

**CHAMBER OF THE BOARD OF CITY COMMISSIONERS
YANKTON, SOUTH DAKOTA
MAY 26, 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. City Manager Leon and Finance Officer Yardley were also present. Absent: Attorney Den Herder. Quorum present.

Action 26-145

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

Action 26-146

Moved by Commissioner Bertsch, seconded by Commissioner Carda to approve minutes of the regular meeting of May 11, 2026. All present voted aye; motion carried, 9-0.

Action 26-147

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

A&B (Lease) \$594.59; Accounts Management (Garnishment) \$100; Airport Weather Systems (Weather Camera) \$14,923.94; Alliance Construction (23rd Street Bridge) \$187,224.95; Automatic Building Controls (Inspection) \$950; Banner (Marne Creek) \$41,159.92; Berry's Photography (250th Celebration) \$800; Cedar Know Power (Electricity) \$662.03; Centurylink (Phone) \$1,165.74; CHS (Grease) \$460; Core & Main (Parts) \$186; Credit Collection (Garnishment) \$175; Flexible Pipe (Parts) \$944.15; Fryn' Pan (Catering) \$288; GFL (Disposal) \$189.47; Hawkins (Chemicals) \$66,830.10; Heartland Natural Gas (Fuel) \$1,170; Heiman Fire (Parts) \$940; IMLA (Dues) \$669; Wubben/Chuck & Tami (Irrigation Repair) \$2,040.82; Batten/Jack (Irrigation Repair) \$2,806.13; Redeeming Grace Bible Church (Irrigation Repair) \$2,244.90; Zahrbock/Terry & Patricia (Irrigation Repair) \$790.50; J&H Cleaning (Services) \$1,800; Kaiser Refrigeration (Refrigerator) \$1,329.95; Klein's Tree (Services) \$300; Knife River (Asphalt) \$6,725.50; Language Line (Services) \$85.12; Larry's Heating (Repairs) \$403; Lewis & Clark BHS (Special Appropriation) \$10,000; Locators & Supplies (Parts) \$307.32; McGrath North (Services) \$765; Midwest Alarm (Inspection) \$652.96; New Century FS (Supplies) \$194.30; Observer (Ads) \$48; Office Advantage (Lease) \$1,298.93; One Office (Equipment) \$2,360; Overhead Door (Repairs) \$16,491; Sanford Children's Program (Refund) \$120; Webber/Jerry (Tree Reimbursement) \$125.06; Pedee's Lawn(Equipment) \$1,085; Power Source Electric (Services) \$720; Powers Port A Pot (Rental) \$160; Press & Dakotan (Legal Publications) \$641.10; Push Pedal Pull (Repairs) \$250; McDonald/Randy (Repairs) \$1,824.50; Sanitation Products (Parts) \$1,101.48; SD DMV (Bridge Inspections) \$179.25; SD Redbook (Textbook) \$79; Slowey Construction (Crushing Salvaged Concrete) \$57,729.08; SD 811 (Fees) \$270.90; Stop Stick (Equipment) \$96; Streicher's (Uniforms) \$14,103.92; ICEE Company (Concessions) \$2,009.24; Truck Trailer (Repairs) \$375; United Rentals (Rental) \$880.04; Vessco (Equipment) \$2,813.76; Woods Fuller (Legal Services) \$271.54; Yankton County DOE (Eagle View) \$6,666.67; Yankton Fire & Safety (Inspection) \$194.50; Yankton School District (Supplies) \$857; Yankton Thrive (Special Appropriation) \$115,000.

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

Mayor Villanueva read a proclamation regarding mental health awareness and the Mental Wellness Conference in Yankton on June 3-4, 2026. Madeline Miller, Crisis Program Director for Lewis & Clark Behavioral Health, spoke on behalf of the Mental Wellness Conference and thanked the Commission and community for their support.

Jesse Bailey, Executive Director of United Way & Volunteer Services of Greater Yankton, presented an annual report.

Brittany Wagner, Tourism Director of Yankton Thrive, gave a presentation about the importance of and correlation between tourism and the long-term growth and success of Yankton.

Action 26-148

This was the time and place for the second reading and public hearing for Rock ‘N’ Rumble’s request for a temporary street closure on 3rd Street from Douglas Avenue a half-block east toward Capital Street for the July 3, 2026 special event 3rd on 3rd. No one was present to speak for or against this request. Moved by Commissioner Conkling, seconded by Commissioner Spencer, to approve said request. (Memorandum 26-114) All present voted aye; motion carried, 9-0.

Action 26-149

This was the time and place for the second reading and public hearing for Rock ‘N’ Rumble’s request for a temporary street closure on 3rd Street from Douglas Avenue one block east to Capital Street for the July 25, 2026 special event Rock ‘N’ Rumble. Jeff Dayhuff spoke and confirmed the size of this event. Moved by Commissioner Bertsch, seconded by Commissioner Moser, to approve said request. (Memorandum 26-115) All present voted aye; motion carried, 9-0.

Action 26-150

This was the time and place for the second reading and public hearing for 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 26-116) Moved by Commissioner Hunhoff, seconded by Commissioner Conkling, to adopt Ordinance No. 1107. All present voted aye; motion carried, 9-0.

Action 26-151

This was the time and place for the second reading and public hearing for Ordinance No. 1108, AN ORDINANCE MODIFYING PARKING REQUIREMENTS FOR DWELLINGS DESIGNED AND OPERATED AS RENTAL HOUSING FOR PERSONS AGED FIFTY-FIVE AND OLDER. (Memorandum 26-117) Moved by Commissioner Bertsch, seconded by Commissioner Carda, to adopt Ordinance No. 1107. All present voted aye; motion carried, 9-0.

