

Agenda

Yankton County Commission

6:00 PM, Tuesday, December 17, 2024
Commission Chamber
Yankton County Government Center

**DOCUMENTS WILL BE AVAILABLE AT AUDITOR'S OFFICE FOR REVIEW
BEGINNING
December 13th COPIES AVAILABLE FOR \$1.00 PER PAGE**

Meeting chaired by: John Marquardt, Chairman

01 Call to order: 6:00 PM **PLEDGE OF ALLEGIANCE**

02 Roll Call: _____ Wanda Howey-Fox _____ Ryan Heine _____ Dan Klimisch
_____ Don Kettering _____ John Marquardt

AGENDA ITEMS

No.	Time	Item Description	Presenter
03	6:03 PM	Abstain Financial Conflict of Interest (SDCL 6-1-17) Non-Financial Interest-Must State Reason for Abstaining	Commissioner Marquardt
04	6:05 PM	Approval of Agenda Public comment is a time for persons to address this body on any subject. 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. There shall be no personal attacks against the members of this body, county staff, individual, or organizations. The Chair has the authority to enforce this policy. Failure to adhere to these rules may result in forfeiture of the remaining speaking time.	Public Comment
05	6:10 PM	Bid Letting Bridge Project	Highway
06	6:15 PM	Freedom Farms LLC - Cannabis Renewal	

07	6:20 PM	FHWA Adjusted Urban Boundary	Larry Dean
08	6:25 PM	Extra Pay – Custodian	Commission
09	6:30 PM	Plat - Guenther	Zoning
10	6:35 PM	Billing Staff Hire and Ambulance Purchase	Ambulance
11	6:40 PM	Family Health Insurance Discussion	Commission
12	6:45 PM	State of South Dakota Budget Cuts to Veterans Service Officers	Commission
13	6:50 PM	Claims	Commission
14	6:55 PM	November 2024 Auditor/Treasurer Report, Pooled Cash Approve Advertise for Budget Supplements	Auditor
15	7:00 PM	Fund Assignments	States Attorney
16	7:05 PM	Public Comments	
17	7:10 PM	Commission Updates	
18	7:15 PM	Executive Session/Poor Relief Issues Pursuant to SDCL 1-25-2 & 28-13 Items for Next Meeting	States Attorney

TO: Local Government Assistance
South Dakota Department of Transportation
700 Broadway Avenue East
Pierre, South Dakota 57501-2586

RE: LETTING AUTHORIZATION FOR PROJECT NO. BRO 8068(18) PCN 08NR
IN Yankton COUNTY

This acknowledges that the South Dakota Department of Transportation, Office of Local Government Assistance, estimates the following costs for the noted project:

Preliminary Engineering (State)	\$	100
Preliminary Engineering (Consultant)	\$	27,843
Estimated Wetland Credits Cost	\$	-0-
Utilities Relocations	\$	-0-
ROW Acquisitions	\$	-0-
Construction Estimate	\$	149,915
Non-participating Costs	\$	-0-
Construction Engineering	\$	5,000
Estimated Total Project Cost	\$	<u>182,858</u>

The cost of the project will be funded according to the terms of agreement #717993.

The South Dakota Department of Transportation is hereby authorized and requested to advertise the project for bids.

The Transportation Commission, under their authority, will review the bids. Approved bids shall be awarded solely by the Transportation Commission.

DATED THIS _____ DAY OF _____, 20 ____.

BOARD OF COUNTY COMMISSIONERS

OF _____ COUNTY

BY: _____
CHAIRMAN

ATTEST: _____
COUNTY AUDITOR
(SEAL)

Contact Cody Axlund at 773-3390 with any questions.



Freedom Farms LLC,

Please complete all of
the renewal paperwork
and return to our office
with your check made
out to Yankton County
Treasurer for \$5,000

Yankton County Medical Cannabis Establishment

Thank you!

Application and fees must be delivered in person to:

Yankton County Auditor
321 W 3rd St., Ste. 100
Yankton, SD 57078

Type of medical cannabis establishment license(s) being applied for:


- Cultivation Facility
- Cannabis Product Manufacturing Facility
- Cannabis Testing Facility
- Cannabis Dispensary

Renewal

Initial on the lines before verifying the information is included in your application packet. Applicants must turn in a \$5,000 non-refundable application fee for each license being applied for.

- Application Fee for each license being applied for payable to Yankton County Treasurer
- Certification from property owner, if leasing property
- Copies of valid IDs for all principal officers/board members
- Confirmation of completed background checks
- Operating Documents
- Security Management Plan
- Approval from Yankton County Planning and Zoning
- Application Checklist

Zoning District: Ag Lakeside Commercial Commercial

Date Received: 
Received By: 12-9-2024

Yankton County Medical Marijuana License Application

Pursuant to SDCL 1-27-1 the medical marijuana application is a public record however, the addendums and the attachments disclose personal identifying information on security requirements of section SDCL 1-27-1.5 The application will not be considered for approval until the application is complete and all attachments and requested information is furnished to the Auditor's office.

New License Renewal Transfer

Indicate the type of medical cannabis establishment license(s) being applied for <input checked="" type="checkbox"/> Cultivation Facility <input type="checkbox"/> Cannabis Product Manufacturing Facility <input type="checkbox"/> Cannabis Testing Facility <input type="checkbox"/> Cannabis Dispensary

A. Owner Name and Address

Name: <i>Steven Johnson</i>		Phone:	
Address: <i>36 Marble Ct. SE</i>	City: <i>Mason City</i>	State: <i>IA</i>	Zip: <i>50401</i>
Has the applicant ever been convicted of a felony?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Applicant has included a \$5,000 payment via check or money order for each license being applied for.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Applicant hereby certifies that the employees of the prospective medical cannabis establishment are over the age of 21.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

B. Legal Business Name and Address

Name: <i>Freedom Farms, LLC</i>		Phone: <i>640-590-5405</i>	
Address: <i>36 Marble Ct. SE</i>	City: <i>Mason City</i>	State: <i>SD</i>	Zip: <i>50401</i>
State Sales Tax Number: <i>1040-9548-ST</i>			
Does applicant own or lease this property?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are real estate taxes paid to date?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is the place of business located in a municipality?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

C. Legal Description of Licensed Premises

<i>See previous packet</i>

Has this been verified as a location in Yankton County by Planning and Zoning that a medical cannabis establishment is permitted by ordinances?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is Yankton County Planning and Zoning Verification Attached?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Previous experience operating a medical cannabis establishment, if any: (If no, check here)

I hereby certify that the location of the prospective medical cannabis establishment is not within one thousand feet (1000 ft.) of a private or public school, including daycare facilities with more than 21 children.

