

From: Bert Magstadt

Sent: Friday, 03 March 2023 09:38:12 (UTC-06:00) Central Time (US & Canada)

To: PUC Docket Filings

Cc: Steve Lehner; Adam Karst; davee@ccelectric.coop

Subject: [EXT] Non-Docketed and Informational Submission: Patricia Van Gerpen

Last Name: Magstadt First Name: Bert Company: Watertown Municipal Utilities Address: 901 4th Ave SW City: Watertown State: South Dakota Zip: 57201 Phone: 6058826233 Fax: Email: bmagstadt@watertownmu.com Comments: Attached is the Harmony Hill Annexation First Addition in Watertown, SD. Watertown Municipal Utilities is asking for the electric territory to be changed to reflect the annexation of property into City Limits pursuant to EL07-025. In the attachment are letters to Codington Clark Electric we have asked to have signed, but no response. We also included the Resolution 22-32 adapted by City Council with the filing at the Register of Deeds, Plat of the property that was recorded at the Courthouse, an overview map of the Harmony Hill Development, a map showing the portion we are requesting to have the electric territory change, and EL07-025 for reference. The small sliver of property on the Exhibit A has not been annexed yet, therefore we are not asking at this time that portion to be changed. Harmony Hill has had conversations with that land owner, William and Donna Lauseng, but haven't drawn up a purchase order to date. Please contact Bert Magstadt – Director of Operations if you have any further questions.



WATERTOWN MUNICIPAL UTILITIES

901 • 4TH AVENUE SW • WATERTOWN, SD 57201-4107

PHONE: (605) 882-6233 • FAX: (605) 882-6238

WWW.WATERTOWNMU.COM

November 14th, 2022

David Eide
General Manager
Codington-Clark Electric cooperative, Inc.
3520 9th Ave SW
Watertown, SD 57201

RE: Joint Request to modify Electric Service Territory for Harmony Hill Annexation First Addition pursuant to EL07-25

Dear Mr. Eide:

Enclosed is a packet to be submitted to the Public Utilities Commission on behalf of Watertown Municipal Utilities and Codington-Clark Electric Cooperative, Inc. for the recent annexation of Harmony Hill Annexation First Addition.

Please review enclosures, execute the cover letter and return to my attention. I will then submit this packet to the PUC to update their records and maps accordingly. I will include you on the packet mailing as well.

Sincerely,

Steve Lehner
General Manager
Watertown Municipal Utilities



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November 14th, 2022

Patty Van Gerpen, Executive Director
Public Utilities Commission
State Capitol Building
500 East Capitol Avenue
Pierre, SD 57501

RE: EL07-25 Joint Request to modify Electric Service Territory between Watertown Municipal Utilities Department and Codington-Clark Electric Cooperative, Inc.

Dear Ms. Van Gerpen:

Codington-Clark Electric Cooperative, Inc. and the City of Watertown are parties to the above referenced agreement to modify electric service territory, in effect since December 3rd, 1993, and most recently approved and extended by the Commission in the above referenced docket.

In accordance with that agreement, and as a result of a recent annexation to the City of Watertown, we are providing the following electric service territory boundary change between Codington-Clark Electric Cooperative, Inc. and the City of Watertown:

The North 2240' of the East 887.2' of the Northwest Quarter of Section 7, Township 116 North, Range 52 West of the 5th P.M., Codington County, South Dakota; LESS all that portion of Harmony Hill First Addition contained therein.

Which upon platting will be known as: Harmony Hill Annexation First Addition to the Municipality of Watertown, in the County of Codington, South Dakota.

Attached is the resolution for annexation of the area, the plat showing the area annexed as Harmony Hill Annexation First Addition, and a vicinity map to identify the new boundary to be added.

We jointly request that this parcel be included as part of the Municipal Utilities electric territory and the PUC territorial map be adjusted to reflect this boundary change.

This information is being provided so that you may update your territory map. If you should have any questions or require anything further in this regard, please let us know.

