:55 p.m. All present voted aye; motion carried, 9-0.

Michael Villanueva, Mayor

ATTEST:

Lisa Yardley, Finance Officer

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
A&B BUSINESS SOLUTIONS (1001)					
101-142-4212	RENTALS & XEROX SUPPLIES	IN1364759	Copier Lease	05/04/2026	\$594.59
Total A&B BUSINESS SOLUTIONS (1001):					\$594.59
ACCOUNTS MANAGEMENT, INC. (1656)					
711-000-2079	MISC. EMPLOYEE DEDUCTION	JH#3	Garnishment	05/07/2026	\$100.00
Total ACCOUNTS MANAGEMENT, INC. (1656):					\$100.00
AIRPORT WEATHER CAMERA SYSTEMS (1608)					
101-127-4350	EQUIPMENT	27	FAA Airport Weather Camera Final Payment	04/30/2026	\$14,923.94
Total AIRPORT WEATHER CAMERA SYSTEMS (1608):					\$14,923.94
ALLIANCE CONSTRUCTION (1131)					
207-221-4389	23RD STREET BRIDGE	2023-026.1	23rd Street Bridge Replacement	04/27/2026	\$187,224.95
Total ALLIANCE CONSTRUCTION (1131):					\$187,224.95
AUTOMATIC BUILDING CONTROLS (1019)					
101-141-4223	REP. & MAINT. - BUILDINGS	246015	Annual Fire Alarm Inspection	04/22/2026	\$950.00
Total AUTOMATIC BUILDING CONTROLS (1019):					\$950.00
BANNER ASSOCIATES INC (1026)					
602-602-4378	MARNE CREEK CROSSING	47985-24490.00	Watermain Relocations - Cedar/Capitol/23rd	04/30/2026	\$14,324.00
506-574-4364	BURLEIGH, 8TH TO WHITING DR RR	47986-24590.00	8th & Burleigh Intersection Improvements	04/30/2026	\$6,037.60
207-221-4397	CEDAR STREET BRIDGE	48087-24201.00	Cedar St Bridge	04/30/2026	\$736.00
207-221-4389	23RD STREET BRIDGE	48088-24491.00	23rd St Design, bidding, administration	04/30/2026	\$19,044.32
204-204-4301	HWY 50 PEDESTRIAN BRIDGE	48128-22608.26	Marne Creek Pedestrian Bridge Engineering	04/30/2026	\$1,018.00
Total BANNER ASSOCIATES INC (1026):					\$41,159.92
BERRYS PHOTOGRAPHY (1661)					
211-231-4575	SPECIAL EVENTS - ACTIVITIES	562026	America's 250th Photography Coverage	05/06/2026	\$800.00
Total BERRYS PHOTOGRAPHY (1661):					\$800.00
CEDAR KNOX PUBLIC POWER (1104)					
601-601-4272	ELECTRICITY	350022554 04/2026	Electric for Yankton City Wells	05/05/2026	\$282.77

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
201-201-4272	ELECTRICITY	350035355 04/2026	Electric for Meridian Bridge	05/05/2026	\$379.26
Total CEDAR KNOX PUBLIC POWER (1104):					\$662.03
CENTURYLINK QC (1106)					
101-111-4271	COMMUNICATION SERVICES	333524320 05/2026	Phone	05/01/2026	\$85.28
101-111-4271	COMMUNICATION SERVICES	333687184 05/2026	Phone	05/01/2026	\$159.12
611-611-4271	COMMUNICATION SERVICES	333766535 05/2026	Phone	05/01/2026	\$83.20
101-111-4271	COMMUNICATION SERVICES	333776998 05/2026	Phone	05/01/2026	\$1.98
101-111-4271	COMMUNICATION SERVICES	333861102 05/2026	Phone	05/01/2026	\$83.20
101-111-4271	COMMUNICATION SERVICES	333864999 05/2026	Phone	05/01/2026	\$85.28
601-601-4271	COMMUNICATION SERVICES	333865000 05/2026	Phone	05/01/2026	\$83.20
611-611-4271	COMMUNICATION SERVICES	333865000 05/2026	Phone	05/01/2026	\$83.20
101-123-4271	COMMUNICATION SERVICES	333939237 05/2026	Phone	05/01/2026	\$83.20
101-111-4271	COMMUNICATION SERVICES	333945066 05/2026	Phone	05/01/2026	\$83.20
101-123-4271	COMMUNICATION SERVICES	333948882 05/2026	Phone	05/01/2026	\$85.28
601-601-4271	COMMUNICATION SERVICES	334018322 05/2026	Phone	05/01/2026	\$83.20
101-111-4271	COMMUNICATION SERVICES	334032426 05/2026	Phone	05/01/2026	\$83.20
611-611-4271	COMMUNICATION SERVICES	334113005 05/2026	Phone	05/01/2026	\$83.20
Total CENTURYLINK QC (1106):					\$1,165.74
CHS INC (1109)					
801-801-4238	GARAGE GASOLINE & LUBRICANTS	83397	Grease	05/06/2026	\$460.00
Total CHS INC (1109):					\$460.00
CORE & MAIN (1124)					
601-601-4226	REP. & MAINT. - DISTRIBUTION	Y345658	Spin Doctor T-Handle	01/08/2026	\$186.00
Total CORE & MAIN (1124):					\$186.00
CREDIT COLLECTION SERVICES (1128)					
711-000-2079	MISC. EMPLOYEE DEDUCTION	JV#8	Garnishment	05/07/2026	\$100.00
711-000-2079	MISC. EMPLOYEE DEDUCTION	SN#8	Garnishment	05/07/2026	\$75.00
Total CREDIT COLLECTION SERVICES (1128):					\$175.00
FLEXIBLE PIPE TOOL COMPANY (1175)					
611-611-4226	REP. & MAINT. - COLLECTION	32686	Carbide Wheel	04/27/2026	\$944.15

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
Total FLEXIBLE PIPE TOOL COMPANY (1175):					\$944.15
FRYN PAN (1177)					
701-701-4242	RECREATION SUPPLIES	6167	Catering	04/22/2026	\$288.00
Total FRYN PAN (1177):					\$288.00
GFL ENVIRONMENTAL SERVICES (1200)					
637-637-4202	PROFESSIONAL SERVICES	LQ03427991	Used Oil Disposal	04/30/2026	\$189.47
Total GFL ENVIRONMENTAL SERVICES (1200):					\$189.47
HAWKINS INC (1207)					
203-203-4240	CHEMICALS & GASES	7358584	Chemicals	03/12/2026	\$1,224.34
601-601-4240	CHEMICALS & GASES	7392694	Chemicals	04/15/2026	\$16,919.63
601-601-4240	CHEMICALS & GASES	7410338	Chemicals	05/01/2026	\$14,096.89
601-601-4240	CHEMICALS & GASES	7420755	Chemicals	05/13/2026	\$12,873.63
601-601-4240	CHEMICALS & GASES	7420756	Chemicals	05/13/2026	\$21,715.61
Total HAWKINS INC (1207):					\$66,830.10
HEARTLAND NATURAL GAS (1211)					
637-637-4273	HEATING FUEL - GAS	173726	Fuel	05/17/2026	\$499.44
202-202-4273	HEATING FUEL - GAS	173740	Fuel	05/17/2026	\$47.20
601-601-4273	HEATING FUEL - GAS	173741	Fuel	05/17/2026	\$623.36
Total HEARTLAND NATURAL GAS (1211):					\$1,170.00
HEIMAN FIRE EQUIPMENT (1212)					
101-114-4221	REP. & MAINT. - EQUIPMENT	0954685-IN	Nozzle Parts	04/21/2026	\$940.00
Total HEIMAN FIRE EQUIPMENT (1212):					\$940.00
IMLA (1225)					
101-103-4235	SUBSCRIPTIONS & PUBLICATIONS	1010754	Annual Membership	05/15/2026	\$669.00
Total IMLA (1225):					\$669.00
IRRIGATION REPAIR REIMBURSEMENT (1230)					
101-123-4320	ACTIVE TRANSPORTATION PLAN	BATTIN 2026	Irrigation Repair - 604 E 19th	05/04/2026	\$2,806.13

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
101-123-4320	ACTIVE TRANSPORTATION PLAN	REDEEMING GRAC	Irrigation Repair - 2806 Lakeview Dr	05/11/2026	\$2,244.90
506-572-4374	12TH ST, LOCUST TO BDWY	WUBBEN 2026	Irrigation Repair - 518 W 16th	05/04/2026	\$2,040.82
506-572-4388	DOUGLAS AVE, 19TH TO 21ST	ZAHRBOCK - 2026	Irrigation Repair - 1901 Douglas	05/14/2026	\$790.50
Total IRRIGATION REPAIR REIMBURSEMENT (1230):					\$7,882.35
J&H CLEANING SERVICE (1232)					
203-203-4204	CONTRACTED SERVICES	03313164	Janitorial Service	04/18/2026	\$1,800.00
Total J&H CLEANING SERVICE (1232):					\$1,800.00
KAISER REFRIGERATION (1242)					
611-611-4221	REP. & MAINT. - PLANT	5-7-26	Refrigerator Disposal	05/07/2026	\$45.00
611-611-4221	REP. & MAINT. - PLANT	91416	Ice Machine Repair	04/22/2026	\$409.95
201-201-4223	REP. & MAINT. - BUILDINGS	L18842	Refrigerator	05/01/2026	\$875.00
Total KAISER REFRIGERATION (1242):					\$1,329.95
KLEIN'S TREE SERVICE (1246)					
201-201-4250	EMERALD ASH BORE STUMPS	2436	Grind Stump	04/22/2026	\$300.00
Total KLEIN'S TREE SERVICE (1246):					\$300.00
KNIFE RIVER (1249)					
506-572-4376	OPEN ASPHALT	550431	Asphalt	04/21/2026	\$799.00
506-572-4376	OPEN ASPHALT	550432	Asphalt	04/22/2026	\$388.00
506-572-4376	OPEN ASPHALT	550432	Asphalt	04/22/2026	\$175.00
506-572-4376	OPEN ASPHALT	550433	Asphalt	04/22/2026	\$582.00
506-572-4376	OPEN ASPHALT	551299	Asphalt	04/27/2026	\$388.00
506-572-4376	OPEN ASPHALT	551299	Asphalt	04/27/2026	\$175.00
506-572-4376	OPEN ASPHALT	551300	Asphalt	04/28/2026	\$679.00
506-572-4376	OPEN ASPHALT	551301	Asphalt	04/29/2026	\$727.50
506-572-4376	OPEN ASPHALT	551302	Asphalt	04/30/2026	\$679.00
506-572-4376	OPEN ASPHALT	552162	Asphalt	05/01/2026	\$533.50
506-572-4376	OPEN ASPHALT	552162	Asphalt	05/01/2026	\$175.00
506-572-4376	OPEN ASPHALT	552163	Asphalt	05/05/2026	\$630.50
506-572-4376	OPEN ASPHALT	552164	Asphalt	05/05/2026	\$194.00
506-572-4376	OPEN ASPHALT	552164	Asphalt	05/05/2026	\$175.00
506-572-4376	OPEN ASPHALT	552165	Asphalt	05/04/2026	\$242.50
506-572-4376	OPEN ASPHALT	552165	Asphalt	05/04/2026	\$175.00
506-572-4376	OPEN ASPHALT	552165	Asphalt	05/04/2026	\$7.50

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
Total KNIFE RIVER (1249):					\$6,725.50
LANGUAGE LINE SERVICES (1260)					
208-208-4202	PROFESSIONAL SERVICES	11914589	Interpretation Services	04/30/2026	\$85.12
Total LANGUAGE LINE SERVICES (1260):					\$85.12
LARRY'S HEATING & COOLING (1261)					
101-141-4221	REP. & MAINT. - EQUIPMENT	82644	HVAC repair	05/05/2026	\$403.00
Total LARRY'S HEATING & COOLING (1261):					\$403.00
LEWIS & CLARK BHS (1263)					
101-131-4552	LEWIS & CLARK BHS	2026.1	Special Appropriation	05/08/2026	\$10,000.00
Total LEWIS & CLARK BHS (1263):					\$10,000.00
LOCATORS AND SUPPLIES (1269)					
101-123-4239	ROAD MATERIALS	0326300-IN	Marking Paint	04/15/2026	\$251.96
101-123-4239	ROAD MATERIALS	0326300-IN	Freight	04/15/2026	\$55.36
Total LOCATORS AND SUPPLIES (1269):					\$307.32
MCGRATH NORTH MULLIN & KRATZ, PC LLO (1655)					
101-111-4202	PROFESSIONAL SERVICES	633862	Legal Services	05/01/2026	\$765.00
Total MCGRATH NORTH MULLIN & KRATZ, PC LLO (1655):					\$765.00
MIDWEST ALARM COMPANY (1294)					
201-201-4204	CONTRACTED SERVICES	440418	Annual Testing	04/08/2026	\$477.90
101-101-4202	PROFESSIONAL SERVICES	441426	Quarterly Testing	05/01/2026	\$87.53
101-114-4223	REP. & MAINT. - BUILDINGS	441427	Quarterly Alarm Monitoring	05/01/2026	\$87.53
Total MIDWEST ALARM COMPANY (1294):					\$652.96
NEW CENTURY FS (1320)					
101-123-4240	CHEMICALS & GASES	600023755	Weed Spray	05/05/2026	\$194.30
Total NEW CENTURY FS (1320):					\$194.30