Yes

No

Provide a copy of the operating documents for the prospective medical cannabis establishment that detail oversight of the establishment and procedures to ensure accurate record keeping. If provided, check yes or no.

Yes

No

Provide the description of security measures designed to deter and prevent theft of cannabis and unauthorized entry into any area containing cannabis. If provided, check yes or no.

Yes

No

Provide a non-refundable application fee of \$5,000 by check or money order. If provided, check yes or no.

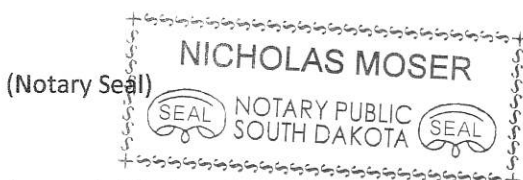
Yes

No

Certificate: The undersigned applicant certifies under the penalties of perjury that all statements provided herein are true and accurate, that the said applicant complies with all of the statutory and regulatory requirements for the class of license being applied for in SDCL 34-20G and Yankton County Ordinance 21-ZN-07.

Date: 11/25/24 Printed Name: Patricia Lassen Signature: Patricia Lassen

Subscribed and sworn to before me this 25th day of November, 2024.



Nicholas M
Notary Public
My Commission Expires: 2/15/2026

Approval of Yankton County Commission- Notice of hearing was published on _____.
Public hearing on the application was held _____, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements and South Dakota law.

Medical Cannabis Establishment License Application
 Company Supplement Information
 (For corporate/partnership/LP/LLC Applicants)

Name of Corporation/Partnership/LP/LLC Freedom Farms, LLC		
Address of office and principal place of business of corporation/partnership/LP/LLC 35 marble ct SE		
City Mason City	State Iowa	Zip 50401
Has any of the principal officers, owners and/or board members served as a principal officer or board member for a cannabis establishment that has had a governmental license or certification revoked in any jurisdiction? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Name, title of office and address of each principal officer of the corporation/partnership/LP/LLC

Name	Office	Address
Steven Johnson	Managing member	35 marble ct, SE Mason City, IA 50401

Name, occupation and address of each board member of the corporation/partnership/LP/LLC

Name	Occupation	Address

Where are all company records kept such as charter by-laws, minutes, accounts, notes payable etc.?
 Documents are kept at our law firm or at our principle place of business.

We the undersigned officers and directors of the applicant company acknowledge that the supplemental application form is true and correct in every respect and that there exists no financial arrangement concerning this or any other medical cannabis license than that expressly set forth above.

Date 12/4/24	Printed Name Patricia Larsen	Signature 
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FHWA Urban Boundary for Yankton Yankton County, South Dakota 2024

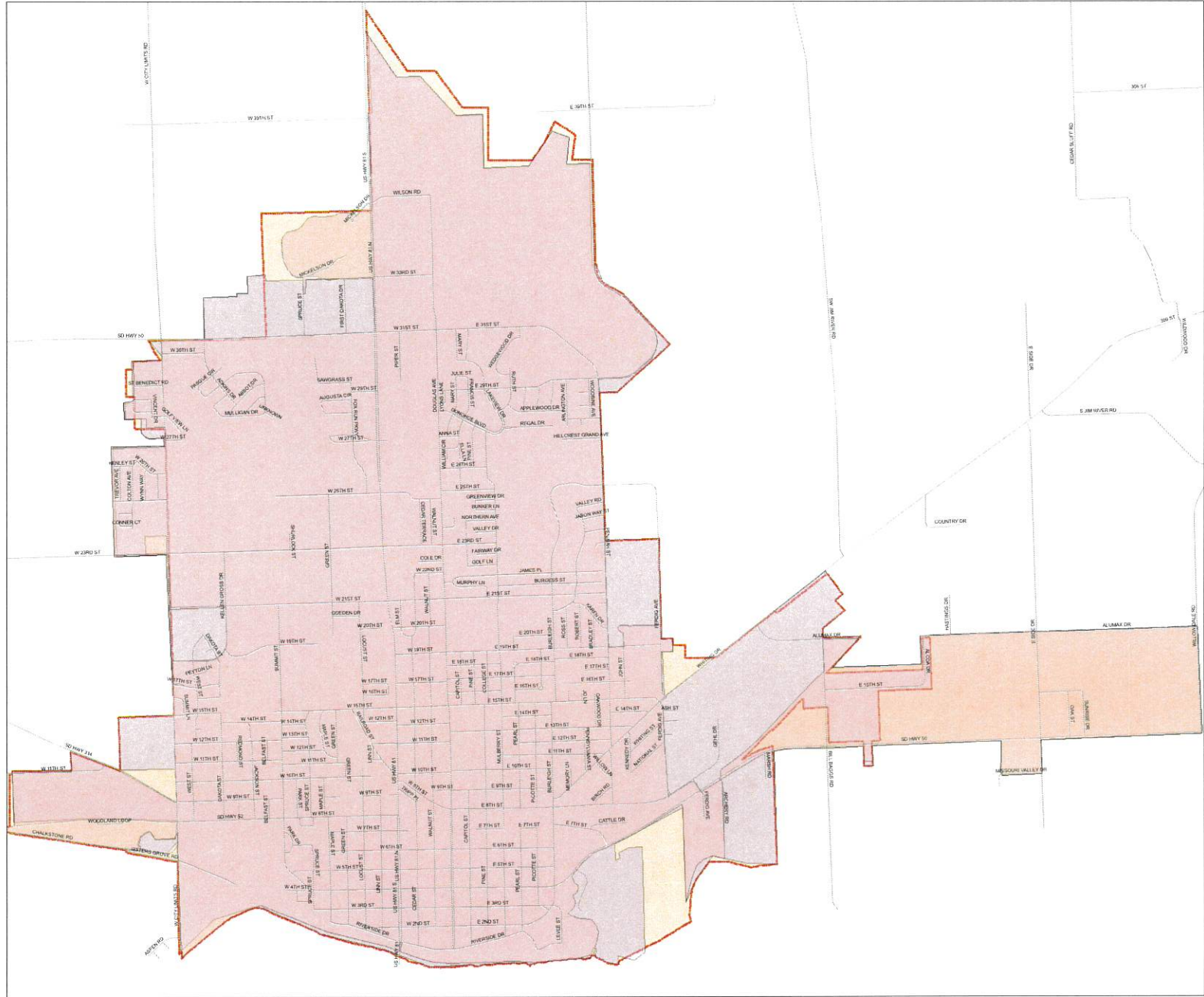


Prepared by:
Project Development
South Dakota Department of Transportation
October 2024

