



WATERTOWN MUNICIPAL UTILITIES

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

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

WWW.WATERTOWNMU.COM

April 28th, 2026

David Eide
General Manager
Cordington-Clark Electrical Cooperative, Inc.
3520 9th Ave SW
Watertown, SD 57201

RE: EL07-25

Joint Request to modify Electric Service Territory for Harmony Hill
Annexation Second 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 Cordington-Clark Electric Cooperative, Inc. for the recent annexation of Harmony Hill Annexation Second Addition.

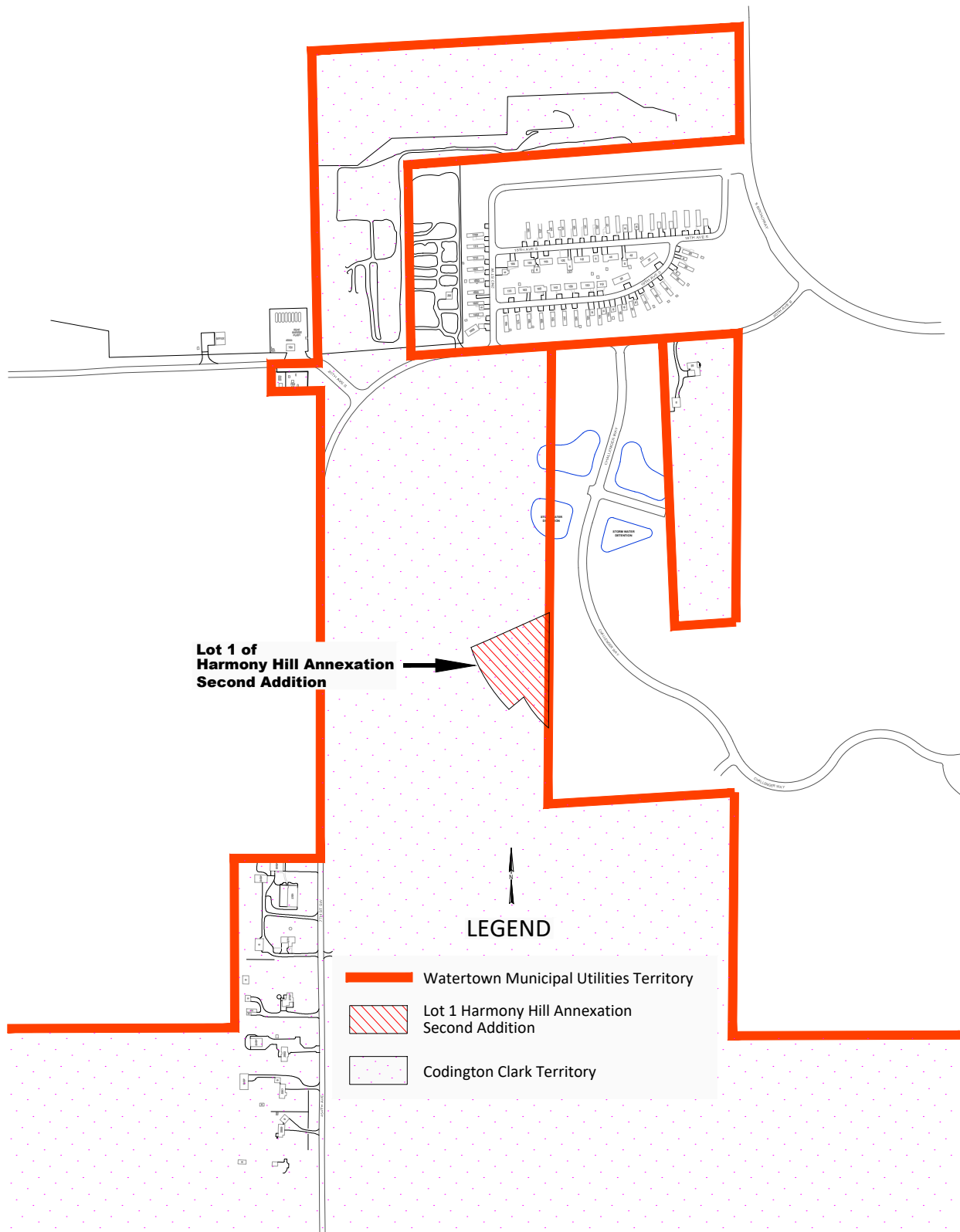
Please review enclosures, execute the cover letter and return it to my attention. I will then submit this packet to the SD PUC to update their records and maps accordingly.