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
OBSERVER (1331)					
203-203-4211	ADVERTISING	2695	Advertisement	04/03/2026	\$48.00
Total OBSERVER (1331):					\$48.00
OFFICE ADVANTAGE (1335)					
101-105-4234	COPIES	41984102	Copier Lease & Copies	05/09/2026	\$428.06
101-105-4234	COPIES	41984102	Copier Lease & Copies	05/09/2026	\$308.29
203-203-4204	CONTRACTED SERVICES	41984102	Copier Lease & Copies	05/09/2026	\$118.00
203-203-4234	COPIES	41984102	Copier Lease & Copies	05/09/2026	\$92.69
101-111-4234	COPIES	41984102	Copier Lease & Copies	05/09/2026	\$118.00
101-111-4234	COPIES	41984102	Copier Lease & Copies	05/09/2026	\$27.06
101-104-4234	COPIES	41984102	Copier Lease & Copies	05/09/2026	\$118.00
101-104-4234	COPIES	41984102	Copier Lease & Copies	05/09/2026	\$88.83
Total OFFICE ADVANTAGE (1335):					\$1,298.93
ONE OFFICE SOLUTION (1339)					
101-111-4221	REP. & MAINT. - EQUIPMENT	646833-00	Office Chairs	04/28/2026	\$2,360.00
Total ONE OFFICE SOLUTION (1339):					\$2,360.00
OVERHEAD DOOR CO (1342)					
637-637-4223	BUILDING REPAIR & MAINT.	15447	Door Repairs	05/05/2026	\$16,491.00
Total OVERHEAD DOOR CO (1342):					\$16,491.00
PARKS & RECREATION REFUND (1539)					
203-000-3488	RENTALS - SAC	SANFORD CHILDRE	Room Rental Refund	05/11/2026	\$120.00
Total PARKS & RECREATION REFUND (1539):					\$120.00
PARKS & RECREATION TREE REIMBURSEMENT (1662)					
201-201-4251	EMERALD ASH BORE TREES	WEBBER - 2026	Tree Reimbursment	04/28/2026	\$125.06
Total PARKS & RECREATION TREE REIMBURSEMENT (1662):					\$125.06
PEDEE'S LAWN CARE (1663)					
201-201-4223	REP. & MAINT. - BUILDINGS	1440	Plastic Playground Barrier	04/18/2026	\$1,085.00

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
Total PEDEE'S LAWN CARE (1663):					\$1,085.00
POWER SOURCE ELECTRIC (1357)					
601-601-4226	REP. & MAINT. - DISTRIBUTION	S-70886	Antenna Adjustment	04/04/2026	\$720.00
Total POWER SOURCE ELECTRIC (1357):					\$720.00
POWERS PORT A POT RENTAL & SERVICE (1622)					
637-637-4212	RENTAL	8593	Port A Pot Rental	05/11/2026	\$160.00
Total POWERS PORT A POT RENTAL & SERVICE (1622):					\$160.00
PRESS & DAKOTAN-YANKTON DAILY (1360)					
101-101-4211	PUBLISHING	AD 178181	Notice of Public Hearing	04/20/2026	\$14.68
101-101-4211	PUBLISHING	AD 178579	Notice of Public Hearing	05/04/2026	\$15.04
101-122-4211	PUBLISHING	AD 178780	Legal Notice	05/07/2026	\$68.32
101-104-4204	ELECTION	AD 178876	Notice of Vacancy	05/11/2026	\$21.32
101-101-4211	PUBLISHING	AD 178877	Notice of Public Hearing	05/11/2026	\$13.64
101-101-4211	PUBLISHING	AD 178878	Notice of Public Hearing	05/11/2026	\$13.12
101-106-4211	PUBLISHING	AD 178907	Notice of Public Hearing	05/12/2026	\$12.40
101-106-4211	PUBLISHING	AD 178912	Notice of Public Hearing	05/12/2026	\$11.68
637-637-4211	PUBLISHING & ADVERTISING	AD176690	Household Hazardous Waste	04/30/2026	\$221.60
637-637-4211	PUBLISHING & ADVERTISING	AD176690	Household Hazardous Waste	04/30/2026	\$83.10
631-631-4211	PUBLISHING	AD176694	Citywide Cleanup	04/30/2026	\$166.20
Total PRESS & DAKOTAN-YANKTON DAILY (1360):					\$641.10
PUSH PEDAL PULL (1364)					
203-203-4221	REP. & MAINT. - EQUIPMENT	422464	Preventative Maintenance	05/03/2026	\$250.00
Total PUSH PEDAL PULL (1364):					\$250.00
RANDY MCDONALD (1281)					
202-202-4223	REP. & MAINT. - BUILDINGS	216465	POOL REPAIRS	05/08/2026	\$1,824.50
Total RANDY MCDONALD (1281):					\$1,824.50
SANITATION PRODUCTS (1386)					
801-801-4249	GARAGE PARTS	96320	Garage Parts	03/23/2026	\$52.96
801-801-4249	GARAGE PARTS	96354	Garage Parts	03/25/2026	\$565.76

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
801-801-4249	GARAGE PARTS	96354	Garage Parts	03/25/2026	\$69.38
801-801-4249	GARAGE PARTS	96354	Garage Parts	03/25/2026	\$127.92
801-801-4249	GARAGE PARTS	96354	Garage Parts	03/25/2026	\$248.01
801-801-4249	GARAGE PARTS	96354	Garage Parts	03/25/2026	\$37.45
Total SANITATION PRODUCTS (1386):					\$1,101.48
SD DEPT OF TRANSPORTATION (1306)					
101-122-4202	PROFESSIONAL SERVICES	146641	Bridge Inspections	03/26/2026	\$179.25
Total SD DEPT OF TRANSPORTATION (1306):					\$179.25
SD REDBOOK FUND (1397)					
101-114-4264	LEARNING	3247	Training Textbook	04/21/2026	\$79.00
Total SD REDBOOK FUND (1397):					\$79.00
SLOWEY CONSTRUCTION (1412)					
506-574-4390	CRUSHED SALVAGED CONCRETE	2024-028.3	Crushing Salvaged Concrete	04/21/2026	\$57,729.08
Total SLOWEY CONSTRUCTION (1412):					\$57,729.08
SOUTH DAKOTA 811 (1415)					
601-601-4208	LOCATES	SD26-01047	Message Fee	04/30/2026	\$270.90
Total SOUTH DAKOTA 811 (1415):					\$270.90
STOP STICK (1533)					
101-111-4221	REP. & MAINT. - EQUIPMENT	0042516-IN	Cord Reel	05/06/2026	\$96.00
Total STOP STICK (1533):					\$96.00
STREICHER'S INC (1578)					
101-111-4244	UNIFORMS	11816219	Uniform Vests	03/16/2026	\$14,103.92
Total STREICHER'S INC (1578):					\$14,103.92
THE ICEE COMPANY (1438)					
202-202-4728	MISCELLANEOUS CONCESSIONS	8098286	Concessions	05/06/2026	\$2,009.24

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
Total THE ICEE COMPANY (1438):					\$2,009.24
TRUCK TRAILER SALES (1450)					
801-801-4249	GARAGE PARTS	12651	Truck Repair	05/05/2026	\$30.00
801-801-4249	GARAGE PARTS	12651	Truck Repair	05/05/2026	\$345.00
Total TRUCK TRAILER SALES (1450):					\$375.00
UNITED RENTALS (NORTH AMERICA), INC. (1521)					
506-571-4350	COMMON BLDG EQUIPMENT	260838734-001	Equipment Rental	04/08/2026	\$880.04
Total UNITED RENTALS (NORTH AMERICA), INC. (1521):					\$880.04
VESSCO, INC. (1470)					
601-601-4221	REP. & MAINT. - PLANT	100784	Pumps	04/10/2026	\$2,813.76
Total VESSCO, INC. (1470):					\$2,813.76
WOODS, FULLER, SHULTZ & SMITH PC (1483)					
101-104-4202	PROFESSIONAL SERVICES	202618422	H-1B Legal Review	04/30/2026	\$271.54
Total WOODS, FULLER, SHULTZ & SMITH PC (1483):					\$271.54
YANKTON COUNTY DIRECTOR OF EQUALIZATION (1490)					
101-105-4235	SUBSCRIPTIONS & PUBLICATIONS	202655	Eagle View	05/05/2026	\$6,666.67
Total YANKTON COUNTY DIRECTOR OF EQUALIZATION (1490):					\$6,666.67
YANKTON FIRE & SAFETY CO (1495)					
101-111-4221	REP. & MAINT. - EQUIPMENT	31480	Extinguisher Recharge	05/11/2026	\$48.00
101-114-4223	REP. & MAINT. - BUILDINGS	31482	Annual Hood Inspection	05/11/2026	\$146.50
Total YANKTON FIRE & SAFETY CO (1495):					\$194.50
YANKTON SCHOOL DISTRICT (1500)					
101-111-4264	LEARNING	5.13.2026	Training Materials Reimbursement	05/13/2026	\$857.00
Total YANKTON SCHOOL DISTRICT (1500):					\$857.00

GL Account	GL Account Description	Invoice	Description	Invoice Date	Total Cost
YANKTON THRIVE (1503)					
211-231-4551	YANKTON THRIVE	358	Special Appropriation	05/11/2026	\$115,000.00
Total YANKTON THRIVE (1503):					\$115,000.00
Grand Totals:					\$577,629.36

Report GL Period Summary

Vendor number hash: 142404
 Vendor number hash - split: 169972
 Total number of invoices: 111
 Total number of transactions: 132

Open Terms 577,629.36 .00 577,629.36



OFFICE OF THE CITY MANAGER

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VOL. 61 NUMBER 10

Commission Information Memorandum

The Yankton City Commission meeting on Tuesday, May 26, 2026 will begin at 6:00 PM.

Non-Agenda Items of Interest

1) Finance Department Update

Friday, July 3, is the first day that interested parties may circulate nominating petitions. Commissioners whose terms expire are Ben Brunick, Brian Hunhoff, and Stephanie Moser. Any individual who is interested in running for a seat on the Commission must be a resident of the City of Yankton as well as be a registered voter within the City. Petitions may be picked up at the City Finance Office at 416 Walnut or obtained online at the Secretary of State's website. The deadline for filing nominating petitions is Tuesday, August 25, at 5:00 PM.

Utilities has been increasingly busy as snowbirds return to town and other customers turn on sprinklers. We now have the option for customers to complete connection and disconnection requests online. For more information follow the links below:

[Connect Request for Utility Services](#)

[Disconnect Request for Utility Services](#)

Please see the enclosed Monthly Finance Report for April 2026.

2) Human Resources & Employee Engagement Department Update

The position of 911 Communication Dispatcher has been filled by Jamie Freeman. Jamie has over 20 years of experience working as a paramedic. She was employed as a Dispatcher for Sanford Air-Med for the past six years.

Jose Garcia started full time as a police officer on May 18. Jose graduated from Mount Marty University earlier this month with a Bachelor's degree in Criminal Justice.

We are happy to announce the upcoming retirement of Julia Hussein. We will celebrate Julia's retirement with a gathering on Friday, June 12, from 3:00-5:00 PM at Fire Station #2. The position of 911 Communication Supervisor will be open due Julia's retirement. The position will be open until filled.

Michael Feilmeier has announced his plans to retire on June 12 after over 30 years of service as Transfer Station Truck Operator in our Public Works Department. We wish the best for Mike in his retirement.

May's employee wellness challenge is finishing up. The challenge for May was to drink 100 ounces of water for 25 days of the month.

AFSCME collective bargaining negotiations have been rescheduled to June 3. This will be a wage opener.

The Health Insurance Committee will hold the first meeting to begin discussions on health insurance for the 2027 plan year on June 2.

3) Parks & Recreation Department Update

An update on the various activities in the Parks & Recreation Department is included in this packet.

4) Community & Economic Development Department Update

Building and Code Inspector Jacob Olson successfully passed his International Residential Code (IRC) certification exam and is now officially a certified Residential Inspector.

International Code Council (ICC) exams are designed to provide a structured means of determining proficiency in a wide variety of building disciplines.

The Community and Economic Development Department places a premium on education and a commitment to professional development. By doing so we position ourselves to provide exemplary services to residents, builders, and developers as they grow the community's housing stock.

[City of Yankton Monthly and Year-to-Date Building Report.](#)

5) Environmental Services Department Update

The wastewater plant project had a scheduled power outage at the plant on Sunday, May 17. The outage included the majority of the facility. Staff came in at 5:00 AM, collected daily samples, and worked with the contractor to shut down the power around 5:45 AM. The contractor utilized a temporary power feed from the old system to run one of the aeration pumps. City staff utilized small generators to power the individual programmable logic controllers to control wetwell levels and the aeration pump. The aeration pump flow was then routed through the piping and pumped out to the equalization basin on Paddle Wheel Point.

The equalization basin was installed as part of the past Economic Development Administration (EDA) project. The equalization basin's main purpose is to allow staff to divert up to 1 million gallons of flow to the basin during large events. The current project has utilized the equalization basin several times during the current project to divert flow to complete portions of the project. Staff set up and started the samplers to collect the daily samples and had the plant running in auto by 4:30 PM. The diverted flow was slowly brought back to the head of the plant at roughly 250 gallons per minute over the next several days.

HDR and City staff talked through the startup process for the Aerobic Granular Sludge (AGS) tanks. We discussed different scenarios for seeding and start up timing of the reactor tanks #1 and #2. The project team landed on a slower approach due to the volume of seed bacteria required. We will be wasting directly to the new AGS tanks for the seed sludge over a period of 7 to 10 days to get the required 300,000 gallons of return and waste activated sludge bacteria. AquaNereda will be onsite for a minimum of several weeks through the startup process in order to get the treatment batch timing correct. We are still on schedule to start this process after the 4th of July.

6) Police Department Update

YPD celebrated National Police Week the week of May 10. We proudly honor the dedication, service, and sacrifice of law enforcement officers across the nation. We also remember and honor the officers who made the ultimate sacrifice in the line of duty.