In Cooperation With The
U.S. Department of Transportation
Federal Highway Administration

Legend

- 2020 Census Defined Urban Boundary
- 2024 Proposed FHWA Urban Boundary
- 2013 FHWA Approved Urban Boundary
- City limit boundaries - Revenue
- Local Roads (NSTR)



CERTIFICATION AND APPROVAL OF THE YANKTON AREA URBAN BOUNDARY	
CERTIFICATION	
I HEREBY CERTIFY AND APPROVE THAT THE URBAN AREA BOUNDARY DEPICTED HEREON WAS ESTABLISHED BY STATE AND LOCAL OFFICIALS IN COOPERATION WITH EACH OTHER IN PURSUANT TO THE FEDERAL-AID HIGHWAY POLICY GUIDE OF 1991.	
DIRECTOR, DIVISION OF PLANNING/ENGINEERING S.D. DEPARTMENT OF TRANSPORTATION	DATE
APPROVAL	
SIGNATURE CHAIRMAN, BOARD OF YANKTON COUNTY COMMISSIONERS	DATE
SIGNATURE MAYOR, CITY OF YANKTON	DATE
SIGNATURE FEDERAL HIGHWAY ADMINISTRATION	DATE



Department of Transportation

Project Development

700 E Broadway Avenue

Pierre, South Dakota 57501-2586

O: 605. 773.3157 | F: 605.773.6608

dot.sd.gov

November 21, 2024

Mayor Mason Schramm
416 Walnut Street
Yankton, SD 57078

SUBJECT: FHWA Adjusted Urban Boundary

Dear Honorable Mayor Schramm:

As a result of the 2020 census, the U.S. Census Bureau has redetermined your community's census urban boundary. The Federal Highway Administration (FHWA) allows the urban boundary to be adjusted for transportation purposes, per the 2014 FHWA guidelines for the establishment, submission, and approval of urban area boundaries. These guidelines are defined at the following FHWA website:

<https://www.fhwa.dot.gov/policyinformation/hpms/hfcccpcfm> After review of the 2020 census urban boundaries and our knowledge of your community, the Department of Transportation is suggesting changes to FHWA adjusted urban boundary.

Attached is a map showing the 2020 Census Bureau urban boundary, the 2013 FHWA adjusted urban boundary, and the city limits (per the SD Department of Revenue) for your community. The suggested adjustment to the urban boundary is the yellow highlighted polygon illustrated on the attached map but all the polygon layers on the map illustrate the proposed urban boundary. **Please review these proposed adjusted boundaries and provide comment back to the Department by November 27, 2024.** Feel free to make any adjustments for the best interest of your community, keeping in mind that any adjustment that is proposed must include the urban area determined by the Census Bureau. The Department of Transportation is willing to travel and meet with your staff for further explanation and assistance if desired.

After initial comments have been received, the Department of Transportation will create a map showing any further adjustments. If necessary, the Department of Transportation will facilitate a meeting with all involved parties to finalize the boundary. The Department will then create a final map with an attached certificate for approval signatures by all parties necessary.

Approval by both the city and county affected by the boundary adjustment is needed before approval from FHWA can be requested. Once the adjusted urban boundary has been approved by all parties involved, the South Dakota Department of Transportation will submit the urban boundary to the Federal Highway Administration for their consideration. The Federal Highway Administration has the final approving authority.

These adjusted urban boundaries are important as to the impact on the federal functional classification of the roadway network. The Department of Transportation will assist your staff with any functional classification changes after the urban boundary has been approved by FHWA and the roadway mileage within the boundary has been verified.

Feel free to contact Steve Gramm or myself at (605) 773-3157 or via email at larry.dean@state.sd.us or steve.gramm@state.sd.us if you have any questions or comments.

Sincerely,

Larry Dean
Planning Data Manager

Attachment

Cc: Amy Leon, City Manager
John Marquardt, Yankton County Commission Chairperson
Patty Hojem, Yankton County Auditor
Steve Gramm, SDDOT
Greg Heilman, FHWA

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/1/2024

Applicant

Guenther- PLAT

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side / Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

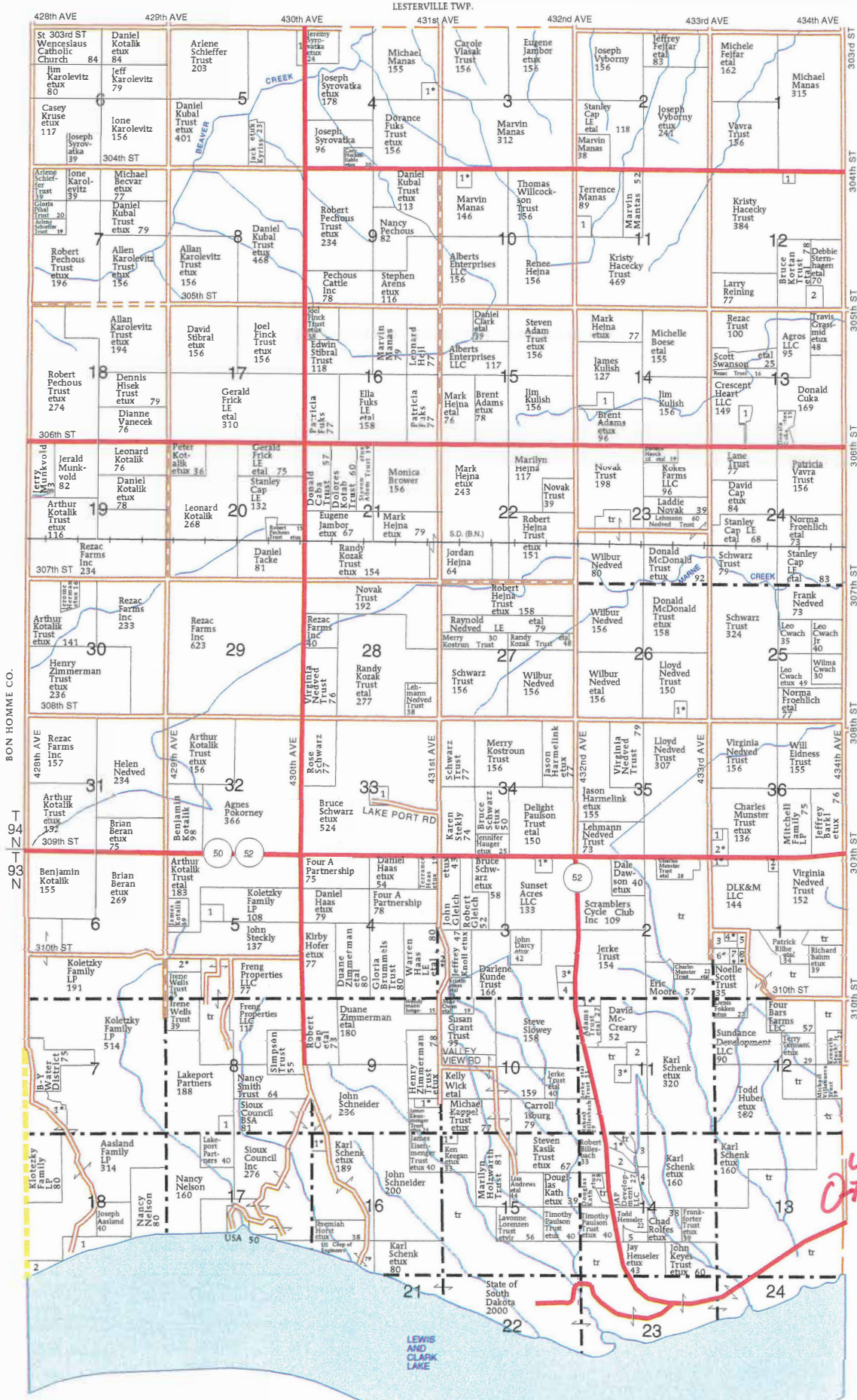
NOTE:

Plat of Lots 1, 2, 3, and 4 of Wildwood Heights, in the E1/2 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota.

This is a replat of Lots A-1, A-2, A-3, A-4, A-13, A-14, A-15, A-16, B-15, The North ½ of Lot B-16 Except the West 38 Feet, Lot C-23 and the vacated Dakota Trail, All in Far View Heights, Lot 1, Block 1, English Heights, and the unplatted land that lies east of Lewis and Clark Trail and lies between Far View Heights and English Heights, Yankton County, SD.

Far View Heights Lots recorded in Book S-3, pages 100 & 100A
Lot 1, Block 1, English Heights recorded in Book S-4, pages 26A

(Lendowners)



ZISKOV TOWNSHIP

SECTION 1S

- 1 GATES, GARY ETAL 6
- 2 BAKKE, KENDRA ETVR 6
- 3 BARTH, CHAD 9
- 4 FISCHER, KATRINA ETAL 5
- 5 GAUSE, JANELL 5
- 6 TAYLOR, LYNN ETUX 9
- 7 SCOTT, BUAYE ETUX 5
- 8 KRAMER, FRANCIS ETAL 5

SECTION 3S

- 1 AUSDEMORE, ROBERT ETAL 9
- 2 HAAS TRUST, WARREN ETUX 8
- 3 MUELLER, JAMES ETUX 10
- 4 KUNDE, DARLENE 8

SECTION 4N

- 1 HOFFMAN, RC ETUX 10

SECTION 5N

- 1 POLISH CATHOLIC CONGREGATION 9

SECTION 5S

- 1 WILLISIE, CAROL 11
- 2 SEDLACEK, KENNETH ETUX 12

SECTION 7S

- 1 KOLETZKY, JONE ETAL 17

SECTION 8S

- 1 KOSTER, JEFF 9

SECTION 9S

- 1 WOSTREL, ELDON ETUX 15

SECTION 10N

- 1 MANAS, TERENCE ETUX 10

SECTION 11N

- 1 CAP, DANIEL 11

SECTION 11S

- 1 HABERMAN, ADAM ETUX 10
- 2 KONOPASEK TRUST 10
- 3 LYONS, SEAN ETAL 10

SECTION 12N

- 1 HACECKY, KERRY ANN 6
- 2 HEJNA, MARILYN 9

SECTION 13N

- 1 MANAS, DYLAN 6

SECTION 14N

- 1 SUDBECK, CHARLENE 12

SECTION 14S

- 1 PETERSON, COREY ETAL 9
- 2 FEIMER FAMILY PROTECTION TRUST 9
- 3 COLBY, DAVID 13
- 4 VANDEKOP, DALE ETUX 10
- 5 K&M HENSELER TRUST 9