Sincerely,

Steve Lehner
General Manager
Watertown Municipal Utilities

Dave Eide
General Manager
Codington-Clark Electric Cooperative, Inc.
Phone (605) 886-5848

Prepared by:
Community Development Division
City of Watertown
23 Second Street NE
P.O. Box 910
Watertown, SD 57201
(605) 882-6201



INSTRUMENT NO. 202203249 Pages: 2
BOOK: 4T RESOLUTION
PAGE: 9441

7/26/2022 3:52:00 PM

Ann Rasmussen

ANN RASMUSSEN, REGISTER OF DEEDS
CODINGTON COUNTY, SOUTH DAKOTA
Recording Fee: 30.00
Return To: COMMUNITY DEVELOPMENT DIVI

RESOLUTION NO. 22-32

A RESOLUTION FOR ANNEXING A PORTION OF PROPERTY IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA

WHEREAS, Petitioner, Sister Theresa Hoffman, Prioress, acting agent for Benedictine Sister of Mother of God Monastery (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), being the owner of real property in Codington County described as:

The North 2240' of the East 887.2' of the Northwest Quarter of Section 7, Township 116 North, Range 52 West of the 5th P.M., Codington County, South Dakota; LESS all that portion of Harmony Hill First Addition contained therein.

Which upon platting will be known as: Harmony Hill Annexation First Addition to the Municipality of Watertown, in the County of Codington, South Dakota.

did petition the Mayor and the City Council of the City of Watertown, Codington County, South Dakota, to include the said property within the limits of the City, pursuant to §9-4-1 SDCL 1967 and acts amendatory thereof; and,

WHEREAS, the City Plan Commission of the City of Watertown, in its Resolution No. 2022-26 have recommended that the above described property be annexed into the city limits with no zoning designation and the condition that the property be platted, and that an appropriate zoning designation be assigned to said property upon recommendation of the Plan Commission and following a public hearing of the City Council; and

WHEREAS, there are no legal voters residing on the said property, and the property petitioned for annexation is contiguous to the City of Watertown and should be annexed thereto.

BE IT FURTHER RESOLVED that the portion of the public right-of-way adjacent to the above-described property be annexed to the centerline with no zoning designation.

NOW, THEREFORE, BE IT RESOLVED by the City Council, City of Watertown, Codington County, South Dakota, that the petition is hereby approved and the above-described property is hereby declared to be annexed to the City of Watertown, South Dakota with no zoning designation.

Dated at Watertown, South Dakota this 21st day of June, 2022.

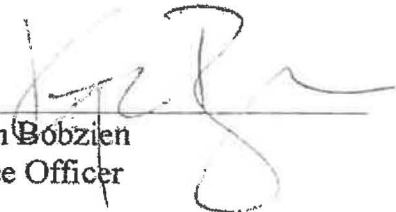
The above and foregoing Resolution was moved for adoption by Alderperson Tupper, seconded by Alderperson Vilhauer, and upon roll call all voted aye whereupon the Mayor declared the resolution to be duly passed and adopted.

I hereby certify that Resolution No. 22-32 was published in the Watertown Public Opinion, the official newspaper of said City, on the 15th day of July, 2022.

Kristen Bobzien, Finance

Officer

Attest:


Kristen Bobzien
Finance Officer

City of Watertown


Ried Holien
Mayor

**PLAT OF
HARMONY HILL ANNEXATION FIRST ADDITION TO THE MUNICIPALITY
OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.**

PROPRIETOR'S CERTIFICATE

I, Sister Theresa Hoffman, Prioress, acting agent for **Benedictine Sisters of Mother of God Monastery** (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), the owner of the following described property: *"The East Half of the Northwest Quarter of Section 7, T116N, R52 West of the 5th P.M., Codington County South Dakota, LESS deeded and platted parcel contained therein,"* hereby certify that I have caused a portion of the foregoing described property to be surveyed and platted into a parcel of land hereafter to be known as:

"Harmony Hill Annexation First Addition to the Municipality of Watertown, in the County of Codington, South Dakota."