On May 11, YPD proudly provided traffic control efforts for the Special Olympics torch run and extended its best wishes to all athletes.

Officer Weber attended Basic Crisis Negotiations training in Vermillion on May 11 hosted by the National Tactical Officers Association (NTOA), which consisted of negotiation strategies and techniques through a mix of classroom instruction, incident debriefs, and scenario-based exercises.

Officers Anderson and Doyle attended 40 hours of Field Training Officer (FTO) training May 11-15 in Sioux City. This is designed to teach law enforcement officers how to effectively mentor, supervise, and evaluate newly hired recruits.

On May 14, YPD hosted its annual Retiree Shoot and Luncheon with retired officers. The qualification event allows retired law enforcement officers to maintain their firearm certification, followed by a luncheon and time to reconnect. We appreciate their years of service and continued connection to our department and community.

7) Fire Department Update

Deputy Chief Prendable continues to work collaboratively with Gregg Homstad to conduct walkthroughs of assembly occupancies (event venues, churches, theaters, bowling alleys, and similar facilities) and select apartment buildings throughout the community.

Firefighters Jon Moser and Chris Eilers attended a course through the Fire Department Training Network in Indianapolis titled Designing, Constructing, and Operating Container-Based Training Props.

The department is nearing completion of a multi-year effort to update hose and nozzle packages on frontline structural suppression apparatus.

8) Public Works Department Update

Street Department crews are working to get the City asphalt plant up and running so patching operations can begin at various locations throughout the City. The new truck-style street sweeper has arrived and has been put into service. Pavement marking painting in the City parking lots and streets is underway.

2026 Construction Projects

Third Street from Mulberry Street to Picotte Street: Masonry Components has installed the curb and gutter from Mulberry Street to Picotte Street and completed the intersection paving at Pearl Street. The mainline paving and sidewalk installation are the two items remaining, which should be complete in the next 1-2 weeks.

Alley from 4th Street to 6th Street, between Maple Street and Green Street: Masonry Components has completed the concrete paving and driveway approaches on the project. Joint sealing and asphalt patching will be forthcoming to complete the project.

23rd Street Bridge Replacement: Katzer Concrete is scheduled to install curb and gutter the week of May 18 with mainline paving anticipated to take place the week of May 25.

Staff are waiting for contractors to schedule preconstruction meetings for the several projects that have been bid out and awarded. Once the preconstruction meetings are held there will be a better understanding of schedule of construction for each project.

The Chan Gurney Municipal Airport – Douglas Avenue Utility Expansion bid opening is May 28. Staff will have an acceptance of bid recommendation complete for the June 8th Commission meeting.

The Active Transportation Project and the Downtown Alley Reconstruction plans are in review and the projects will be advertised for bids in the coming weeks.

9) Library Update

We are pleased that the Check Out South Dakota State Parks program has been renewed for 2026. Three passes are available for YCL cardholders to check out at no charge for up to three days once per month. The program is a partnership through the South Dakota State Library and South Dakota Game, Fish and Parks.

We are able to offer a variety of outstanding programs through strong community partnerships. Recent collaborations have allowed us to offer CPR training facilitated by Yankton County Emergency Management and a session on voting and election procedures presented by Lisa Yardley and Yankton County Auditor, Patty Hojem. In addition, we featured a unique art display by Laura Fejfar, a Majestic Bluffs resident we connected with through our outreach program.

Upcoming events include the Party in the Park Summer Kick-Off in partnership with Yankton Area Arts and City of Yankton Parks and Recreation and a Babysitting Clinic for youth 12-18 years old based on the 4-H babysitting curriculum. The class will be led by Yankton Community Library staff with assistance from community volunteers

10) Monthly Reports

The Joint Powers monthly report is included for your review.

Have an enjoyable Memorial Day weekend and do not hesitate to contact us if you have any questions about these or other issues. If you will not be able to attend the Commission meeting on Tuesday, please inform my office.

Sincerely,

Amy Leon
City Manager

Finance Monthly Report

Utilities:	Apr-26	Apr-25	Apr-26 YTD	Apr-25 YTD
Number of Accounts Billed	5,787	5,697	23,012	22,800
Number of Bills Mailed	5,450	5,261	21,748	21,090
Water	<i>\$27.51/\$6.68</i>	<i>\$27.51/\$6.49</i>		
Water Sold (in Millions of Gallons)	36,123	38,113	136,418	159,392
Water Billed	\$472,662.76	\$482,614.66	\$1,826,666.45	\$1,974,529.27
Sewer	<i>\$36.46/\$7.21</i>	<i>\$30.15/\$7.00</i>		
Sewer Billed	\$443,920.73	\$425,547.18	\$1,727,214.57	\$1,748,733.77
Solid Waste	<i>\$27.58</i>	<i>\$26.78</i>		
Solid Waste Billed	\$130,761.06	\$127,341.71	\$523,018.50	\$508,211.95
Tax Billed	\$8,092.02	\$7,875.39	\$32,366.47	\$31,432.90
Misc. Billed	\$7,164.34	\$664.34	\$26,507.36	\$1,457.36
Utility Billing Total	\$1,062,600.91	\$1,044,043.28	\$4,135,773.35	\$4,264,365.25
Adjustments:				
Other Adjustments	(\$110.41)	\$55.81	(\$1,237.30)	(\$3,762.06)
Penalty Adjustments OFF	(\$20.00)	(\$310.00)	(\$30.00)	(\$810.00)
Penalty Adjustments ON	\$0.00	\$240.00	\$70.00	\$1,150.00
Total Adjustments	(\$130.41)	(\$14.19)	(\$1,197.30)	(\$3,422.06)
Penalties:				
Number of Delinquent Notices	350	441	1,614	1,742
Delinquent Notice Penalties	\$3,500.00	\$4,410.00	\$16,140.00	\$17,420.00
Number of Doorknockers	162	160	689	631
Doorknocker Penalties	\$1,620.00	\$1,600.00	\$6,890.00	\$6,310.00
Informational Data:				
Number of Meter Changeouts	5	12	137	119
Number of Meters Pulled	3	1	3	8
Number of Total Connects	176	78	336	193
Number of Total Disconnects	95	84	327	313
Number of Termination Letters	5	5	32	34
Number of Delinquent Shut Offs	3	4	24	24
Other Functions:	Apr-26	Apr-25	Apr-26 YTD	Apr-25 YTD
Interest:				
Interest Income	\$219,159.69	\$217,848.62	\$915,797.12	\$906,067.91
Interest Rate - Checking Account	4.01%	4.71%		
Interest Rate - CD's	N/A	N/A		
Vendor Payments:				
Number of Vendor Checks	123	124		
Total Vendor Payments	\$4,609,208.94	\$2,933,433.42	\$16,076,940.74	\$14,628,152.62
Payroll:				
Number of Employees	201	208		
Total Monthly Payroll	\$597,474.83	\$604,228.15	\$2,745,363.53	\$2,765,080.83

Parks and Recreation Department

Sunday, May 10, 2026

- **SAC Library Day Pass Used**
 - 1 Coupon (2 Adults, 2 kids)

Wednesday, May 13, 2026

- **SAC Library Day Pass Used**
 - 1 Coupon (1 Adults, 3 kids)

Additional Information for First Half of May:

- **Aqua Zumba**
 - Participation – 90 Participants
- **Dance Fitness**
 - Participation – 12 Participants
- **Kick, Punch**
 - Participation – 7 Participants
- **Power Abs**
 - Participation – 55 Participants
- **Power Yoga**
 - Participation – 21 Participants
- **Prime Time Senior Class**
 - Participation – 59 Participants
- **Strength & Flexibility**
 - Participation – 53 Participants
- **Tabata**
 - Participation – 55 Participants
- **Trim & Tone**
 - Participation – 28 Participants
- **Wake UP**
 - Participation – 10 Participants
- **Water Aerobics Classes**
 - Participation – 101 Participants

- **Yoga**
 - Participation – 9 Participants
- **Zumba**
 - Participation – 11 Participants
- **Zumba Gold**
 - Participation – 55 Participants
- **Birthday Party Rentals**
 - Participation – 3 Birthday Parties
- **Private Pool Party Rentals**
 - Hours Rented – 11 Hours
- **Auxiliary/Main Gym Rentals**
 - Hours Rented – 2 Hours
- **Theater Rentals**
 - Hours Rented – 20 Hours
- **Meeting Rooms**
 - Hours Rented – 0 Hours
- **City Hall Rentals**
 - Hours Rented – 2 Hours
- **Capital Building Rentals**
 - Days Rented – 2 dates
- **Park Shelters**
 - Riverside - 7 Rentals
 - Memorial – 0 Rentals
 - Westside – 0 Rental
 - Meridian Bridge – 0 Rental
- **PSA's, Advertisements, and Flyers created:**
 - Regular Hours at the SAC
 - Rates Brochure
 - Rate structure and changes
 - Open Gyms Daily

- Fitness Classes at the SAC
- SAC Red Cross Spring Swim Lessons
- 2026 Season Pool passes now on sale for the HFAC

- **Summit Activities Center Membership Information May 1-15, 2026**

	Members			Memberships
	Current	Last	Change	Current
○ Active & Fit/Renew Active/Silver Sneakers	233	232	1	233
○ Adult Annual	56	57	-1	56
○ Adult Annual plus 1	52	50	2	26
○ Adult Annual plus 2	12	12	0	4
○ Adult Annual plus 3	16	12	4	4
○ Adult Annual plus 4	15	15	0	3
○ Adult Annual plus 5	0	0	0	0
○ Adult Annual plus 6	0	0	0	0
○ Adult EFT	11	12	-1	11
○ Adult EFT plus 1	28	26	2	14
○ Adult EFT plus 2	12	12	0	4
○ Adult EFT plus 3	12	12	0	3
○ Adult EFT plus 4	5	5	0	1
○ Adult EFT plus 5	6	12	-6	1
○ Adult EFT plus 6	0	0	0	0
○ Adult Monthly	109	123	-14	109
○ Adult Monthly plus 1	58	68	-10	29
○ Adult Monthly plus 2	12	12	0	4
○ Adult Monthly plus 3	12	20	-8	3
○ Adult Monthly plus 4	0	0	0	0
○ Adult Monthly plus 5	6	12	-6	1
○ Adult Monthly plus 6	0	0	0	0
○ City of Yankton Single	59	56	3	59
○ Firefighter Single	19	19	0	19
○ 10 Use Punch card	239	233	6	239
○ Radio	57	56	1	57
○ Youth Annual	6	6	0	6
○ Youth EFT	1	1	0	1
○ Youth Monthly	65	64	1	65
Total # of Active Memberships	1101	1127	-26	952

- Attendance – We do not have the GreatLIFE numbers at the time of this writing for the first two weeks of May: 2,595 (2,595 SAC, ? GL). Compared to 3,453 (2,288 SAC, 1,165 GL) in 2025.

- Huether Family Aquatics Center passes sold between 5/1-15/26 – 130 (221 – 2025)
 - Total Huether Family Aquatics Center Passes Sold: 578 compared to 637 in 2025
- Total Cash Revenue at the SAC 5/1-15/26 – \$36,098.82 compared to \$45,679.00 in 2025
- The Recreation Department is preparing The Huether Family Aquatics Center for the 2026 summer season.
- The Recreation Staff are working with the Community Library and Yankton Area Arts to combine efforts for the summer kick-off event on Tuesday night, May 26, in Riverside Park.

Parks

- The Parks Department is continuing to turn on water in the parks (irrigation, restrooms, drinking fountains).
- Mowing and weed trimming have begun for the season.
- The amphitheater shingles have been replaced.
- The Meridian Bridge Plaza splash pad was turned on the week of May 11. It is set to run for 1 minute and 30 seconds with the push of the activator button.
- A task force has been formed and will be planning events for “Yankton, SD Celebrates America’s 250th” in 2026.
- The Parks staff will be working to put up Veterans’ banners on the light poles along 4th Street. The sponsoring group thought the banners were too high on the poles along Broadway and not as easily seen as they were hoping. 53 banners will be placed on 4th Street light poles.
- The open ground maintenance position has been filled. The new employee, Justin Leader, began working for the City on May 4. The Parks Department is now fully staffed.
- Six inmates from the Federal Prison Camp began working with the Parks Staff on May 4.
- The Parks Department rented the northwest field at Sertoma Park to Avon High School on May 18, and a varsity softball game was played at the park starting at 2:00 PM.

- The ball fields at Sertoma Park, Summit Activities Center, and Riverside Park are being dragged and prepared each weekday according to practice and game schedules submitted to the Parks Department.
- The Parks staff has and will move bleachers, benches, goals, trash cans, and other items for youth baseball, youth softball, youth soccer, and swim team events which will be taking place in Yankton on weekends in May, June and July.
- The Department is going to demo a 4-wheel drive model robotic mower inside the fence area at The Huether Family Aquatics Center. It should arrive at the end of May. If the demo goes well and the department chooses to move forward with the mower purchase, the next location to try a 4-wheel drive robotic mower will be Tripp Park.