SECTION 15S

- 1 MCGARGILL, JONI ETVR 7

SECTION 16S

- 1 FLANNERY, ROBBIE ETUX 14

SECTION 18S

- 1 STATE OF SOUTH DAKOTA 66
- 2 GAME FISH & PARKS 5
- 3 YONKE TRUST, MARK 5

SECTION 26

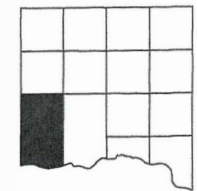
- 1 MARTIN, NATHAN ETUX 6

SECTION 33

- 1 ST WENCESLAUS ROMAN CATHOLIC CHURCH 10

SECTION 36

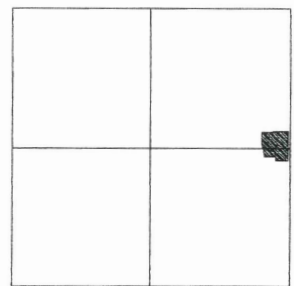
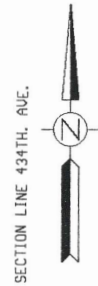
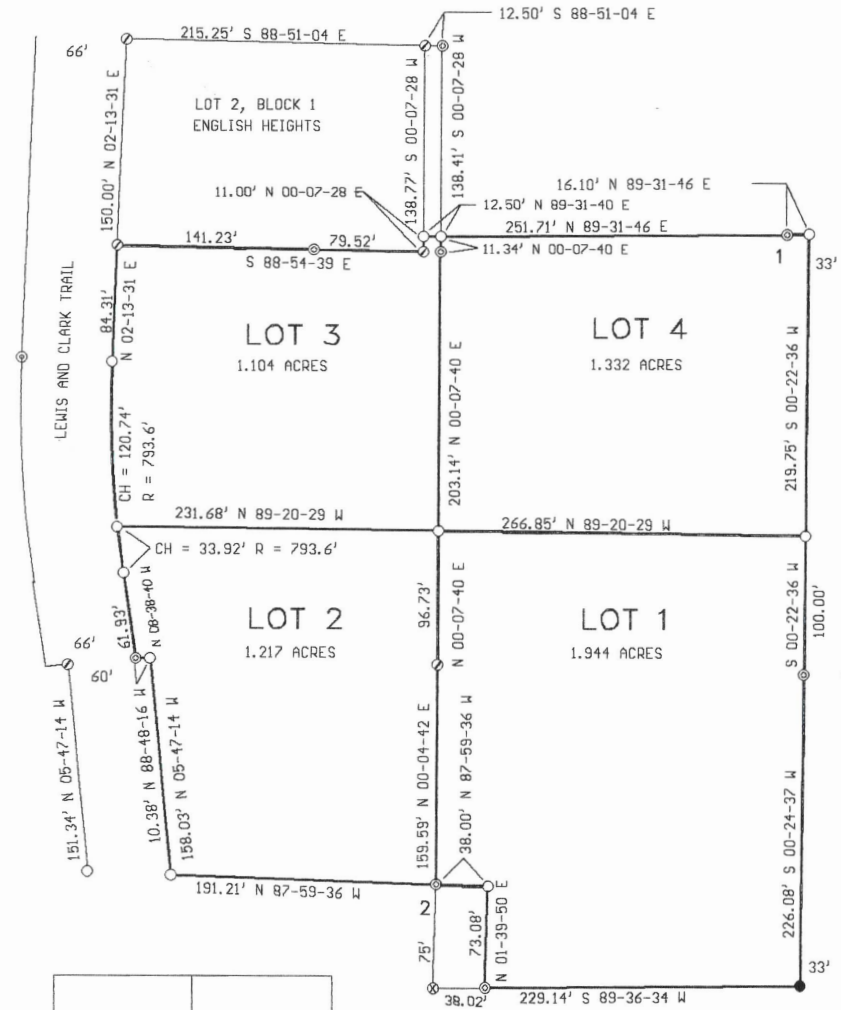
- 1 TACKE, JOSEPH 5
- 2 KOLETZKY, DAVID ETUX 8



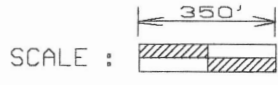
PLAT OF LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SD.

THIS IS A REPLAT OF LOTS A-1, A-2, A-3, A-4, A-13, A-14, A-15, A-16, B-15, THE N1/2 OF LOT B-16 EXCEPT THE WEST 38 FEET, LOT C-23 AND THE VACATED DAKOTA TRAIL, ALL IN FAR VIEW HEIGHTS, LOT 1, BLOCK 1, ENGLISH HEIGHTS, AND THE UNPLATTED LAND THAT LIES EAST OF LEWIS AND CLARK TRAIL AND LIES BETWEEN FAR VIEW HEIGHTS AND ENGLISH HEIGHTS, YANKTON COUNTY, SD.

FAR VIEW HEIGHTS LOTS RECORDED IN BOOK S-3, PAGES 100 & 100A
 LOT 1, BLOCK 1, ENGLISH HEIGHTS RECORDED IN BOOK S-4, PAGES 26A



SECTION 13, T93N, R57W



SCALE :

- FOUND 5/8" REBAR
- ⊗ FOUND CHISELED X
- ⊙ FOUND PIPE
- ⊕ FOUND 5/8" REBAR WITH CAP
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912

1, LAT = 42-52-24.28531 N, LONG = 97-30-59.97562 W
 2, LAT = 42-52-19.61482 N, LONG = 97-31-03.36759 W

PLAT OF LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH. DAY OF NOVEMBER, 2024.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE EXISTING ACCESS APPROACHS ENTERING THIS ADDITION, IS HEREBY APPROVED. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY REPRESENTATIVE

OWNERS CERTIFICATE

WE, SAMUEL CLEMENS AND LISA ANN CLEMENS, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF LOT C-23, FAR VIEW HEIGHTS, YANKTON COUNTY, SOUTH DAKOTA.

WE, KENNETH J. GUENTHER AND CAROL J. GUENTHER AS CO-TRUSTEES OF THE KENNETH AND CAROL GUENTHER REVOCABLE TRUST, DO HEREBY CERTIFY THAT THE KENNETH AND CAROL GUENTHER REVOCABLE TRUST IS THE ABSOLUTE AND UNQUALIFIED OWNER OF LOTS A-1, A-2, A-3, A-4, A-13, A-14, A-15, A-16, B-15, THE N1/2 OF LOT B-16 EXCEPT THE WEST 38 FEET, THE VACATED DAKOTA TRAIL THAT LIES WITHIN THE ABOVE LOTS, ALL BEING IN FAR VIEW HEIGHTS, LOT 1, BLOCK 1, ENGLISH HEIGHTS, AND THE UNPLATTED LAND THAT LIES EAST OF LEWIS AND CLARK TRAIL AND LIES BETWEEN FAR VIEW HEIGHTS AND ENGLISH HEIGHTS, YANKTON COUNTY, SOUTH DAKOTA.

TOGETHER WE ARE THE OWNERS OF LOT 2, WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 2024.

SAMUEL CLEMENS

LISA ANN CLEMENS

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SAMUEL CLEMENS AND LISA ANN CLEMENS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLAT OF LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

DATED THIS ____ DAY OF _____, 2024.

KENNETH J. GUENTHER, CO-TRUSEE CAROL J. GUENTHER, CO-TRUSTEE
STATE OF _____
COUNTY OF _____
ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KENNETH J. GUENTHER AND CAROL J. GUENTHER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY AS CO-TRUSTEES, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, ____.

COUNTY AUDITOR CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

I, _____, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, ____.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, ____.

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

I, _____, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS ____ DAY OF _____, ____ O'CLOCK ____ .M., AND DULY RECORDED IN BOOK NO. _____, PAGE _____.