And have caused the same to be platted by Colin B. DeJong, a Registered Land Surveyor in the State of South Dakota, and that said plat was made at my request and under my direction and for the purpose indicated thereon and herein. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

And further hereby dedicate to the public for public use all rights of ways and easements as shown on the accompanying plat, if any, for the purposes thereon and herein specified.

In witness whereof I have caused these presents to be executed this 11th day of May, 2022

**INSTRUMENT NO. 202203170 Pages: 4
BOOK: OP PLAT
PAGE: 967**

7/21/2022 10:36:00 AM

Ann Rasmussen

**ANN RASMUSSEN, REGISTER OF DEEDS
CODINGTON COUNTY, SOUTH DAKOTA**

**Recording Fee: 60.00
Return To: REGISTER OF DEEDS**

Theresa Hoffman
Acting Agent
Benedictine Sisters of Mother of
God Monastery,

State of South Dakota)
County of Codington) ss

On this the 11th day of May, 2022 before me, personally appeared **Sister Theresa Hoffman, Prioress, acting agent for Benedictine Sisters of Mother of God Monastery** (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

My Commission Expires: 9-28-2024

Michelle Burbaum
Notary Public



Prepared By:
Anson Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371



**PLAT OF
HARMONY HILL ANNEXATION FIRST ADDITION TO THE MUNICIPALITY
OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.**

SURVEYOR'S CERTIFICATE

I, **Colin B. DeJong**, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the instance and request of the owner(s) of the aforementioned property, did on or before the date listed below, survey the parcel of land as shown on the accompanying plat.

I further certify that the said plat is a true and correct representation of the said parcel as surveyed and platted by me.

I hereby set my hand and seal this 11th day of MAY, 2022.

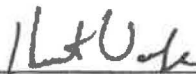


Registered Land Surveyor

CITY STREET AUTHORITY'S CERTIFICATE

Having the authority to do so; I hereby approve access for the lots included in this plat onto the adjoining Right of Ways. All access locations to be determined at building permit issuance.

Dated this 11th day of July, 2022



Heath VonEye, PE
City Engineer, Watertown, SD

CITY ENGINEER'S CERTIFICATE

I, Heath VonEye, PE, Engineer for the City of Watertown, SD, have reviewed this plat and have found it to conform to the Subdivision requirements of Title 24 of the Revised Ordinances of the City of Watertown, SD and as such I approve this Plat as Final Plat.

Dated this 11th day of July, 2022

Attest:


Heath VonEye, PE
City of Watertown, SD



Prepared By:
Anson Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371

**PLAT OF
HARMONY HILL ANNEXATION FIRST ADDITION TO THE MUNICIPALITY
OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.**

CITY FINANCE OFFICER'S CERTIFICATE

I, the duly appointed, qualified and acting Finance Officer of the City of Watertown, South Dakota, hereby certify that all special assessments, which are liens upon any of the land depicted and described in this plat, as shown by the records in my office on this 13th day of July, 2022 have been paid in full.



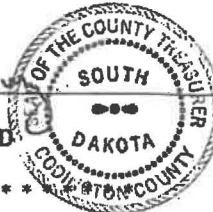
Finance Officer
City of Watertown, SD

TREASURER'S CERTIFICATE

I hereby certify that I am the duly elected, qualified, and acting Treasurer of Codington County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land depicted and described in this plat, as shown by the records in my office on this 20th day of July, 2022 have been paid in full.