Description	Yankton Transfer	Vermillion Landfill	Total Joint	4 Month of Budget	Legal 2026 Budget
Joint Power Transfer/Landfill					
<i>Total Revenue</i>	\$671,582.92	\$396,881.65	\$1,068,464.57	\$998,037.67	\$2,994,113.00
<i>Expenses:</i>					
Personal Services	133,363.69	152,338.11	285,701.80	324,830.00	974,490.00
Operating Expenses	143,608.15	170,262.21	313,870.36	411,340.67	1,234,022.00
Depreciation (est)	108,483.76	16,688.00	125,171.76	212,908.67	638,726.00
Trench Depletion	0.00	103,998.11	103,998.11	91,666.67	275,000.00
Closure/Postclosure Resrv	0.00	4,462.45	4,462.45	9,333.33	28,000.00
Amortization of Permit	0.00	718.08	718.08	666.67	2,000.00
<i>Total Operating Expenses</i>	<u>385,455.60</u>	<u>448,466.96</u>	<u>833,922.56</u>	<u>1,050,746.00</u>	<u>3,152,238.00</u>
<i>Non Operating Expense-Interest</i>	<u>841.93</u>	<u>22,220.08</u>	<u>23,062.01</u>	<u>24,487.00</u>	<u>73,461.00</u>
<i>Landfill Operating Income</i>	<u>285,285.39</u>	<u>(73,805.39)</u>	<u>211,480.00</u>	<u>(77,195.33)</u>	<u>(231,586.00)</u>
Joint Recycling Center					
<i>Total Revenue</i>	0.00	16,593.87	16,593.87	30,333.33	91,000.00
<i>Expenses:</i>					
Personal Services	0.00	94,892.41	94,892.41	102,829.00	308,487.00
Operating Expenses	0.00	31,042.03	31,042.03	50,366.67	151,100.00
Depreciation (est)	0.00	16,688.00	16,688.00	16,066.67	48,200.00
<i>Total Operating Expenses</i>	<u>0.00</u>	<u>142,622.44</u>	<u>142,622.44</u>	<u>169,262.33</u>	<u>507,787.00</u>
<i>Non Operating Expense-Interest</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<i>Recycling Operating Income</i>	<u>0.00</u>	<u>(126,028.57)</u>	<u>(126,028.57)</u>	<u>(138,929.00)</u>	<u>(416,787.00)</u>
<i>Total Operating Income</i>	<u>\$285,285.39</u>	<u>(\$199,833.96)</u>	<u>\$85,451.43</u>	<u>(\$216,124.33)</u>	<u>(\$648,373.00)</u>
Tonage in Trench:	<u>4/30/2025</u>	<u>4/30/2026</u>			
Asbestos	44.68	31.46	31.46	16.67	50.00
Centerville	133.95	103.02	103.02	366.67	1,100.00
Clay County Garbage	5,148.37	5,558.94	5,558.94	4,833.33	14,500.00
Elk Point	340.96	334.92	334.92	86.67	260.00
Yankton County Garbage	8,788.37	8,780.40	8,780.40	7,966.67	23,900.00
<i>Total Tonage in Trench</i>	<u>14,456.33</u>	<u>14,808.74</u>	<u>14,808.74</u>	<u>13,270.00</u>	<u>39,810.00</u>
Operating Cost per ton			<u>\$56.31</u>	<u>\$81.03</u>	<u>\$81.03</u>

This report is based on the following:

Revenue accural thru April 30, 2026
Expenses thru April 30, 2026 with May Bills

Joint Powers Solid Waste Authority
Financial Report Thru April 30, 2026

Description	Yankton Transfer	Vermillion Landfill	Total Joint	4 Month of Budget	Legal 2026 Budget
Source of Funds					
<i>Beginning Balance</i>	(\$467,507.59)	\$3,438,598.00	\$2,971,090.41	\$2,719,520.00	\$2,719,520.00
<i>Operating Revenue:</i>					
Net Income	285,285.39	(199,833.96)	85,451.43	(216,124.33)	(648,373.00)
Depreciation	108,483.76	33,376.00	141,859.76	228,975.33	686,926.00
Trench Depletion	0.00	103,998.11	103,998.11	91,666.67	275,000.00
Amortization of Permit	0.00	718.08	718.08	666.67	2,000.00
<i>Non Operating Revenue:</i>					
Grant	0.00	102,200.00	102,200.00	0.00	0.00
Loan Proceeds	0.00	0.00	0.00	0.00	0.00
Contributed Capital	0.00	2,995.00	2,995.00	1,666.67	5,000.00
Sale Proceeds	0.00	0.00	0.00	0.00	0.00
Comp. for Loss & Damage	0.00	0.00	0.00	0.00	0.00
Fire Related Expenses	0.00	0.00	0.00	0.00	0.00
Interest	0.00	36,442.07	36,442.07	43,333.33	130,000.00
<i>Cash Flow Transfer:</i>					
Joint Power Transfer/Landfill	(308,751.48)	308,751.48	0.00	593,333.33	1,780,000.00
Joint Recycling Center	0.00	0.00	0.00	0.00	0.00
Total Funds Available	(382,489.92)	3,827,244.78	3,444,754.86	3,463,037.67	4,950,073.00
Application of Funds Available					
<i>Joint Power Transfer/Landfill</i>					
Equipment	0.00	0.00	0.00	285,333.33	856,000.00
Trench	0.00	0.00	0.00	0.00	0.00
Closure/Postclosure Cash Res.	0.00	4,462.45	4,462.45	9,333.33	28,000.00
<i>Joint Recycling Center</i>					
Equipment	0.00	0.00	0.00	37,000.00	111,000.00
<i>Payment Principal</i>	25,940.13	72,326.61	98,266.74	100,594.67	301,784.00
<i>Appropriation to Reserve</i>	0.00	0.00	0.00	0.00	0.00
Total Applied	25,940.13	76,789.06	102,729.19	432,261.33	1,296,784.00
Ending Balance	(\$408,430.05)	\$3,750,455.72	\$3,342,025.67	\$3,030,776.33	\$3,653,289.00

Joint Power Transfer/Landfill Description	Yankton Transfer	Vermillion Landfill	Total Joint	4 Month of Budget	Legal 2026 Budget
<i>Revenue: (accrual)</i>					
Asbestos	\$0.00	\$2,044.89	\$2,044.89	\$2,666.67	\$8,000.00
Elk Point	0.00	20,785.71	20,785.71	20,666.67	\$62,000.00
Centerville	0.00	6,438.80	6,438.80	5,000.00	15,000.00
Beresford	0.00	0.00	0.00	0.00	0.00
Clay County Garbage	0.00	359,174.09	359,174.09	300,000.00	900,000.00
Compost-Yd Waste-Wood	0.00	1,799.11	1,799.11	3,166.67	9,500.00
Contaminated Soil	0.00	1,953.10	1,953.10	2,500.00	7,500.00
White Goods	0.00	834.84	834.84	2,000.00	6,000.00
Tires	0.00	3,651.11	3,651.11	6,666.67	20,000.00
Electronics	0.00	200.00	200.00	666.67	2,000.00
Other Revenue	1,819.64	0.00	1,819.64	16,700.00	50,100.00
Cash long	5.84	0.00	5.84	0.00	0.00
Rubble	17,293.63	0.00	17,293.63	17,333.33	52,000.00
Transfer Fees	648,658.78	0.00	648,658.78	618,971.00	1,856,913.00
Metal	3,803.65	0.00	3,803.65	1,666.67	5,000.00
Other Operational - Solid Waste	1.38	0.00	1.38	33.33	100.00
Total Revenue	671,582.92	396,881.65	1,068,464.57	998,037.67	2,994,113.00
<i>Expenses: (cash)</i>					
Personal Services	133,363.69	152,338.11	285,701.80	324,830.00	974,490.00
Insurance	15,658.79	22,346.41	38,005.20	13,382.33	40,147.00
Professional Service/Fees	22,530.23	37,500.64	60,030.87	48,333.33	145,000.00
Non Professional Fees	0.00	0.00	0.00	0.00	0.00
Processing- Reduction	0.00	2,946.27	2,946.27	8,333.33	25,000.00
State Fees	0.00	14,808.74	14,808.74	16,000.00	48,000.00
Professional - Legal/Audit	0.00	0.00	0.00	1,283.33	3,850.00
Publishing & Advertising	55.40	35.51	90.91	433.33	1,300.00
Rental	480.00	0.00	480.00	166.67	500.00
Hauling fee	0.00	0.00	0.00	0.00	0.00
Equipment repair	12.73	37,686.42	37,699.15	52,000.00	156,000.00
Motor vehicle repair	0.00	1,014.06	1,014.06	8,333.33	25,000.00
Vehicle fuel & maintenance	48,075.14	6,807.27	54,882.41	113,333.33	340,000.00
Equip, Mat'l & Labor	40,690.53	0.00	40,690.53	21,666.67	65,000.00
Building repair	742.02	578.80	1,320.82	20,666.67	62,000.00
Facility repair & maintenance	0.00	8,865.55	8,865.55	11,666.67	35,000.00
Postage	331.76	164.85	496.61	283.33	850.00
Office supplies	969.48	0.00	969.48	1,166.67	3,500.00
Copy supplies	57.50	161.89	219.39	125.00	375.00
Uniforms	0.00	755.03	755.03	2,633.33	7,900.00
Small Tools & Hardware	0.00	0.00	0.00	666.67	2,000.00
Travel & Training	0.00	1,086.22	1,086.22	1,500.00	4,500.00
Operating supply	0.00	21,898.48	21,898.48	60,866.67	182,600.00
Electricity	3,703.93	5,869.65	9,573.58	10,500.00	31,500.00
Heating Fuel - Gas	8,748.59	6,251.54	15,000.13	14,333.33	43,000.00
Water	625.16	440.10	1,065.26	1,500.00	4,500.00
WW service	370.99	0.00	370.99	566.67	1,700.00
Landfill	110.32	0.00	110.32	133.33	400.00
Telephone	445.58	1,044.78	1,490.36	1,466.67	4,400.00
Depreciation (est)	108,483.76	16,688.00	125,171.76	212,908.67	638,726.00
Trench Depletion		103,998.11	103,998.11	91,666.67	275,000.00
Closure/Postclosure Resrv		4,462.45	4,462.45	9,333.33	28,000.00
Amortization of Permit		718.08	718.08	666.67	2,000.00
Total Op Expenses	385,455.60	448,466.96	833,922.56	1,050,746.00	3,152,238.00

Joint Power Transfer/Landfill Description	Yankton Transfer	Vermillion Landfill	Total Joint	4 Month of Budget	Legal 2026 Budget
<i>Non Operating Expense-Interest</i>	841.93	22,220.08	23,062.01	24,487.00	73,461.00
<i>Bond Issuance Costs</i>	0.00	0.00	\$0.00	0.00	0.00
<i>Operating Income (Loss)</i>	\$285,285.39	(\$73,805.39)	\$211,480.00	(\$77,195.33)	(\$231,586.00)
<i>Capital:</i>					
Capital Outlay	\$0.00	\$0.00	\$0.00	\$285,333.33	\$856,000.00
Landfill Development	0.00	74,682.92	74,682.92	8,333.33	\$25,000.00
Capital Lease	0.00	0.00	0.00	0.00	\$0.00
<i>Total Capital Expenditures</i>	\$0.00	\$74,682.92	\$74,682.92	\$293,666.67	\$881,000.00
<i>Grant Reimbursement</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<i>Federal Grant thru State</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<i>Equipment Sale Proceeds</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<i>Cash Flow Transfer</i>	(\$308,751.48)	\$308,751.48	\$0.00	\$0.00	\$0.00
<i>Tonage in Trench:</i>					
Asbestos		31.46	31.46	16.67	50.00
Centerville Garbage		103.02	103.02	366.67	1,100.00
Clay County Garbage		5,558.94	5,558.94	4,833.33	14,500.00
Elk Point		334.92	334.92	86.67	260.00
Yankton County Garbage		8,780.40	8,780.40	7,966.67	23,900.00
<i>Total Tonage in Trench</i>		14,808.74	14,808.74	13,270.00	39,810.00
Operating Cost per ton			\$56.31	\$81.03	\$81.03

Joint Recycling Center	Yankton	Vermillion	Total	4 Month	Legal
Description	Transfer	Center	Joint	of Budget	2026 Budget
<i>Revenue:</i>					
Tipping Fees	\$0.00	0.00	\$0.00	0.00	0.00
Metal/Tin	0.00	0.00	0.00	1,666.67	5,000.00
Plastic	0.00	0.00	0.00	5,000.00	15,000.00
Aluminum	0.00	0.00	0.00	5,333.33	16,000.00
Newsprint	0.00	1,137.00	1,137.00	1,666.67	5,000.00
Cardboard	0.00	10,998.97	10,998.97	15,000.00	45,000.00
High Grade Paper	0.00	0.00	0.00	1,000.00	3,000.00
Other Material	0.00	4,457.90	4,457.90	666.67	2,000.00
Contributions/Operating Grants	0.00	0.00	0.00	0.00	0.00
Total Revenue	0.00	16,593.87	16,593.87	30,333.33	91,000.00
<i>Expenses:</i>					
Personal Services	0.00	94,892.41	94,892.41	102,829.00	308,487.00
Insurance	0.00	3,710.94	3,710.94	800.00	2,400.00
Professional Service/Fees	0.00	769.04	769.04	383.33	1,150.00
Hazardous Waste Collection	0.00	0.00	0.00	20,000.00	60,000.00
Professional-Legal	0.00	0.00	0.00	0.00	0.00
Publishing & Advertising	0.00	109.18	109.18	333.33	1,000.00
Rental	0.00	0.00	0.00	0.00	0.00
Equipment repair	0.00	1,509.15	1,509.15	3,166.67	9,500.00
Vehicle repair & maintenance	0.00	0.00	0.00	333.33	1,000.00
Vehicle fuel	0.00	5,405.69	5,405.69	2,000.00	6,000.00
Building repair & maintenance	0.00	6,123.30	6,123.30	2,666.67	8,000.00
Postage	0.00	0.61	0.61	16.67	50.00
Freight	0.00	3,340.00	3,340.00	6,166.67	18,500.00
Office supplies	0.00	0.00	0.00	333.33	1,000.00
Uniforms	0.00	0.00	0.00	250.00	750.00
Materials Purchases	0.00	1,054.35	1,054.35	1,500.00	4,500.00
Travel & Training	0.00	1,448.30	1,448.30	833.33	2,500.00
Operating Supplies	0.00	531.36	531.36	3,333.33	10,000.00
Copy Supply	0.00	137.91	137.91	66.67	200.00
Electricity	0.00	1,810.73	1,810.73	2,166.67	6,500.00
Heating Fuel-Gas	0.00	3,443.55	3,443.55	2,333.33	7,000.00
Water	0.00	125.33	125.33	216.67	650.00
WW service	0.00	727.60	727.60	400.00	1,200.00
Telephone	0.00	32.00	32.00	166.67	500.00
Revenue Sharing	0.00	762.99	762.99	2,900.00	8,700.00
Depreciation (est)	0.00	16,688.00	16,688.00	16,066.67	48,200.00
Total Op Expenses	0.00	142,622.44	142,622.44	169,262.33	507,787.00
<i>Non Operating Expense-Interest</i>	0.00	0.00	0.00	0.00	0.00
Operating Income (Loss)	\$0.00	(\$126,028.57)	(\$126,028.57)	(\$138,929.00)	(\$416,787.00)
Capital Outlay	\$0.00	\$0.00	\$0.00	\$37,000.00	\$111,000.00
Grant Reimbursement/Donations	\$0.00	\$102,200.00	\$102,200.00	\$0.00	\$0.00
Cash Flow Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