PREPARED BY: TOM WEEK REGISTER OF DEEDS, YANKTON COUNTY
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333

PLAT PERMIT

Longitude

-97.51689863870213

Latitude

42.87215072914767

Permit Number

PLAT2421

Parcel Number

13.013.100.115

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

12290

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

MODERATE DENSITY RESIDENTIAL

Size of the Current Parcel

5

Current Legal Description

LT B15, E117'LT A16, N2 LT B-16 EXC W38' FARVIEW HEIGHTS & ADJ PORTION VAC

Applicant Name

Kenneth Guenther

Applicant Phone

6056658333

Applicant Address

31151 434 AVE

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr, Yankton

Surveyor / Engineer Phone

6056658333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Kenneth Guenther

Owner Phone

6056658333

Owner Address

31151 434 AVE

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 42.872151 Lon: -97.516899



Powered by Esri

Section Township Range

13-93-57

Tract or Lot Number

1, 2, 3, 4

Number of Acres Being Platted

5

Addition Name

Wildwood Heights

How is the Property Currently Being Used

MD

How Will the Property Be Used

MD

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

0

Has the Plat Been Approved By the City of Yankton

No

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

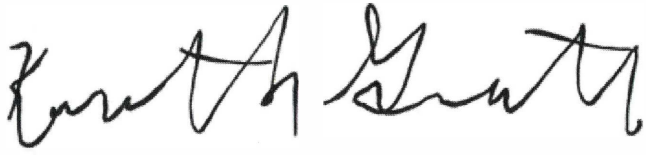
Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF Scanned Document_20241202_063244.pdf
739.5KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Kenneth A. Smith". The signature is written in a cursive style with a large initial 'K' and 'S'.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Sam". The signature is written in a cursive style with a large initial 'S'.

OwnerSignature-.jpg

Date of Application Submission

Dec 2, 2024



Quote for:

Yankton County EMS

Remount Customers Ambulance on a 2024 Chevy K3500 4x4 Gas Chassis
good thru: 12/31/24 and pending chassis availability

TOTAL PRICE
\$194,663

<u>Qty</u>	<u>Option Code</u>	<u>Description</u>
1.000 CHASSIS		
1	1.124	Supply new 2024 Chevy K3500 4x4 chassis; 6.6L V-8 Gasoline engine
1	1.231	OEM Supplied rear suspension (T1)
1	1.261	Modify Chassis CA to match box
1	1.281	Extend chassis OEM exhaust to RR body corner
1	1.301	Fabricate and install custom metal front console with drink holders and map/binder storage
1	1.306	- install flip-up arm rest with cushioned vinyl top pad
1	1.404	Install (2) new Federal siren speakers
1	1.532	OEM high idle system pre-installed in chassis
1	1.584	Factory remote mirrors pre-installed on chassis
1	1.603	Install new aluminum diamondplate running boards with punched holes and LED lighting (T1)
1	1.726	Install factory supplied wheel covers/trim kits
2.000 BODY		
1	2.001	Complete modular body structural integrity inspection
1	2.106	Remount body
1	2.135	Cut out rear wall of chassis and install 3/4 walk-thru to modular body (T1)
1	2.282	Convert module from pass-thru to walk-thru by removing bulkhead in body
1	2.801	Treat all exposed painted edges and any areas with dissimilar metal contact with ECK corrosion inhibitor
3.000 PAINT/STRIPING/LETTERING		
1	3.108	Touch up/buff modular body (no repainting)
1	3.412	Stripe cab to match body
1	3.522	Replace Striping/Lettering on body as needed
4.000 EXTERIOR ELECTRICAL		
1	4.099	ALL LED WARNING LIGHTS TO HAVE CLEAR LENSES (unless otherwise specified)
1	4.108	Install (2) new 1 R 1 B Whelen ION DUO LED warning lights in front grille (clear lens with chrome bezel)
1	4.208	Install (2) new 1 R 1 B Whelen ION DUO LED intersection warning lights on front fenders (clear lens with chrome bezel)
1	4.397	Re-Install customer's opticom traffic emitter
1	4.399	- wire to disengage when vehicle is in park/neutral
1	4.604	Install Whelen LED brake light assemblies on left and right side upper portion of rear with trim rings
1	4.652	Utilize marker lights replacing any damaged lights with original type
1	4.781	Install chrome bezels on Whelen 900 series lights (where possible)
1	4.798	Re-use all other warning/scene lights; polish and inspect for function
1	4.854	Install new 20 amp Kussmaul auto-eject shore line outlet (cord end to ship loose)
1	4.901	Replace all exterior compartment and entry door switches with new switches of original type as needed
1	4.921	Install a hidden unlock button
5.000 INTERIOR ELECTRICAL		
1	5.101	Update solid state electrical system in modular body
1	5.152	Install front and rear switch panels with Carling style LED rocker switches
1	5.182	Front Switch Panel to have "Module Disconnect" switch - Battery On to be controlled by Ignition thru Commander
1	5.201	Re-use existing siren head
1	5.301	Install new Back-up Camera system integrated to chassis screen
1	5.423	Install (qty) 36" LED fixtures
1	5.451	Inspect all interior cot lights and lenses for operation and appearance -replace as needed
1	5.495	Module to have timer activated interior lighting for re-stocking and check-out purposes

- 1 5.501 Install USB charging ports in front console switch panel; 2.1A and 1.0A ports
- 1 5.502 Install USB charging ports in rear action area (integrated in 110v receptacle); 3.1A ports constant power
- 1 5.601 Re-install power door lock system while repairing/replacing any components required
- 1 5.821 Re-use/Test existing inverter/charger
- 1 5.903 Transfer Customer's radios and install in new console

6.000 HVAC/VENTILATION/OXYGEN/VACUUM

- 1 6.106 New Heat & A/C unit with hoses, fittings and brushless blower motor (T1)
- 1 6.108 - Install a new digital thermostat and automatic climate control
- 1 6.501 Leak test oxygen system- replace as needed
- 1 6.801 Test suction pump for proper operation and inspect vacuum lines - replace as needed
- 1 6.901 Inspect patient compartment exhaust fan for proper operation and replace as needed

7.000 OUTSIDE FINISH

- 1 7.101 Install new exterior aluminum diamondplate rock guards, rub rails, etc. as needed
- 1 7.121 Install new ADP rear kick plate and new license plate housing
- 1 7.201 Install new rear bumper with ADP endcaps
- 1 7.264 Install aluminum diamond plate rear corner guards on module
- 1 7.301 Polish and re-use fenderettes, replace as needed
- 1 7.321 Install new black rubber mud flaps behind rear wheels
- 1 7.401 Adjust and lubricate all compartment and entry door latches & hardware - replace as necessary
- 1 7.429 Install non-skid on all grip surfaces of exterior door latches
- 1 7.431 Inspect and replace door check hardware as required
- 1 7.441 Re-install power door lock system while repairing/replacing any components required
- 1 7.444 Install hidden unlock button
- 1 7.452 Install all new door seals on compartment and entry doors where needed
- 1 7.462 Install new aluminum entry door panel latch inserts
- 1 7.701 Install new Zico heavy-duty single electric side entry step with rubber mudflap protection