Treasurer
Codington County, SD



DIRECTOR OF EQUALIZATION CERTIFICATE


I, the Director of Equalization of Codington County, South Dakota, do hereby certify that a copy of this plat has been filed in my office on this 20 day of July, 2022



Director of Equalization
Codington County, SD

REGISTER OF DEEDS CERTIFICATE

I hereby certify that I have received and filed for record this 21st day of July, 2022 at 1036 O'clock A.M. and duly recorded in Book OP of Plats on Page 9167

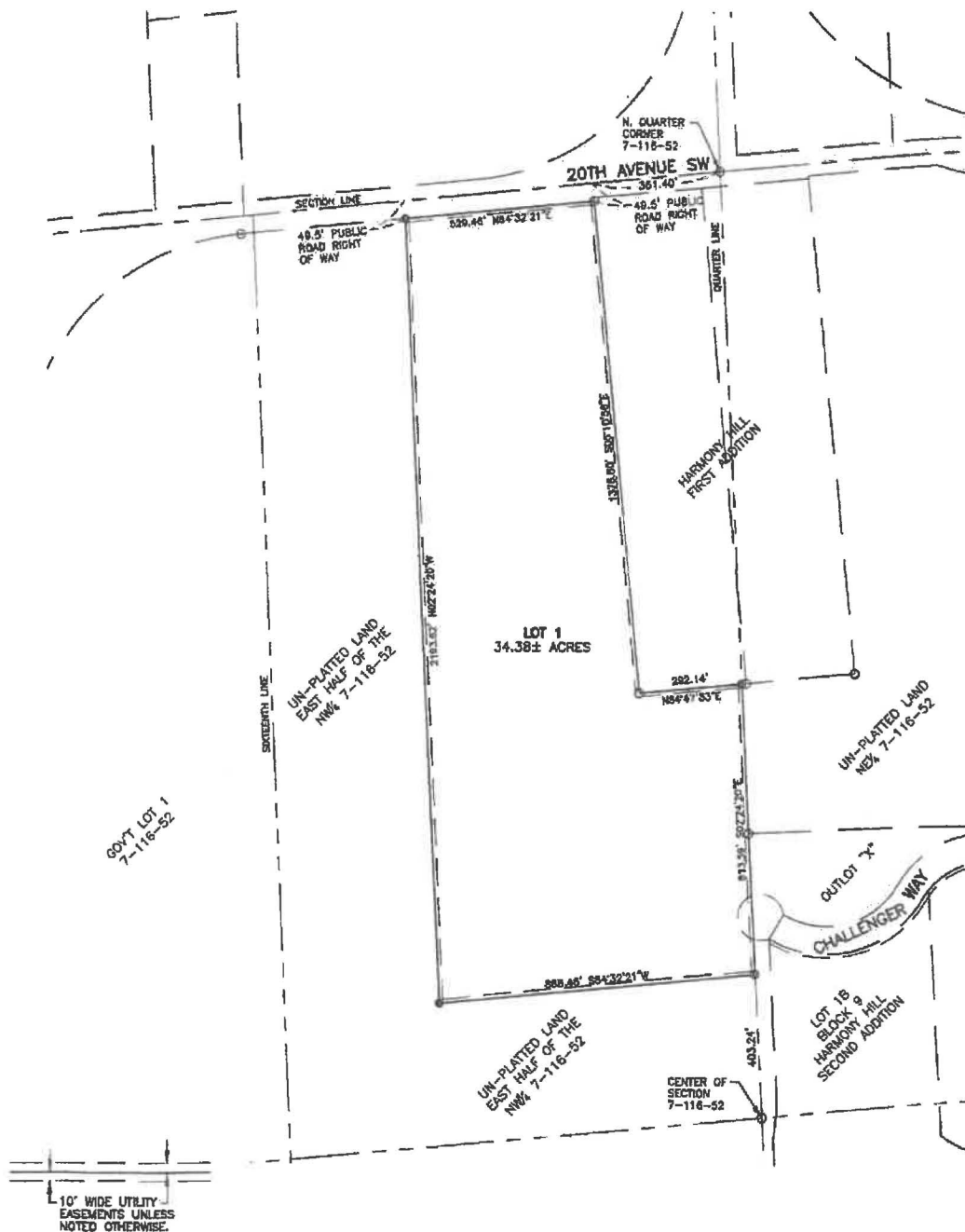


Register of Deeds,
Codington County, SD



Prepared By:
Aason Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 982-2371

PLAT OF HARMONY HILL ANNEXATION FIRST ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.