This report is based on the following:

Revenue accrual thru April 30, 2026

Expenses thru April 30, 2026 with May Bills

City of Yankton	Term	Interest	Loan Amount	2025 Balance	Final Payout
Loan #1 Yankton				7/1/2025	
Transfer Station Expansion	20 years	3%	\$285,000.00	\$0.00	6/1/2025
Loan #2 Yankton					
Transfer Station Scale	20 years	3%	\$67,680.00	\$4,507.78	6/1/2026
Loan #3 Entrance, Scale, and Scale Site Improvements	10 years	2.25%	\$436,198.58	\$95,216.69	6/1/2027

City of Vermillion	Term	Interest	Loan Amount	2026 Balance	Final Payout
2013 JP Revenue Bond					
(Leachate ponds reconstruction)	20 years	3%	\$1,639,000.00	\$879,821.71	2035
2021 JP Revenue Bond (Cells 6)	10 years	1.875%	\$1,292,810.00	\$991,914.08	2033
2023 JP Revenue Bond (Leachate)	20 years	2%	\$1,043,200.00	\$1,000,329.61	2045

	Vermillion	Yankton
Cash and Cash Equivalent as of March	146,761.89	20,858.59
Restricted Cash SRF Loan Reserve	256,835.97	51,259.48
Restricted Cash FIT Post- Closure	555,944.02	
Restricted Cash SD FIT Cell 6 Savings	2,902.28	
Restricted Cash SD FIT Baler Loan	8,130.22	
Investments	2,490,000	
	<u>3,460,574.38</u>	<u>72,118.07</u>

2026 Joint Powers Total Operation Recap

Month	Yankton Transfer	Vermillion Landfill	Total	Total Tons	\$ per ton	Recycling			Yankton Operations	Vermillion Operations	Total Operations
						Yankton	Vermillion	Total			
January	50,188.74	(9,740.97)	40,447.77	3,268.93	55.23	0.00	(30,755.81)	(30,755.81)	50,188.74	(40,496.78)	9,691.96
February	49,864.56	(21,196.86)	28,667.70	3,184.28	63.21	0.00	(31,516.33)	(31,516.33)	49,864.56	(52,713.19)	(2,848.63)
Subtotal	100,053.30	(30,937.83)	69,115.47	6,453.21	61.37	0.00	(62,272.14)	(62,272.14)	100,053.30	(93,209.97)	6,843.33
March	75,192.20	6,106.79	81,298.99	3,872.07	52.44	0.00	(31,044.38)	(31,044.38)	75,192.20	(24,937.59)	50,254.61
Subtotal	175,245.50	(24,831.04)	150,414.46	10,325.28	58.22	0.00	(93,316.52)	(93,316.52)	175,245.50	(118,147.56)	57,097.94
April	109,082.18	(26,754.27)	82,327.91	4,483.46	55.54	0.00	(32,712.05)	(32,712.05)	109,082.18	(59,466.32)	49,615.86
Subtotal	284,327.68	(51,585.31)	232,742.37	14,808.74	56.31	0.00	(126,028.57)	(126,028.57)	284,327.68	(177,613.88)	106,713.80

City of Yankton Transfer Station
Landfill Tons

Date	City					Sub-Total	All Other	Total Transfer
	Compactors (577)	Janssen (547)	Arts (586)	Loren Fischer (648)	Kortan (673)			
January 2026	266.01	520.58	480.16	57.30	45.55	1,103.59	601.66	1,971.26
February 2026	244.34	504.09	471.47	54.08	34.82	1,064.46	530.72	1,839.52
March 2026	337.72	589.04	492.45	68.24	43.89	1,193.62	674.88	2,206.22
April 2026	277.46	582.78	587.50	61.46	48.92	1,280.66	1,004.96	2,563.08
May 2026						0.00	0.00	0.00
June 2026						0.00	0.00	0.00
July 2026						0.00	0.00	0.00
August 2026						0.00	0.00	0.00
September 2026						0.00	0.00	0.00
October 2026						0.00	0.00	0.00
November 2026						0.00	0.00	0.00
December 2026						0.00	0.00	0.00
2026 Total	1,125.53	2,196.49	2,031.58	241.08	173.18	4,642.33	2,812.22	8,580.08
January 2025	272.80	543.72	502.34	78.99	45.09	1,170.14	698.39	2,141.33
February 2025	227.10	482.06	431.24	52.42	34.16	999.88	436.48	1,663.46
March 2025	253.42	577.57	551.51	61.78	38.84	1,229.70	720.71	2,203.83
April 2025	279.85	581.38	632.14	72.59	39.06	1,325.17	1,036.90	2,641.92
May 2025	298.52	672.38	700.31	71.45	55.71	1,499.85	767.97	2,566.34
June 2025	277.26	649.38	646.91	103.78	52.44	1,452.51	853.67	2,583.44
July 2025	319.43	793.24	724.38	82.28	51.05	1,650.95	923.64	2,894.02
August 2025	291.07	656.59	687.42	61.24	53.82	1,459.07	912.37	2,662.51
September 2025	294.18	622.57	633.43	58.30	42.28	1,356.58	769.12	2,419.88
October 2025	295.39	664.11	610.86	64.92	53.02	1,392.91	884.75	2,573.05
November 2025	248.91	542.80	462.49	56.47	41.91	1,103.67	615.77	1,968.35
December 2025	302.29	571.52	503.08	40.13	42.36	1,157.09	660.15	2,119.53
2025 Total	3,360.22	7,357.32	7,086.11	804.35	549.74	15,797.52	9,279.92	28,437.66

**CITY OF VERMILLION
LANDFILL TONS**

	2026	City of Elk Point	Fischer Disposal	Loren Fischer	Herm's Sanitation	Turner County	Vermillion Garbage	Waste Mgmt of Sioux City	Other	Total Tons
\$62.50 PER TON	Jan	79.07	179.61	470.68	65.47	16.55	69.26	195.99	117.69	1194.32
	Feb	74.45	163.96	522.31	71.48	34.39	56.80	195.44	181.20	1300.03
	Mar	96.61	195.83	528.05	58.66	21.95	72.32	260.75	375.48	1609.65
	April	82.44	191.68	797.47	72.95	30.13	75.96	263.95	409.76	1924.34
	May									0.00
	June									0.00
	July									0.00
	Aug									0.00
	Sept									0.00
	Oct									0.00
	Nov									0.00
	Dec									0.00
		----- 332.57 =====	----- 731.08 =====	----- 2318.51 =====	----- 268.56 =====	----- 103.02 =====	----- 274.34 =====	----- 916.13 =====	----- 1084.13 =====	----- 6028.34 =====

	2025	City of Elk Point	Fischer Disposal	Loren Fischer	Herm's Sanitation	Turner County	Vermillion Garbage	Waste Mgmt of Sioux City	Other	Total Tons
\$55.50 PER TON	Jan	78.91	171.68	564.33	59.38	30.21	67.02	162.55	259.20	1393.28
	Feb	75.72	158.09	408.39	50.60	28.33	66.03	157.85	156.75	1101.76
	Mar	90.62	189.51	541.94	85.29	32.59	60.41	167.71	267.50	1435.57
	April	93.17	209.00	663.75	75.63	42.82	67.98	210.89	374.11	1737.35
	May	91.91	211.72	883.94	60.63	39.79	82.75	224.67	981.79	2577.20
	June	95.97	225.23	815.17	92.66	31.74	69.67	103.33	696.90	2130.67
	July	100.21	224.65	717.21	152.24	29.65	79.92	158.08	570.94	2032.90
	Aug	95.65	203.94	635.06	87.98	39.16	64.16	209.19	897.42	2232.56
	Sept	103.77	218.40	591.50	79.11	36.74	66.83	201.97	589.14	1887.46
	Oct	82.83	204.46	626.86	84.62	25.73	80.71	197.89	797.65	2100.75
	Nov	89.07	187.56	502.80	62.13	33.20	59.58	248.99	229.34	1412.67
	Dec	98.69	189.39	521.42	83.71	24.60	74.04	184.69	111.58	1288.12
		----- 1096.52 =====	----- 2393.63 =====	----- 7472.37 =====	----- 973.98 =====	----- 394.56 =====	----- 839.10 =====	----- 2227.81 =====	----- 5932.32 =====	----- 21330.29 =====

Memorandum #26-114

Meeting Date:	2026_05_26	Attachment #:	III-1
Agenda Section:	Old Business	Department:	Parks
Res / Ord Number:	Ordinance #1105	Staff:	Todd Larson

Title:

Second Reading and Public Hearing for Temporary Street Closure in the Downtown Meridian District for the 3rd on 3rd Special Event on July 3, 2026.

City Manager's Recommendation:

Consideration of Memorandum #26-114 recommending that the City Commission conduct the second reading and public hearing of the request to allow the temporary street closure on [3rd Street from Douglas Avenue a half-block east toward Capital](#) for the July 3rd, 2026 special event 3rd on 3rd.

Description:

The 3rd on 3rd special event is a pre-4th of July celebration taking place in the downtown Meridian District. This annual block party event will feature a variety of live bands and numerous food vendors set up on historic 3rd Street. This closure request is to close one-half block of 3rd Street from 6:00 AM on July 3rd until 1:00 AM on July 4th.

Memorandum #26-115

Meeting Date:	2026_05_26	Attachment #:	III-2
Agenda Section:	Old Business	Department:	Parks
Res / Ord Number:	Ordinance #1105	Staff:	Todd Larson

Title:

Second Reading and Public Hearing for Temporary Street Closure in the Downtown Meridian District for the Rock 'N' Rumble Special Event on July 25, 2026

City Manager's Recommendation:

Consideration of Memorandum #26-115 recommending that the City Commission conduct the second reading and public hearing of the request to allow the temporary street closure on [3rd Street from Douglas Avenue one block east to Capital Street](#) for the July 25, 2026 Rock 'N' Rumble special event.

Description:

Rock 'N' Rumble is an annual pre-Sturgis bike rally event taking place in the downtown Meridian District. This annual motorcycle rally event will feature a variety of live bands, a poker run, best bike competition and numerous food vendors set up on historic 3rd Street. This closure request for Rock 'N' Rumble is for 6:00 AM on July 25th until 1:00 AM on July 26th.

Memorandum #26-116

Meeting Date:	2026_05_26	Attachment #:	III-3
Agenda Section:	Old Business	Department:	Community Development
Res / Ord Number:	Ordinance #1107	Staff:	Brad Bies

Title:

Second Reading and Public Hearing of Ordinance #1107 Changing the Maximum Allowable Height of Structures in the R-4 Multiple-Family District, B-1 Local Business District, B-3 Central Business District, and I-1 Industrial District

City Manager's Recommendation:

It is recommended that the City Commission adopt Ordinance #1107 changing the maximum allowable height of structures in the R-4 Multiple-Family District, B-1 Local Business District, B-3 Central Business District, and I-1 Industrial District.

Description:

Attached is a Planning Commission recommendation for an amendment to the zoning ordinance. The Planning Commission recommended approval at its May 4, 2026 meeting.

ORDINANCE NO. 1107

**AN ORDINANCE AMENDING CERTAIN LANGUAGE IN IDENTIFIED SECTIONS
OF CHAPTER 27, ARTICLE II**

**BE IT ORDAINED, BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF
YANKTON, SOUTH DAKOTA THAT:**

Section 1.

Chapter 27 of the revised Code of Ordinances shall be amended as a means of changing the maximum building height or structure in the designated zoning districts. Language in the identified sections shall be amended as follows:

Section 27-34. - R-4 multiple-family district, Part G Maximum Height shall be 55 feet.

Section 27-35. - B-1 local business business district, Part G Maximum Height shall be 65 feet.

Section 27-37. - B-3 central business district, Part G Maximum Height shall be 80 feet.

Section 27-38. - I-1 industrial district, Part G Maximum Height shall be 65 feet.

Section 2. Saving Clause.

Should any section, clause, or provision of this ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 3. Effective Clause.

This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Adopted:

1st Reading:

2nd Reading:

Publication Date:

Effective Date:

Michael Villaneua, Mayor

Attest:

Lisa Yardley, Finance Officer

PROPOSED ZONING ORDINANCE AMENDMENT

PLANNING COMMISSION ACTION NUMBER: 26-___

The Board of City Commissioners has asked the Planning Commission to review height maximums by zoning district. The purposes of setting building height maximums include: protecting neighborhood character and aesthetics through compatible building scale, mitigating fire and safety hazards, supporting aviation by limiting obstructions, as well as preserving views and access to light and air for neighboring properties. Rather than considering properties on a subjective building-by-building or case-by-case basis, the zoning ordinance sets reasonable standards on which property owners and developers can base their building plans and consider their design alternatives.