8.000 INSIDE FINISH

- 1 8.151 Thoroughly inspect and clean existing modular body floor
- 1 8.171 Install Stryker universal floor track (current std cot mounting and provision for future Power Load installation)
- 1 8.251 Inspect all interior moldings and trim and replace as needed
- 1 8.301 Inspect all Formica for wear, chips and scratches - replace as needed
- 1 8.401 Inspect all interior cabinet plexiglass for appearance and operation - replace as needed
- 1 8.529 Check, adjust and replace cabinet door latches and interior cabinet hardware as necessary
- 1 8.601 Inspect existing squad bench seat belts for wear and operation - replace as needed
- 1 8.726 Inspect all modular upholstery for damage and replace with matched color as needed
- 1 8.883 Install an Intellitec time manager digital clock

9.000 MISC

- 1 9.101 Clean entire truck inside and outside (**Grade A**)
- 1 9.109 Performance test entire vehicle and inspect with 100+ point checklist
- 1 9.202 Chassis Trade-In Allowance - (2015 Chevy K3500 Chassis)
- 1 9.301 GM Fleet incentive (Commercial Factory-Dealer, R6H, etc)
- 1 9.401 **Loaner supplied by ARROW at no charge during build process (proof of insurance required)**
- 1 9.502 17" Spare Wheel & Tire
- 1 9.901 Transfer customer's license plates to new truck
- 1 9.902 Full tank of fuel
- 1 9.998 Quote FOB Rock Rapids, IA
- 1 9.999 Discount



WARRANTY CERTIFICATE

The following are the Warranties offered by Arrow Manufacturing, Inc.

Lifetime emergency vehicle Structural and Conversion Warranty. Ambulance shall be free of substantial defects and shall include material and workmanship.

Lifetime Electrical System Conversion Warranty on Emergency Vehicle. Items not manufactured or installed by Arrow Manufacturing, Inc. shall be excluded and or otherwise covered under the warranty of the specific component Manufacturer.

PPG Ambulance Paint Conversion Warranty shall be five (5) years from the date of delivery. Paint warranty shall cover any painting done by Arrow Manufacturing on the modular body and on the chassis. Corrosion is not included.

One (1) Year General Warranty from Date of Pick Up/Delivery to the original retail purchaser to be free from defects in material and workmanship supplied or performed by Arrow Manufacturing under normal use and service. The following items are excluded by Arrow Manufacturing warranty:

- **Chassis or items supplied by chassis manufacturer**
- **Tires, tire balancing, or wheel alignments**
- **General tightening, light bulbs or headlamp adjustments**
- **Separately manufactured items installed by Arrow including, but not limited to: batteries, sirens, battery chargers, inverters, lightbars and similar equipment. These are covered by warranties supplied by the manufacturer of the components. Arrow will facilitate the warranty and replacement of the defective component.**
- **Normal wear, abuse, accident, negligence or unapproved alteration of original parts.**

Should repairs become necessary under the terms of this warranty, the extent of that repair shall be determined solely by Arrow Manufacturing and shall be authorized prior to any work performed.

Chassis Warranty shall be covered by the Chassis Manufacturer.

"Specializing in Emergency Vehicles"
801 South East Street ~ P.O. Box 349
Rock Rapids, IA 51246
1-800-743-3157
FAX 712-472-3156
www.arrowmfginc.com ~ info@arrowmfginc.com



“Specializing in Ambulance Remounts”

December 9, 2024

**Yankton County EMS
805 Capitol Street
Yankton, SD 57078**

Arrow Manufacturing Inc. hereby proposes to furnish to you, subject to your acceptance of this proposal the following vehicle and equipment in accordance with the attachments hereto:

\$194,663	Remount Customer’s Ambulance Module onto a new 2024 Chevy K3500 4x4 chassis with a 6.6L V-8 Gasoline engine and recondition with options per quote dated 12-9-24. Includes all applicable and lifetime warranties. (attached)
(\$20,000)	Discount for previously remounted Arrow module
<u>\$31,490</u>	OPTION- Supply and install a new Stryker Power Load
\$206,153	TOTAL

FOB: Rock Rapids, IA

Approximate Completion: **210-240 days after receipt of signed proposal, down payment.** Completion is dependent on chassis availability, parts availability and any changes made by customer after receipt of order. **Chassis quoted currently in stock, but subject to availability.** Terms: (40%) deposit with receipt of signed proposal. Balance due upon pick up. Pick up required no more than 30 days after notice of final completion. NOTE: Prices do not include any taxes, title, license, registration and inspection fees unless specifically stated in the attachments hereto. Arrow Manufacturing Inc. reserves the right to withdraw or amend this proposal if not accepted within **30** days.

Please sign and fax/email back as your acceptance of this proposal.

Respectfully Submitted by:
ARROW MFG. INC.

Agreed and Accepted by:
YANKTON COUNTY EMS

(signature)

(signature)

(proposal date)

(acceptance date)

801 South East Street ~ P.O. Box 349
Rock Rapids, IA 51246
1-800-743-3157
FAX 712-472-3156
www.arrowmfginc.com ~ info@arrowmfginc.com

ILLUSTRATION 18
AUDITOR'S MONTHLY SETTLEMENT WITH TREASURER
 YANKTON COUNTY
 November 30, 2024
DATE

CASH ON HAND IN TREASURER'S OFFICE:

SILVER AND PENNIES	\$0.58
ONES	\$8.00
FIVES	\$25.00
TENS	\$10.00
TWENTIES	\$2,000.00
FIFTIES	\$300.00
HUNDREDS	\$1,800.00
CASH ITEMS	\$68.40
CHECKS (SEE ATTACHED TAPE)	\$58,922.48
OFFICE CHANGE	\$1,430.00
TOTAL CASH ON HAND	\$64,564.46

CHECKING ACCOUNT BALANCES:

FIRST DAKOTA NATIONAL BANK	\$2,527,226.37
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SAVINGS ACCOUNT BALANCES:

1ST DAKOTA NATIONAL BANK CR CARD	\$5,020,226.56
COR TRUST BANK GAYVILLE	\$670,143.49
COR TRUST BANK YANKTON	
FIRST NATIONAL BANK, YANKTON	\$619,206.02
FIRST INTERSTATE	\$520,798.20
WELLS FARGO BANKS	\$370,171.32