EASEMENT INFORMATION

NOTE: This plat and the survey on which it is based was performed without the benefit of a title report and is subject to any encumbrances whether specified hereon or of record, if any.



Prepared By
AASON ENGINEERING COMPANY, INC.

1022 6th St SE
Watertown, SD
Telephone 605-882-2371



300 0 300

May 10, 2022
Scale: 1"=300'
Monument Recovered
1/2"x18" Rebar w/
Plastic Cap Stamped
#11310 Set
Right of Way
& Lot Line
Easement Line

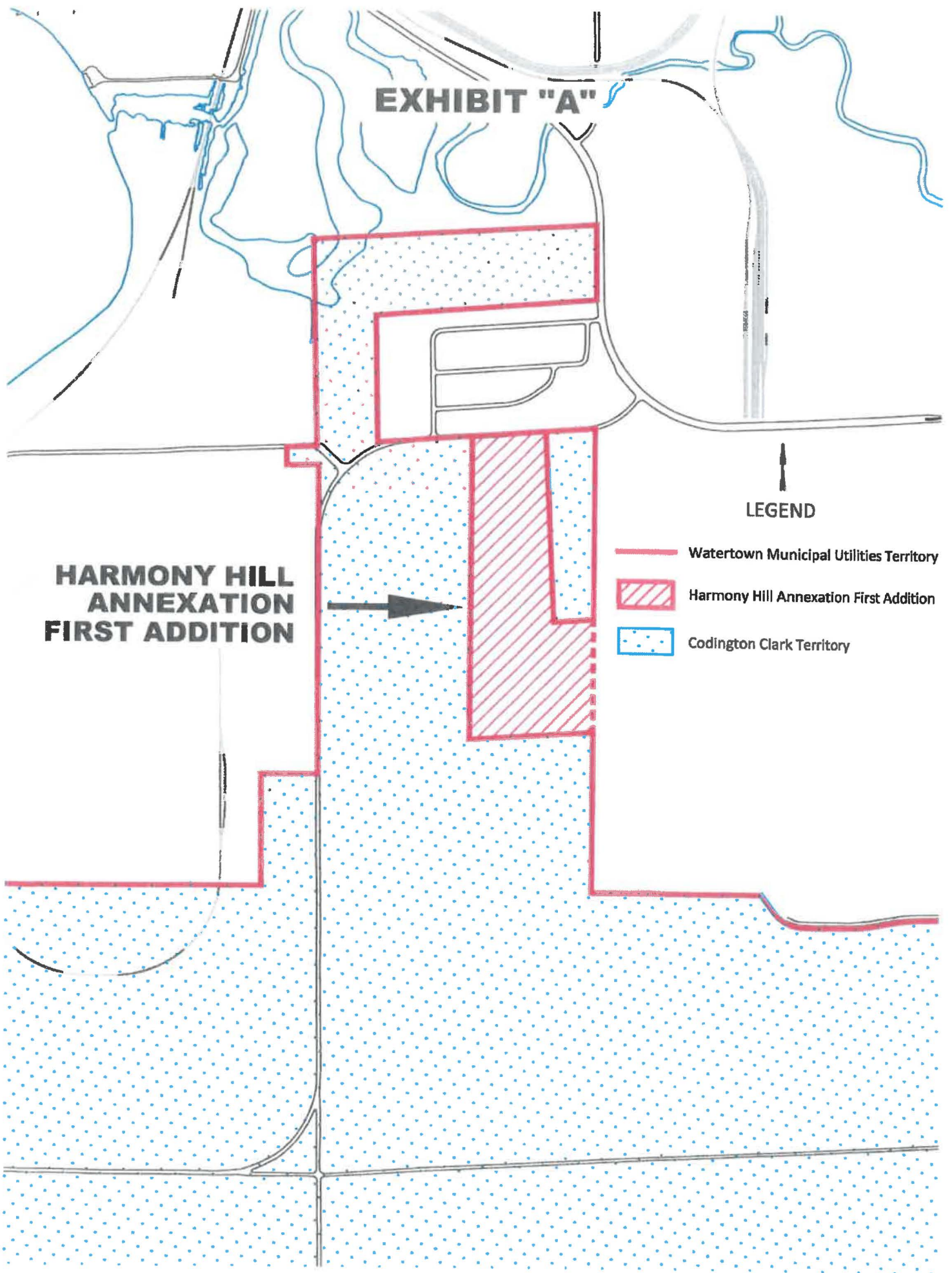
NOTE: Bearings are based on State Plane
Coordinate System - South Dakota North Zone
- NAD 83. Ground Distances Shown.