Building heights are calculated from the average grade around the building to the highest point of the roof for a flat roofed building or to a mean height level between eaves and ridge of a gable, hip or gambrel roofed structure. The ordinance exempts roof structures for the housing of elevators, stairways, parapet walls, and similar structures as well as unique structure types like grain elevators, water towers, and flag poles from the height limits.

Staff has reviewed recent building projects, contacted other municipalities about trends they are seeing in building construction, and communicated with local and regional developers of multi-story structures. Yankton Fire Department staff has also provided input on the impacts of increased building height in planning for staff, equipment, and training needs.

Staff recommends no changes to the single and two-family residential districts or the B-2 highway business district. Local maximums are consistent with those in other communities, and very few projects approach the current height maximums. Because the agriculture district represents primarily transitional property recently annexed into the City or park property, staff recommends no change.

In the [R-4 multiple-family zoning district](#) staff recommends increasing the maximum from 40 feet to 55 feet. That would allow for four-story apartment buildings. Developers have indicated that projects above four stories are unlikely due to increased construction complexity and costs.

In the [B-1 local business district](#) staff recommends increasing the maximum from 50 feet to 65 feet. This would typically allow for up to five-story buildings. Mixed-use structures with first-floor commercial and upper-floor residential uses are an increasingly common building type in other communities. The increase would similarly allow for the expansion of existing medical facilities located in this district.

In the [B-3 central business district](#) staff recommends increasing the maximum from 65 feet to 80 feet. The increase would typically allow for a seven-story structure.

In the [I-1 industrial district](#) staff recommends increasing the maximum from 50 feet to 65 feet. While multi-story industrial buildings are not common, this allows flexibility for future development of manufacturing processes that may require additional height.

Staff recommends approval of Ordinance #1107.

HEARING SCHEDULE:

May 4, 2026	The Planning Commission public hearing to consider the issue.
May 11, 2026	The City Commission establishes May 26, 2026 as the date for a public hearing.
May 26, 2026	The City Commission holds a public hearing and makes final decision by adoption of a zoning ordinance amendment.
June 2, 2026	Anticipated date of ordinance publication.
June 22, 2026	Anticipated date that ordinance is effective.

Memorandum #26-117

Meeting Date:	2026_05_26	Attachment #:	III-4
Agenda Section:	Old Business	Department:	Community Development
Res / Ord Number:	Ordinance #1108	Staff:	Brad Bies

Title:

Second Reading and Public Hearing of Ordinance #1108 Modifying Parking Requirements for Dwellings Designed and Operated as Rental Housing for Persons Aged Fifty-five Years or Older

City Manager's Recommendation:

It is recommended that the City Commission adopt Ordinance #1108 modifying parking requirements for dwellings designed and operated as rental housing for persons aged fifty-five years or older.

Description:

Attached is a Planning Commission recommendation for an amendment to the zoning ordinance. The Planning Commission recommended approval at its May 4, 2026 meeting.

ORDINANCE NO. 1108

**AN ORDINANCE AMENDING CERTAIN LANGUAGE IN IDENTIFIED SECTIONS
OF CHAPTER 27**

**BE IT ORDAINED, BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF
YANKTON, SOUTH DAKOTA THAT:**

Section 1.

Chapter 27 of the revised Code of Ordinances shall be amended as a means of recognizing the need for modified parking requirements for dwellings designed and operated as rental housing for exclusively for persons aged fifty-five years or older. Language in the identified sections shall be amended as follows:

Section 27-5 (d). –*Dwellings (two-family and multifamily designed and operated as rental housing exclusively for persons aged fifty-five years or older):* One (1) space per dwelling unit.

Section 2. Saving Clause.

Should any section, clause, or provision of this ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 3. Effective Clause.

This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Adopted:

1st Reading:

2nd Reading:

Publication Date:

Effective Date:

Michael Villanueva, Mayor

Attest:

Lisa Yardley, Finance Officer

PROPOSED ZONING ORDINANCE AMENDMENT

PLANNING COMMISSION ACTION NUMBER: 26-___

For the last few years City staff and local agencies have been discussing opportunities to expand housing options available to community members aged 55 and older. The goal of these types of projects are to create affordable, high-quality, age-restricted rental units. Developments of this type also allow those older households to downsize from larger properties. In turn those larger properties can help fill the gap in housing for other demographics. One of the design criteria for this type of dwelling would be a reduced off-street parking requirement. Those conversations have led staff to recommend the parking requirement be reduced to one off-street parking space for each 55 plus age-restricted rental housing unit in [Chapter 27, Article I Section 5](#).

Off-street parking requirements exist to maintain efficient traffic in neighborhoods, allow for timely curb-to-curb snow removal, and access for emergency services at all times, in all weather conditions. Reduction of parking minimums was discussed during the recent comprehensive plan revision process. Generally, the community was supportive of maintaining existing residential off-street parking requirements. The adopted plan also called for integrating a mix of housing types into future subdivisions and the 2022 Housing Study indicated that specialized senior housing inventory hasn't grown with population increases. It is appropriate to be cautious about making significant changes to zoning regulations; however, staff believes in this narrow case public infrastructure and transportation goals can be accomplished even with a reduction in off-street parking.

Staff is recommending the reduction for three primary reasons: First, the unique characteristics of the population mean that off-street parking needs are unlikely to fluctuate over time as they do in similar housing types where the number of household drivers may increase over time as children grow. Second, senior housing efforts are designed to provide relatively small footprint housing options at an affordable cost. Third, age-restricted rental properties are governed by both state and federal guidelines, include a long-term (30-40 year) Land Use Restrictive Agreement, and are managed professionally. Those requirements help ensure that off-street garage space is maintained for parking and not converted or used for non-vehicle purposes. Other South Dakota and regional communities have some type of reduced parking requirements for senior housing. Anecdotal evidence from those with established housing of this type has not shown negative parking outcomes.

This is an opportunity to align sensible parking requirements for a specialized housing type while still recognizing the need to maintain existing off-street parking requirements in similar housing types occupied by all demographics. Rather than creating a special consideration for a single project or entity, this ordinance amendment would uniformly apply to all future age-restricted projects.

Staff recommends approval of Ordinance #1108.

HEARING SCHEDULE:

May 4, 2026	The Planning Commission public hearing to consider the issue.
May 11, 2026	The City Commission establishes May 26, 2026 as the date for a public hearing.
May 26, 2026	The City Commission holds a public hearing and makes final decision by adoption of a zoning ordinance amendment.
June 2, 2026	Anticipated date of ordinance publication.
June 22, 2026	Anticipated date that ordinance is effective.

Memorandum #26-126

Meeting Date:	2026_05_26	Attachment #:	III-5
Agenda Section:	Old Business	Department:	Finance
Res / Ord Number:	N/A	Staff:	Lisa Yardley

Title:

Public Hearing for New Retail (on-off sale) Malt Beverage and SD Farm Wine License

City Manager's Recommendation:

It is recommended that the City Commission approve the application from LLTD1 LLC (Kim Ocampo), d/b/a Boss' Pizza & Chicken, 2501 Broadway Ave, Yankton, SD for the July 1, 2026 – June 30, 2027 licensing period.

License Information:

Type of License:	Retail (on-off sale) Malt Beverage & SD Farm Wine
Applicant:	LLTD1 LLC (Kim Ocampo) d/b/a Boss' Pizza & Chicken 2501 Broadway Ave Yankton, SD 57078
Dates of Event:	July 1, 2026 – June 30, 2027
Venue:	<u>2501 Broadway Avenue</u>

Description:

The Finance Department has provided the above referenced application to the Community and Economic Development, Fire and Police Departments to ensure that the premises and the applicant conform to the provisions of the City of Yankton Municipal Code of Ordinances. An inspection by the Fire Marshal and the Building Inspector revealed that the event premises is in compliance with all building and fire codes.

A police check on the applicant revealed no felony convictions or warrants in South Dakota. After reviewing said information, it appears to the Finance Department that the above applicant is in compliance with the City of Yankton Municipal Code of Ordinances as relates to the submitted application.

License applications are available at the City Finance Office for public inspection.

Memorandum #26-118

Meeting Date:	2026_05_26	Attachment #:	IV-1
Agenda Section:	New Business	Department:	Parks
Res / Ord Number:	Resolution #26-23	Staff:	Todd Larson

Title:

The Summit Activities Center and Yankton High School Rental Rate Increases Starting July 1, 2028

City Manager’s Recommendation:

It is recommended that the City Commission approve Resolution #26-23, the proposed rate structure for 2028 which will become effective on July 1, 2028.

Description:

The attached revisions to the schedule of charges for use of SAC/High School facilities follows the recommendations of the City and School Common Use Facility Committee work that was completed in 2014. These ongoing increases to the rental fees help ease the yearly subsidy from the City’s budget and cover the on-going expenses from the school’s budget. The SAC/High School rental rates for 2026 that go into effect on July 1, 2026 were approved by both the City Commission and the Yankton School Board in 2024. The SAC/High School rental rates for 2027 that go into effect on July 1, 2027 were approved by both the City Commission and the Yankton School Board in June of 2025. The proposed rates for 2028 are the rates the City Commission needs to approve at this time. The rate increase from 2027 to 2028 is approximately 3%. The 2028 rates would become effective July 1, 2028.

The City has drafted the two-year rate chart reflecting the approved and projected rates so all groups will know well in advance what fees they would be subject to for future rentals. Rates do not follow the City’s calendar year budget. Rates are effective for the school district’s fiscal year from July 1 to June 30 of the next year.

The City of Yankton and the Yankton School District’s websites will reflect the new rates and effective date. Rates will be posted in the Summit Activities Center and each future invoice will include an insert with the new fee structure and projections for the upcoming two years. The City-School Committee believes the proposed SAC/High School rental rates maintain the facility and its offerings as a very good value for anyone wishing to use the facilities.

Summit Activities Center and Yankton High School Schedule of Charges

Rentals are from time doors are unlocked to time doors are locked- based on custodial pre-event notes and then actual times documented.

Weekday/Weekend Schedule	July 1, 2027		July 1, 2028	
	Up to 4 Hour Maximum	All DAY	4 Hour	All DAY
Main Gym° °additional fees apply for sound and light technicians	\$250	\$379	\$258	\$390
Auxiliary Gym	\$216	\$347	\$222	\$357
Commons	\$143	\$272	\$147	\$280
Theater° °additional fees apply for sound and light technicians	\$250	\$379	\$258	\$390
YCAH° °additional fees apply for sound and light technicians	\$143	\$272	\$147	\$280
Educational Classroom° °additional fees apply for sound and light technicians	\$143	\$272	\$147	\$280
Hallway for concessions		\$84		\$87
Lockers (1)		\$69		\$71
ALL RENTALS- Additional fees apply for set-up, clean-up and custodial work in all areas based on actual hours worked by event support staff. Support staff charges will be:		\$30	Support staff:	\$31
			labor hour (plus applicable sales tax).	

The areas below are handled by the City's SAC employees and billing is by the City of Yankton. The SAC rates apply to all days of the year at the SAC.

Rental times are established at booking and will not be adjusted to less time after the rental is complete.
 Extra time for rentals is based on facility availability and must be paid for at the time of adjustment.
 Cancellations for full-refunds must be made at least 48 hours in advance of contracted rental.

	Houly Rate		
Meeting Room (One)	\$	35.00	
Aux. Open Court Space	\$	35.00	
Water Activities Area*	2 guards=	\$175	3 guards= \$200
			4 guards= \$225
*water area rentals are charged per hour by number of guards			

Summit Activities Center and Yankton High School Schedule of Charges

Rentals are from time doors are unlocked to time doors are locked- based on custodial pre-event notes and then actual times documented.

	July 1, 2027	July 1, 2027	July 1, 2028	July 1, 2028
Premium Schedule	Up to 4 Hour Maximum	All DAY	4 Hour	All DAY
If holiday is Monday or Tuesday or Thursday or Friday, adjoining weekend days are premium rate. No rentals allowed- July 4th, Labor Day and weekend, Native American Day, Veteran's Day, Thanksgiving and the entire weekend, Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, Martin Luther King Day, President's Day and weekend, Good Friday, Easter Weekend, Easter Monday, Memorial Day and weekend, Juneteenth (June 19).				
Main Gym ^o	\$358	\$489	\$369	\$504
°additional fees apply for sound and light technicians				
Auxiliary Gym	\$287	\$416	\$296	\$428
Commons	\$250	\$379	\$258	\$390
Theater ^o	\$358	\$489	\$369	\$504
°additional fees apply for sound and light technicians				
YCAH ^o	\$250	\$379	\$258	\$390
°additional fees apply for sound and light technicians				
Educational Classroom ^o	\$250	\$379	\$258	\$390
°additional fees apply for sound and light technicians				
Hallway for concessions		\$174		\$179
Lockers (1)		\$130		\$134

ALL RENTALS- Additional fees apply for set-up, clean-up and custodial work in all areas based on actual hours worked by event support staff. Support staff charges will be \$41/labor hour.

\$43/hour

City of Yankton and the Yankton School District can use facilities with no charge as co-owners.

Holiday closed dates for the SAC facilities:

4th of July, Labor Day, Thanksgiving, Christmas Day, Easter Sunday, Memorial Day.

If holiday is Monday or Tuesday or Thursday or Friday, adjoining weekend days are premium rate.