CERTIFICATES OF DEPOSIT:

1ST DAKOTA NATIONAL BANK	\$1,000,000.00
COR TRUST BANK YANKTON	\$250,616.38
FIRST INTERSTATE	\$500,000.00

INVESTMENTS:

OTHER ACCOUNT BALANCES:

BAD CHECKS	\$6,337.81
------------	------------

GRAND TOTAL CASH AND BALANCES

\$11,549,290.61

GENERAL LEDGER CASH AND INVESTMENT BALANCES BY FUNDS:

GENERAL FUND	\$9,020,227.70
SPECIAL FUND	\$41,321.77
TRUST AND AGENCY FUNDS	\$2,487,741.14

GRAND TOTAL GENERAL LEDGER CASH AND INVESTMENTS

\$11,549,290.61

Patly Hopew
 COUNTY AUDITOR SIGNATURE

12/19/24
 DATE

Patly & Lane
 COUNTY TREASURER SIGNATURE

12-9-24
 DATE

POOLED CASH REPORT
AS OF: NOVEMBER 30TH, 2024

FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>CLAIM ON CASH</u>					
101-10100		GENERAL CASH & DEPOSITS	9,462,937.44	(453,852.74)	9,009,084.70
201-10100		ROAD & BRIDGE CASH & DEPOSITS	(1,711,899.78)	(129,470.07)	(1,841,369.85)
207-10100		E911	442,540.90	29,649.80	472,190.70
210-10100		JAIL BLDG CASH & DEPOSITS	690,240.59	480.51	690,721.10
218-10100		OPIOID SETTLEMENT	0.00	0.00	0.00
226-10100		EMERGENCY MANAGEMENT	(30,904.01)	41,902.72	10,998.71
229-10100		DOMESTIC ABUSE	9,499.19	667.61	10,166.80
233-10100		COUNTY BUILDING	55,976.20	(9,883.48)	46,092.72
243-10100		HISTORICAL PRESERVATION	45,443.91	(40,339.98)	5,103.93
248-10100		24/7 FUND	112,515.35	6,906.14	119,421.49
250-10100		M & P R FUND	139,238.70	893.62	140,132.32
290-10100		AMERICAN RESCUE PLAN	0.00	0.00	0.00
295-10100		RURAL ACCESS INFRASTRUCTURE	472,778.69	(74,150.87)	398,627.82
303-10100		CAP PROJECT SAFETY CENTER	0.00	0.00	0.00
304-10100		CAP PROJECT ROAD & BRDGE	0.00	0.00	0.00
306-10100		CAP PROJECT - NAPA JUNCTION	0.00	0.00	0.00
402-10100		DEBT SERVICE-SAFETY CENTER	671,714.77	(586,325.78)	85,388.99
403-10100		Debt Service - Highway Blg	0.00	0.00	0.00
404-10100		DEBT SERVICE - NAPA JUNCTION	466,129.01	18,511.51	484,640.52
704-10100		COUNTY LAW LIBRARY	3,687.42	361.00	4,048.42
705-10100		TOWER FUND	13,358.41	0.00	13,358.41
721-10100		DISTRICT SCHOOLS	7,045,126.85	(6,302,760.50)	742,366.35
723-10100		CITIES & TOWNS	1,959,823.20	(1,767,437.17)	192,386.03
725-10100		TOWNSHIPS	133,220.09	(95,220.95)	37,999.14
733-10100		ROAD DISTRICTS	0.00	0.00	0.00
734-10100		BOND DEPOSITS	0.00	0.00	0.00
735-10100		DELINQUENT TAXES	23,692.85	(1,537.31)	22,155.54
736-10100		MUNICIPALITIES	0.00	0.00	0.00
739-10100		SPECIAL ASSESSMENTS	0.00	0.00	0.00
740-10100		DRAINAGE DITCHES	359,987.40	2,910.44	362,897.84
742-10100		STATE MOTOR	443,634.23	(19,064.80)	424,569.43
748-10100		LOCAL EMERGENCY PLANNING	4,460.25	0.00	4,460.25
757-10100		SPECIAL HIGHWAY	0.00	0.00	0.00
759-10100		CLEARING FUND	4,389.18	(400.44)	3,988.74
763-10100		REDEMPTION	114.85	0.00	114.85
764-10100		RC & D LOWER JAMES	4,620.00	0.00	4,620.00
767-10100		FIRE/ROAD DISTRICT	37.98	0.00	37.98
768-10100		Statewide 24/7 Sobriety Prog	2,985.00	11.00	2,996.00
769-10100		M & PR Fund	0.00	0.00	0.00
770-10100		OTHER SPECIALS	448,159.06	(399,531.62)	48,627.44
771-10100		W 11TH IMPROVEMENT ZONE	<u>52,773.54</u>	<u>690.70</u>	<u>53,464.24</u>
TOTAL CLAIM ON CASH			<u>21,326,281.27</u>	<u>(9,776,990.66)</u>	<u>11,549,290.61</u>
			=====	=====	=====

FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>CASH IN BANK - POOLED CASH</u>					
999-10050		TOTAL CASH ON HAND	876,389.59	(806,851.72)	69,537.87
999-10100		Pooled Cash Checking	11,672,459.06	(9,145,232.69)	2,527,226.37
999-10200		CHECKING CREDIT CARD	0.00	0.00	0.00
999-10300		SAVINGS ACCOUNT BALANCES	8,776,068.22	175,093.75	8,951,161.97
999-10400		CD'S ACCOUNT BALANCE	0.00	0.00	0.00
999-10500		BAD CHECKS	<u>6,337.81</u>	<u>0.00</u>	<u>6,337.81</u>
SUBTOTAL CASH IN BANK - POOLED CASH			21,331,254.68	(9,776,990.66)	11,554,264.02
<u>WAGES PAYABLE</u>					
999-20400		WAGES PAYABLE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
SUBTOTAL WAGES PAYABLE			0.00	0.00	0.00
TOTAL CASH IN BANK - POOLED CASH			21,331,254.68	(9,776,990.66)	11,554,264.02
			=====	=====	=====
<u>DUE TO OTHER FUNDS - POOLED CASH</u>					
999-20300		DUE TO OTHER FUNDS	<u>21,326,279.02</u>	<u>(9,776,990.66)</u>	<u>11,549,288.36</u>
TOTAL DUE TO OTHER FUNDS			21,326,279.02	(9,776,990.66)	11,549,288.36
			=====	=====	=====