Action 26-152

This was the time and place for the public hearing on the application for a Retail (on-off sale) Malt Beverage & SD Farm Wine license for LLTD1 LLC (Kim Ocampo), dba Boss’ Pizza & Chicken, 2501 Broadway Avenue. No one was present to speak for or against the application. Moved by

Commissioner Conkling, seconded by Commissioner Brunick, to approve the license effective from July 1, 2026 to June 30, 2027. (Memorandum 26-126) All present voted aye; motion carried, 9-0.

Action 26-153

Moved by Commissioner Carda, seconded by Commissioner Benson, to adopt Resolution #26-23. (Memorandum 26-118) All present voted aye; motion carried, 9-0.

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.

Attachment:

Summit Activities Center and Yankton High School Schedule of Charges

Weekday/Weekend Schedule	July 1, 2028 Up to 4 Hour Maximum	July 1, 2028 All DAY
Main Gym	\$258	\$390
additional fees apply for sound and light technicians		
Auxiliary Gym	\$222	\$357
Commons	\$147	\$280
Theater	\$258	\$390
additional fees apply for sound and light technicians		
YCAH	\$147	\$280
additional fees apply for sound and light technicians		
Educational Classroom	\$147	\$280
additional fees apply for sound and light technicians		
Hallway for concessions		\$87
Lockers (1)		\$71
Support Staff		\$31/hour

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

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

***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

*water area rentals are charged per hour by number of guards

Summit Activities Center and Yankton High School Schedule of Charges

Premium Schedule	July 1, 2028 Up to 4 Hour Maximum	July 1, 2028 All DAY
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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
Support Staff		\$43/hour

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.

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

Action 26-154

Moved by Commissioner Conkling, seconded by Commissioner Bertsch, to support the inclusion of 911 Dispatchers in Class B of the South Dakota Retirement System. Dispatchers Jen Palsma and Roger Dather spoke in favor of this proposal. (Memorandum 26-127) All present voted aye; motion carried, 9-0.

Action 26-155

This was the time and place of the bid award for Alley Reconstruction from Riverside Drive to 4th Street between Green Street and Locust Street - Project #2026-005. The following bids were received and opened on May 12, 2026, 2026 at 3:00 p.m.: Slowey Construction, Yankton, SD \$445,188.15; Feimer Construction, Yankton, SD \$632,295.50; Masonry Components, Yankton, SD \$448,301.79. (Memorandum 26-120) Moved by Commissioner Carda, seconded by Commissioner Moser, to award

the bid for Project #2026-005 to Slowey Construction, Inc. in the amount of \$445,188.15. All present voted aye; motion carried, 9-0.

Action 26-156

Moved by Commissioner Brunick, seconded by Commissioner Moser, to approve the lease agreement of Unit #3 of the City-owned T-hangars at Chan Gurney Municipal Airport to Dr. Michael Crist. (Memorandum 26-121) All present voted aye; motion carried, 9-0.

Action 26-157

Moved by Commissioner Conkling, seconded by Commissioner Benson, to approve the application for a Special On-Sale Liquor License from Rock ‘N’ Rumble, Inc. dba 3rd on 3rd, 113 E 3rd Street, Yankton, SD for one day July 3, 2026 for a special event to be held on 3rd Street from Douglas Avenue a half-block east toward Capital Street. (Memorandum 26-122) All present voted aye; motion carried, 9-0.

Action 26-158

Moved by Commissioner Moser, seconded by Commissioner Brunick, to approve the application for a Special On-Sale Liquor License from Rock ‘N’ Rumble, Inc. dba Rock ‘N’ Rumble, 113 E 3rd Street, Yankton, SD for one day July 25, 2026 for a special event to be held on 3rd Street from Douglas Avenue one block east to Capital Street. (Memorandum 26-123) All present voted aye; motion carried, 9-0.

Action 26-159

Moved by Commissioner Conkling, seconded by Commissioner Benson, to approve the application for a Transient Merchant License from Rock ‘N’ Rumble, Inc. dba Rock ‘N’ Rumble, 113 E 3rd Street, Yankton, SD for one day July 25, 2026 on 3rd Street from Douglas Avenue one block east to Capital Street (Memorandum 26-124) All present voted aye; motion carried, 9-0.

Action 26-160

Moved by Commissioner Brunick, seconded by Commissioner Conkling, to approve the application for a Transient Merchant License from Flusswerks, LLC, dba Old Mill Event Center, from August 1, 2026 to August 31, 2026, for an event to take place at the Old Mill Event Center’s location of 104-106 Capital Street. (Memorandum 26-125) All present voted aye; motion carried, 9-0.

Action 26-161

Moved by Commissioner Conkling, seconded by Commissioner Carda, to adopt Resolution #26-24 authorizing the submittal of the BRIC grant application and appoint the City Manager as the Authorized Agent to sign all documents. (Memorandum 26-119) All present voted aye; motion carried, 9-0.

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.

Action 26-162

Moved by Commissioner Carda, seconded by Commissioner Brunick, to adjourn into Executive Session at 7:17 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 7:31 p.m.

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

Action 26-163

Moved by Commissioner Bertsch, seconded by Commissioner Benson, to adjourn at 7:31 p.m. All present voted aye; motion carried 9-0.

Michael Villanueva, Mayor

ATTEST:

Lisa Yardley, Finance Officer

Published on June 3, 2026