RESOLUTION #26-23

WHEREAS, the City of Yankton has determined that it is necessary to adjust the Summit Activities Center and Yankton High School rental rates to a level which will ease the current subsidy and help maintain the facility; and

WHEREAS, the City expects the cost to operate the facility will increase each year; and

WHEREAS, the City desires to limit the subsidy to the facility.

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of Yankton, South Dakota that the attached rental rates are hereby adopted effective July 1, 2028.

Adopted:

Michael Villanueva, Mayor

ATTEST:

Lisa Yardley, Finance Officer

Summit Activities Center and Yankton High School Schedule of Charges

Rentals are from time doors are unlocked to time doors are locked.

	July 1, 2028 Up to 4 Hour Maximum	July 1, 2028 All DAY
Weekday/Weekend Schedule		
Main Gym [°] [°] additional fees apply for sound and light technicians	\$258	\$390
Auxiliary Gym	\$222	\$357
Commons	\$147	\$280
Theater [°] [°] additional fees apply for sound and light technicians	\$258	\$390
YCAH [°] [°] additional fees apply for sound and light technicians	\$147	\$280
Educational Classroom [°] [°] additional fees apply for sound and light technicians	\$147	\$280
Hallway for concessions		\$87
Lockers (1)		\$71

ALL RENTALS- Additional fees apply for set-up, clean-up and custodial work in all areas based on actual hours worked by event support staff. Support staff charges will be:

\$31
labor hour (plus applicable sales tax).

The areas below are handled by the SAC staff and billing is by City of Yankton.

Rental times are established at booking and will not be adjusted to less time after the rental is complete.

Extra time for rentals is based on facility availability and must be paid for at the time of adjustment.

Cancellations for full-refunds must be made at least 48 hours in advance of contracted rental.

***applies to all days of year

	Hourly
Meeting Room (One)	\$ 35.00
Aux. Open Court Space	\$ 35.00

Water Activities Area*	2 guards= \$175	3 guards= \$200	4 guards= \$225
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*water area rentals are charged per hour by number of guards

Summit Activities Center and Yankton High School Schedule of Charges

Rentals are from time doors are unlocked to time doors are locked.

	July 1, 2028	July 1, 2028
Premium Schedule	Up to 4 Hour Maximum	All DAY
If holiday is Monday or Tuesday or Thursday or Friday, adjoining weekend days are premium rate. No rentals allowed- July 4th, Labor Day and weekend, Native American Day, Veteran's Day, Thanksgiving and the entire weekend, Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, Martin Luther King Day, President's Day and weekend, Good Friday, Easter Weekend, Easter Monday, Memorial Day and weekend, Juneteenth (June 19).		
Main Gym °	\$369	\$504
°additional fees apply for sound and light technicians		
Auxiliary Gym	\$296	\$428
Commons	\$258	\$390
Theater °	\$369	\$504
°additional fees apply for sound and light technicians		
YCAH °	\$258	\$390
°additional fees apply for sound and light technicians		
Educational Classroom °	\$258	\$390
°additional fees apply for sound and light technicians		
Hallway for concessions		\$179
Lockers (1)		\$134

ALL RENTALS- Additional fees apply for set-up, clean-up and custodial work in all areas based on actual hours worked by event support staff. Support staff charges will be: \$43

labor hour (plus applicable sales tax).

City of Yankton and the Yankton School District can use facilities with no charge as co-owners.

Holiday closed dates for the SAC facilities (include set-up, take down days, snow and ice removal):
 4th of July, Labor Day, Thanksgiving, Christmas Day, Easter Sunday, Memorial Day.
If holiday is Monday or Tuesday or Thursday or Friday, adjoining weekend days are premium rate also.

Adopted:

 Michael Villanueva
 Mayor

ATTEST:

 Lisa Yardley
 Finance Officer

Memorandum #26-127

Meeting Date:	2026_05_26	Attachment #:	IV-2
Agenda Section:	New Business	Department:	IT and Communications
Res / Ord Number:	N/A	Staff:	Jennifer Palsma

Title:

Support for Inclusion of 911 Dispatchers in Class B of the South Dakota Retirement System

City Manager's Recommendation:

It is recommended that the City Commission support the inclusion of 911 Dispatchers in Class B of the South Dakota Retirement System.

Description:

Currently, for Class A employees hired prior to July 1, 2017 (Foundational Member), you must be 65 years old to retire. For Class B Foundational Members, you must be 55 years old to retire. For Class A hired after July 1, 2017 (Generational Members), you must be 67 years old to retire and for Class B (Generational Members), 57 years old. There are "Special Early Retirement" clauses that allow a person to retire before these ages. For Class A, it is "Rule of 85" meaning your age and years of experience must equal 85 to qualify for Special Early Retirement. For Class B, it is "Rule of 75".

If this initiative is approved, it would move 911 Dispatchers to Class B Retirement.

Much has happened in recent years that highlights and strengthens the case for inclusion of 911 Dispatchers in Class B. Here are a few key facts to consider in supporting this initiative:

- At one South Dakota 911 center, just five (5) of 320 employees that have worked in that 911 center since approximately 1985 made it to retirement under Class A. That is just 1.5% at one 911 center. We are confident that number would hold true if all 911 Dispatchers in South Dakota since 1985 were factored in. Yankton had its first retirement from the 911 center in 2022, and will have its second in June of 2026.
- Class B Membership Criteria #1 states that the primary duty of the position must be to **"Preserve the safety of the general public and the protection of human life and both private and public property."** 911 Dispatchers absolutely meet this criteria.
- Class B Membership Criteria #2 states, **"The duties of the group must be such that age reduces the capacity to perform at an acceptable level. The result of the reduced capacity must be that safety**

of individual citizens and/or their property is substantially reduced.” The fact that just 1.5% of 911 Dispatchers at one large 911 center in the state were able to make it to retirement directly speaks to this criteria. In addition, it is common medical knowledge that the effects of aging include loss of hearing, cognitive decline, loss of manual dexterity, and many, many other physical changes that reduce a 911 Dispatcher's ability to effectively field 911 calls and work in the hectic, stressful, 24x7 environments that are 911 dispatch centers.

- Class B Membership Criteria #3 states, in effect, that the 911 dispatch center's local appointing authority (typically a County Commission or City Council) must declare that there is justification to the taxpayers to include this group of public safety employees in Class B and that they are willing to pay the increased costs of Class B. I am asking for the support of the Yankton City Commission to fund the increase from 6% to 8% for the employer retirement match. Each employee would also be required to contribute 8% to their own retirement.
- Class B Membership Criteria #4 states, **“The duties must be hazardous, stressful, and physically demanding.”** This criteria also ties back to Criteria #1. Anyone who has worked as a 911 Dispatcher, or is familiar with those working as 911 Dispatchers, knows that the job is absolutely hazardous to the health of the 911 Dispatcher, is extremely stressful and is very physically demanding. Further, that age greatly impacts a person's ability to work as a 911 Dispatcher for the reasons outlined in Criteria #1 above. Many or most 911 Dispatchers suffer long term effects from a job that is sedentary, extremely stressful, and physically demanding. The impacts on sleep of rotating shift work and lots of overtime shifts, carpal tunnel syndrome, PTSD, hearing loss, weight gain, diabetes, heart issues, etc., are well known in every 911 center.
- Class B Membership Criteria # 5 states, **“Class B Public Safety status is justified only where an individual's responsibility for the safety of individuals and their property is full-time.”** Again, clearly met by 911 Dispatchers.
- The final Class B Membership Criteria, #6, states that there be **“statutes for the group that define responsibility for the safety of individuals and their property.”** 911 Dispatchers are defined in state law and in 911 administrative rules. 911 Dispatchers must be certified by the State Law Enforcement Training center.

I am asking for the City of Yankton Commission, as our governing body, to consider supporting this important initiative. We have the second (ever) employee meeting the SD Class A Retirement in the coming weeks. I believe this speaks strongly of the need to reclassify our retirement. Historically, Dispatchers in the state and across the country are not reaching retirement in this field due to the highly stressful nature of the job and working shift work.

Thank you for your time and consideration in this matter.

Respectfully,
Jennifer Palsma, 911 Dispatcher
City of Yankton IT & Communications
410 Walnut St. Ste. 102
Yankton, SD 57078

Mission Statement: Working together to provide exemplary experiences, services, and spaces that create opportunities for everyone to learn, engage, and thrive.



May 20, 2026

South Dakota Retirement System
PO Box 1098
Pierre, SD 57501-1098

To Whom It May Concern:

On behalf of the City of Yankton, I am writing to show my support and encourage passage of the legislative bill that would adjust the retirement contributions of 911 Dispatch personnel from their current Class A 6% to include them as Class B 8 %. 911 Dispatchers should be considered Public Safety personnel in the eyes of the South Dakota Retirement System.

911 Dispatchers are vital to the communities in which they live and work. They are instrumental in preserving the safety of the general public and the protection of human life and property.

Thank you for your consideration of my endorsement.

Sincerely,

Michael Villanueva, Mayor
City of Yankton

416 Walnut St
PO Box 176
Yankton, SD 57078-0176
Phone (605) 668-5221
www.cityofyankton.org

EQUAL OPPORTUNITY EMPLOYER



Memorandum #26-120

Meeting Date:	2026_05_26	Attachment #:	IV-3
Agenda Section:	New Business	Department:	Public Works - Engineering
Res / Ord Number:	N/A	Staff:	Brad Moser

Title:

Bid Acceptance for Alley Reconstruction from Riverside Drive to 4th Street – between Green Street and Locust Street

City Manager's Recommendation:

Consideration of Memorandum #26-120 recommending that the City Commission accept the Slowey Construction, Inc. bid of \$445,188.15 for the alley reconstruction project.

Description:

The scope of the project is to not only replace the driving surface but to also replace one block of sanitary sewer. The new surface will be 6" PCC pavement.

The engineering estimate for the project was \$259,716.75. Although the low bid is substantially higher than the estimate, staff does not believe that denying the award and rebidding at a later date will provide significant savings for this project. Projects in alleys provide various challenges as each alley is different. This alley not only has the usual space limitations but it has substantial overhead and underground utilities that will hinder the sewer main installation adding additional cost.

The itemized bid tab sheet is available at the following website:

<https://www.cityofyankton.org/public-documents/bid-rfp-posts-list>

Memorandum #26-121

Meeting Date:	2026_05_26	Attachment #:	IV-4
Agenda Section:	New Business	Department:	Airport/Public Works
Res / Ord Number:	N/A	Staff:	Mike Roinstad

Title: **Chan Gurney Municipal Airport T-Hangar Lease Agreement**

City Manager Recommendation:

It is recommended that the City Commission approve the lease agreement of Unit #3 of the City owned T-hangars at [Chan Gurney Municipal Airport](#) to Mr. Michael Crist.

Description:

Mr. Michael Crist has agreed to lease Unit #3 of the City owned T-hangars at Chan Gurney Municipal Airport. The City owned T-hangar leases are an annual lease. This lease will be effective May 1, 2026 through December 31, 2026 with a prorated rental. The lease shall be renewable annually as stated in the agreement.

The terms and cost are explained in the attached lease agreement.

CHAN GURNEY AIRPORT T-HANGAR LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this 1st day of January, 2026 by and between the CITY OF YANKTON, SOUTH DAKOTA, a municipal corporation, "LESSOR", and Mike Crist hereinafter referred to as the "LESSEE".

WITNESSETH:

WHEREAS, the LESSOR is the owner of the Chan Gurney Airport, and the LESSOR deems it proper to enter into a lease with the LESSEE and the LESSEE desires to lease Unit # 3 in the T-Hangar under the terms and conditions set forth herein.

NOW, THEREFORE, it is agreed between the LESSOR and the LESSEE herein as follows:

1. PREMISES: The LESSEE shall be privileged to lease Unit # 3 in the T-Hangar facility. The LESSEE shall be solely responsible for any and all expense, liability, insurance and personal taxes pertaining thereto for any and all contents. The LESSEE further agrees to maintain the premises in good appearance and repair.

2. LEASE TERM: The term of the lease shall be for twelve months from the date of January 1, 2026 through December 31, 2026. The lease shall be renewable annually after that at the option of the LESSOR. The LESSEE shall give notice to the LESSOR at least ninety (90) days in advance of the expiration of the option period of the intention of the LESSEE not to renew the lease for an additional one year period. Rental payment for the renewable lease is to be paid yearly in advance with the first yearly payment to be adjusted to cover the period from the execution date of this lease until the first day of the following year and thereafter, the yearly rental shall be due and payable on the first day of January.

3. RENTAL: The rental to be paid by the LESSEE to the LESSOR for the use of said premises is \$2,104.38 annually, which rental shall be adjusted annually based on the actual CPI, or with at least a 2% minimum CPI if the actual CPI is less than 2%.

4. ALTERATIONS: Under no circumstances shall the terms and specifications of this lease be altered without the express written permission of the LESSOR, and the LESSEE may not alter or remodel the hangar at any time without the written permission of the LESSOR.

5. TRANSFER OF LEASE: This lease shall be assignable by LESSEE, provided that the LESSEE shall not be reimbursed by the LESSOR for any unused portion of the lease. It will be up to the LESSEE to acquire any payment from the assignee of the lease at the current rental rate established in the lease. A list of individuals desiring to lease a T-Hangar unit will be maintained by the LESSOR. These names will be kept in the order of "first come first served" and the LESSEE must use this list in the proper order to find an assignee. It is understood that the assigned lease shall be governed by the terms of this agreement and the transfer shall be subject to approval by the City of Yankton.

6. RULES AND REGULATIONS: The LESSEE further agrees to abide by the following rules and regulations:

A. Federal, State and Local Laws: The LESSEE agrees to comply with all Federal, State and Municipal laws, rules, ordinances and regulations that are applicable to the operation of this airport, and upon notice to amend the terms of this lease, to comply with any changes in said laws, rules or regulations including ordinances of the City of Yankton which are adopted for the

safety, operation, and maintenance of this airport facility. This shall include any rules set by the U. S. Environmental Protection Agency and the Federal Aviation Administration.