Registered Land Surveyor



EXHIBIT "A"



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David Eide, General Manager
Cordington - Clark Electric Coop
3520 9th Ave SW
Watertown, SD 57201



9590 9402 5042 9092 8600 65

2. Article Number (Transfer from service label)

7018 1130 0001 8980 9642

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Niki Stadheim

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/15/22

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes
☒ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Mail
☐ Mail Restricted Delivery
(0)

IN THE MATTER OF THE FILING FOR)	ORDER APPROVING
APPROVAL OF AN ADDENDUM TO)	ADDENDUM TO
AGREEMENT REGARDING ASSIGNED)	AGREEMENT REGARDING
SERVICE AREA BETWEEN CODINGTON-)	ASSIGNED SERVICE AREA
CLARK ELECTRIC COOPERATIVE, INC. AND)	
THE CITY OF WATERTOWN, SOUTH DAKOTA)	EL07-025

Dated at Pierre, South Dakota, this 30th day of October, 2007.

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this document has been served today upon all parties of record in this docket, as listed on the docket service list, electronically.


By: Nelaine Kalbo

Date: 10/31/07

(OFFICIAL SEAL)

BY ORDER OF THE COMMISSION:

Dustin M. Johnson
DUSTIN M. JOHNSON, Chairman *ik*


GARY HANSON, Commissioner

Steve Kolbeck
STEVE KOLBECK, Commissioner

ADDENDUM TO AGREEMENT REGARDING
ASSIGNED SERVICE AREA

This Addendum is made this 20 day of September, 2007,
to the AGREEMENT TO MODIFY ASSIGNED SERVICE AREA BETWEEN
CODINGTON-CLARK ELECTRIC COOPERATIVE, INC., AND CITY OF WATERTOWN,
SOUTH DAKOTA dated December 3, 1993,

WITNESSETH:

WHEREAS, Codington Clark Electric Cooperative, Inc., and the
City of Watertown, South Dakota, on December 3, 1993, entered into
an agreement to modify assigned service area, and

WHEREAS, said agreement provided that the parties could
modify the same by mutual consent, and

WHEREAS the parties amended the said agreement by Addendum
dated July 27, 1998, and Addendum dated June 21, 2001, and
Addendum dated June 24, 2004, and

WHEREAS the parties wish to extend the term of the said
agreement,

NOW, THEREFORE,

IN CONSIDERATION the mutual covenants herein contained, it is
agreed that the said agreement to modify assigned service area is
amended by providing that the term thereof shall be perpetual.

The parties agree to submit this Addendum to the South Dakota
Public Utilities Commission for its approval. If the Commission
grants approval for the extension of the term to a period less
than perpetual, then the term of this agreement shall be the
period so approved by the Commission.

In all other respects the terms of the said agreement dated December 3, 1993, shall remain in full force and effect.

IN WITNESS WHEREOF the parties hereto have caused this instrument to be executed the day and year first above written.

CITY OF WATERTOWN, SOUTH DAKOTA
(Municipal Utilities Department)

By: 
Its President

CODINGTON-CLARK ELECTRIC
COOPERATIVE, INC.

(CORPORATE SEAL)

By: 
Its President