B. Use of Premises: It is understood that the purpose of this lease is to allow the LESSEE to store and maintain his/her own aircraft and under no circumstances may the LESSEE conduct any business or sub-lease the premises being leased herein without prior approval of the LESSOR. The LESSEE shall not store gasoline or other combustible material on the premises except in the tank of any housed airplane. No commercial painting work shall be performed in said hangar.

C. Non-Discrimination Covenants: The LESSEE, in the use of the leased premises, shall not on the grounds of race, color, or national origin discriminate or permit discrimination against any person or group of persons in any manner prohibited by Part XV of the Federal Aviation Regulations, and LESSEE further agrees to comply with any requirement made to enforce the foregoing which may be demanded of the LESSOR by the United States Government under the authority of said Part XV.

D. Hold Harmless Clause: The LESSEE herewith agrees to hold the LESSOR harmless by reason of destruction by fire, wind, storm, tornado, or other cause, of any property the LESSEE keeps within said premises. The LESSOR shall not, to any degree or extent or manner whatsoever, be considered as having any liability arising from the use of said premises. All liability arising from the use of said premises shall be that of the LESSEE.

E. Insurance: At all times during the term of this lease and any extension renewal term thereof, the LESSEE shall be obligated to carry liability insurance for a minimum amount of one million dollars (\$1,000,000), for any personal injury or property damage for which the LESSEE might become liable due to the possession or operation of the aircraft hangar. Proof of compliance by filing a certificate of insurance certifying that said insurance is in full force and effect shall be filed with the City Finance Office on January 1 of each year. The LESSEE shall also hold the LESSOR harmless from any and all damage, injury and property damage at the hangar. The LESSEE is responsible for insuring his/her own airplane and any other personal hangar contents.

F. LESSOR Insurance: The LESSOR shall maintain insurance for the hangar structure but not for the contents thereof.

G. Utilities: The LESSOR will provide electrical service to the hangar with a meter for the leased Unit. The LESSEE will get electrical service directly from the local electrical company.

7. LOCATION CHANGE: If the LESSOR is ordered to make a substantial change at the airport so as to necessitate a change in location of aircraft hangars, the LESSOR shall have the right to require the LESSEE to move the aircraft at the LESSEE'S expense to another location provided for privately owned aircraft. The LESSEE shall have a reasonable time in which to complete the removal.

8. INGRESS AND EGRESS: This lease does not give the LESSEE any license or right to use any part of the airport premises other than the leased hangar, but LESSEE shall be able to use said hangar in the usual and ordinary manner and shall have right of ingress and egress therefrom. LESSEE further agrees to abide by all rules, laws and ordinances pertaining to the operation of the Yankton Airport facilities.

9. ARBITRATION: The LESSOR agrees to forward written notice to LESSEE by registered or certified mail, requiring an admission of service thereof, notifying Lessee of any alleged breach of the terms hereof; and further notifying the LESSEE that if the alleged breach is not cured or disposed of within that time the lease shall be in jeopardy, cancelled according to the terms

hereof or modified as the parties may agree in writing; however, any and all disputes arising under the terms of the Agreement and not settled between the parties hereto shall be subjected to Arbitration of Agreements as provided by South Dakota Compiled Laws, Chapter 21-25A, except the parties reject the second sentence of Section 14 thereof and agree that any hearing by arbitrators requires the presence of all arbitrators. The parties further agree that each party shall choose one arbitrator of its choice and those chosen arbitrators shall choose a third arbitrator.

10. CANCELLATION: The LESSEE agrees that the LESSOR may cause the above premises to be inspected for violations of these standards and if deficiencies are noted, LESSEE shall be given written notice thereof and shall be permitted thirty (30) days from the date of said notice in which to correct the deficiencies. In the event LESSEE shall fail to correct the deficiencies cited within thirty (30) days from the date of notice thereof, the LESSOR shall, subject to arbitration, have authority to cancel and forfeit this lease and the LESSEE shall be given thirty (30) days' time to remove his property from the premises or to forfeit same. LESSEE agrees that in the event he fails to remove his property from the premises within thirty (30) days after termination of this agreement, said property shall be forfeited to the LESSOR and LESSEE shall lose all right, title and interest therein.

IN TESTIMONY WHEREOF, both parties have hereunto set their hands the day and year first above written.

LESSOR
CITY OF YANKTON, SOUTH DAKOTA
A Municipal Corporation

By: _____
Mike Villanueva, Mayor

ATTEST:

Lisa Yardley, Finance Officer

LESSEE

By: 
Mike Crist

46022 304th st
Wakanda SD 57073

712-422-0227
Mecrist78@hotmail.com

Memorandum #26-122

Meeting Date:	2026_05_26	Attachment #:	IV-5
Agenda Section:	New Business	Department:	Finance
Res / Ord Number:	N/A	Staff:	Lisa Yardley

Title:

Special On-sale Liquor License

City Manager's Recommendation:

It is recommended that the City Commission approve the application from Rock 'N' Rumble, Inc., d/b/a 3rd on 3rd, 113 E 3rd Street, Yankton, SD, for a Special On-sale Liquor License for one day, July 3, 2026 for the annual 3rd on 3rd event to be held at: [E 3rd St from Douglas Ave to Capitol St.](#)

License Information:

Type of License:	Special On-sale Liquor License
Applicant:	Rock 'N' Rumble, Inc. d/b/a 3 rd on 3rd 113 E 3 rd Street Yankton, SD 57078
Date of Event:	July 3, 2026
Venue:	E 3rd St from Douglas Ave to Capitol St

Description:

The Finance Department has provided the above referenced application to the Community and Economic Development, Fire and Police Departments to ensure that the premises and the applicant conform to the provisions of the City of Yankton Municipal Code of Ordinances. An inspection by the Fire Marshal and the Building Inspector revealed that the event premises is in compliance with all building and fire codes.

A police check on the applicant revealed no felony convictions or warrants in South Dakota. After reviewing said information, it appears to the Finance Department that the above applicant is in compliance with the City of Yankton Municipal Code of Ordinances as relates to the submitted application.

License applications are available at the City Finance Office for public inspection.

Memorandum #26-123

Meeting Date:	2026_05_26	Attachment #:	IV-6
Agenda Section:	New Business	Department:	Finance
Res / Ord Number:	N/A	Staff:	Lisa Yardley

Title:

Special On-sale Liquor License

City Manager's Recommendation:

It is recommended that the City Commission approve the application from Rock 'N' Rumble, Inc., d/b/a Rock 'N' Rumble, 113 E 3rd Street, Yankton, SD, for a Special On-sale Liquor License for one day, July 25, 2026 for the annual Rock 'N' Rumble event to be held at: [E 3rd St from Douglas Ave to Capitol St](#)

License Information:

Type of License:	Special On-sale Liquor License
Applicant:	Rock 'N' Rumble, Inc. d/b/a Rock 'N' Rumble 113 E 3 rd Street Yankton, SD 57078
Date of Event:	July 25, 2026
Venue:	E 3rd St from Douglas Ave to Capitol St

Description:

The Finance Department has provided the above referenced application to the Community and Economic Development, Fire and Police Departments to ensure that the premises and the applicant conform to the provisions of the City of Yankton Municipal Code of Ordinances. An inspection by the Fire Marshal and the Building Inspector revealed that the event premises is in compliance with all building and fire codes.

A police check on the applicant revealed no felony convictions or warrants in South Dakota. After reviewing said information, it appears to the Finance Department that the above applicant is in compliance with the City of Yankton Municipal Code of Ordinances as relates to the submitted application.

License applications are available at the City Finance Office for public inspection.

Memorandum #26-124

Meeting Date:	2026_05_26	Attachment #:	IV-7
Agenda Section:	New Business	Department:	Finance
Res / Ord Number:	N/A	Staff:	Lisa Yardley

Title:

Transient Merchant License

City Manager's Recommendation:

It is recommended that the City Commission approve the application for a Transient Merchant license received from Rock 'N' Rumble, Inc. d/b/a Rock 'N' Rumble for one day, July 25, 2026, for an event to take place at [113 E 3rd Street](#).

License Information:

Type of License:	Transient Merchant
Applicant:	Rock 'N' Rumble, Inc. d/b/a Rock 'N' Rumble 113 E 3 rd Street Yankton, SD 57078
Dates of Event:	July 25, 2026
Venue:	113 E 3rd Street

Description:

A police check on the applicant revealed no felony convictions or warrants in South Dakota. A check with the South Dakota Department of Revenue revealed that the applicant does have an active sales tax license. After reviewing said information, it appears to the Finance Department that the above applicant is in compliance with the City of Yankton Municipal Code of Ordinances as relates to the submitted application.

License applications are available at the City Finance Office for public inspection.

Memorandum #26-125

Meeting Date:	2026_05_26	Attachment #:	IV-8
Agenda Section:	New Business	Department:	Finance
Res / Ord Number:	N/A	Staff:	Lisa Yardley

Title:

Transient Merchant License

City Manager's Recommendation:

It is recommended that the City Commission approve the application for a Transient Merchant license received from Flusswerks, LLC, d/b/a Old Mill Event Center, from August 1, 2026 – August 31, 2026, for an event to take place at: [104/106 Capital](#).

License Information:

Type of License:	Transient Merchant
Applicant:	Flusswerks, LLC (Paul Lowrie) d/b/a Old Mill Event Center 104-106 Capital St Yankton, SD 57078
Dates of Event:	August 1, 2026 – August 31, 2026
Venue:	104/106 Capital

Description:

A police check on the applicant revealed no felony convictions or warrants in South Dakota. A check with the South Dakota Department of Revenue revealed that the applicant does have an active sales tax license. After reviewing said information, it appears to the Finance Department that the above applicant is in compliance with the City of Yankton Municipal Code of Ordinances as relates to the submitted application.

License applications are available at the City Finance Office for public inspection.

Memorandum #26-119

Meeting Date:	2026_05_26	Attachment #:	IV-9
Agenda Section:	New Business	Department:	Community and Economic Development
Res / Ord Number:	Resolution #26-24	Staff:	Brad Bies

Title:

Federal Emergency Management Agency (FEMA) - Building Resilient Infrastructure and Communities Grant Application (BRIC)

City Manager's Recommendation:

Consideration of Memorandum #26-119 and Resolution #26-24 recommending that the City Commission authorize the submittal of the BRIC grant application and appoint the City Manager as the Authorized Agent to sign all documents.

Description:

City staff is working with Planning and Development District III to package a competitive [BRIC grant](#) application for the acquisition and demolition of identified, at-risk properties with structures along Marne Creek. As you may know, staff has previously identified areas that would be advantageous for the City to own and maintain as a part of the Marne Creek storm water management corridor. The City has applied for and received this type of grant funding in the past, most recently in 2020.

The purpose of this program is to remove at-risk structures from flood prone property and have a public entity responsibility for the future ownership and maintenance of the land. The program's funding percentages are 75 percent FEMA, 10 percent State, and 15 percent City of Yankton local match. The target for this grant request is specific to residential properties where owners are willing to voluntarily consider the transfer of their property to the city. Staff identified three properties that were likely to rank highly for consideration of grant funding. Staff contacted the property owners, and those identified in the table below have agreed to continue with the process of having their property considered within the timeframe for this round of funding.

The program has stringent guidelines including the completion of an appraisal prior to grant application submittal. The grant application deadline is June 5, 2026.

The program requires a willing seller. Owners may withdraw their property from consideration at any time during the process prior to transfer, even potentially after a successful grant award.

The estimated grant budget and cost share is outlined in the table below.

Address	Appraised Value	Acquisition and Transfer Costs	Demolition & Site Work	Total
1004 Linn Street	\$ 114,000	\$ 3,000	\$ 25,000	\$ 139,000
1008 Linn Street	\$ 119,000	\$ 3,000	\$ 25,000	\$ 144,000
Total Cost				\$ 283,000
FEMA 75%				\$ 212,250
State 10%				\$ 28,300
City 15%				\$ 42,450

Depending on award and sequencing, costs may occur over the 2026 and 2027 budget years. At current budgeted amounts the Marne Creek property acquisition funds would cover the local match over those years. This is not an all or nothing grant application. FEMA officials could choose to only fund the acquisition of some of the properties in the submittal.

Eligible costs include appraised value of the property, appraisal fees, recording and legal fees, structure demolition, and site work. If the grant is not awarded the purchase will not proceed.

RESOLUTION #26-24

Appointment of an Authorized Agenda for the Building Resilient Infrastructure and Communities (BRIC) Grant

WHEREAS, the City of Yankton is submitting a BRIC grant project to the Federal Emergency Management Agency (FEMA) and the State of South Dakota for the acquisition and demolition of properties along the Marne Creek corridor; and

WHEREAS, the City of Yankton is required to appoint an Authorized Agent for the purpose of signing documents and assuring the completion of all associated application and property purchase documents;

NOW, THEREFORE, BE IT RESOLVED that the City of Yankton appoints City Manager Amy Leon as the Authorized Agent for this project.

Adopted:

Michael Villanueva, Mayor

ATTEST:

Lisa Yardley, Finance Officer



City of Yankton

FEMA Building Resilience
Infrastructure and Communities (BRIC)
Grant Property Acquisitions

Map ID	Address	Legal
33	1004 LINN ST	SECTION 12, T93N R56W





City of Yankton

FEMA Building Resilience
Infrastructure and Communities (BRIC)
Grant Property Acquisitions

Map ID	Address	Legal
35	1008 LINN ST	SECTION 12, T93N R56W