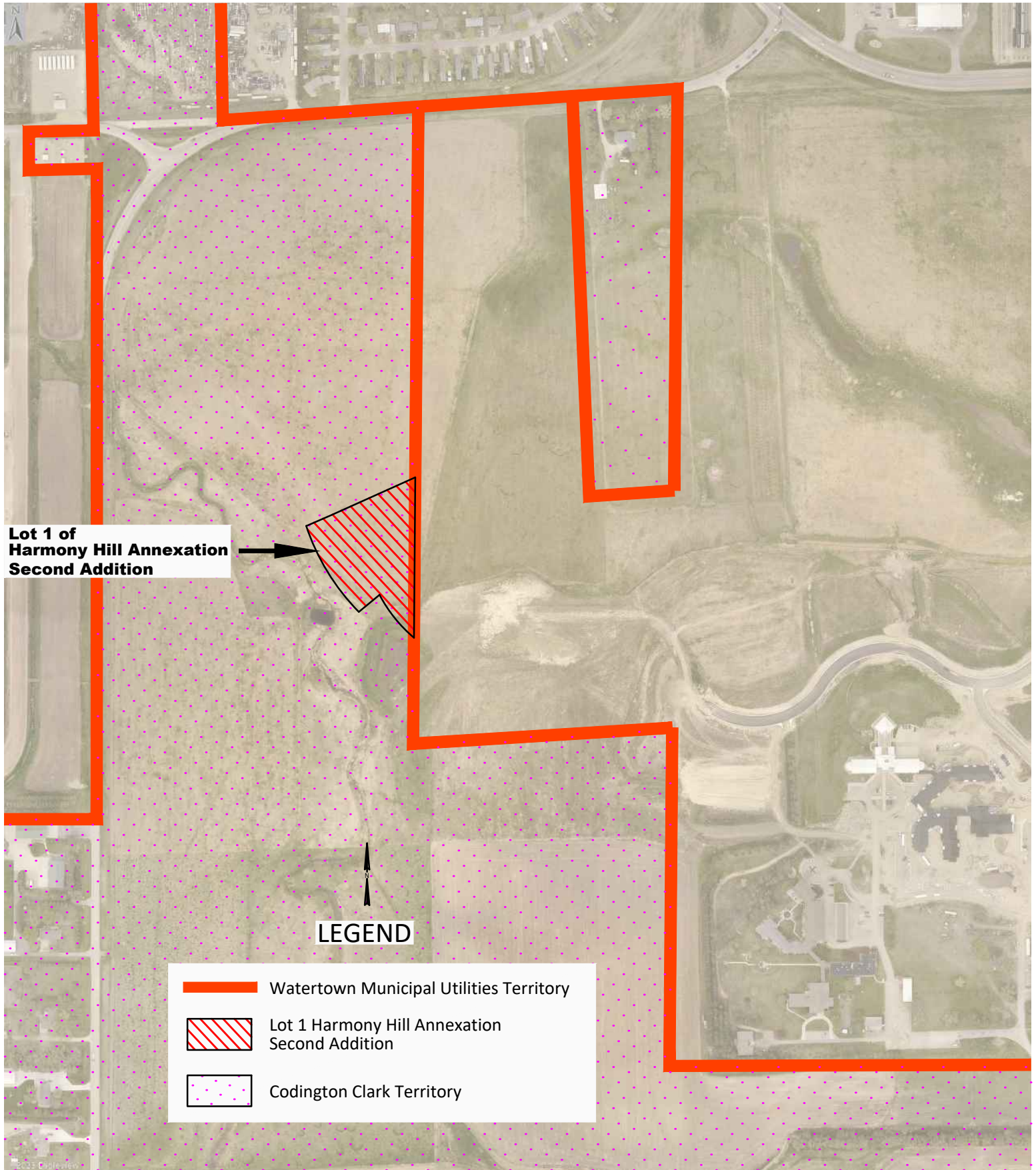
Let me know if you have any questions

Sincerely,

Bert Magstadt
Director of Operations
Watertown Municipal Utilities

EXHIBIT "A"





Prepared by:
Colin B. DeJong
Aason Engineering Company, Inc.
1022 6th Street SE
Watertown, SD 57201
Phone #: (605) 882-2371

**PETITION FOR ANNEXATION OF PROPERTY TO THE CITY OF WATERTOWN
CODINGTON COUNTY, SOUTH DAKOTA**

**TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA:**

The undersigned, Sister Barbara Younger, 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), being the owner(s) of all the following property currently outside the corporate limits of the Municipality of Watertown, South Dakota described as:

A portion of 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 parcels contained therein." Subject parcel contains 2.8 +/- Acres.

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

do(es) hereby petition the City of Watertown, Codington County, South Dakota, to include said contiguous property within the limits of said City, pursuant to SDCL 9-4-1, as shown on the drawing, attached hereto and incorporated by reference. Petitioner(s) aver(s) there are no legal voters residing thereon.

Petitioners further request the zoning ordinance of the City of Watertown be amended to provide said property with the zoning designation of R1C, Compact Single Family Residential District.

Petitioner is in the process of rezoning and developing a portion of the property.

By

Acting Agent for

State of South Dakota)

)SS:

County of Codrington)

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Michelle Burleson
Notary Public

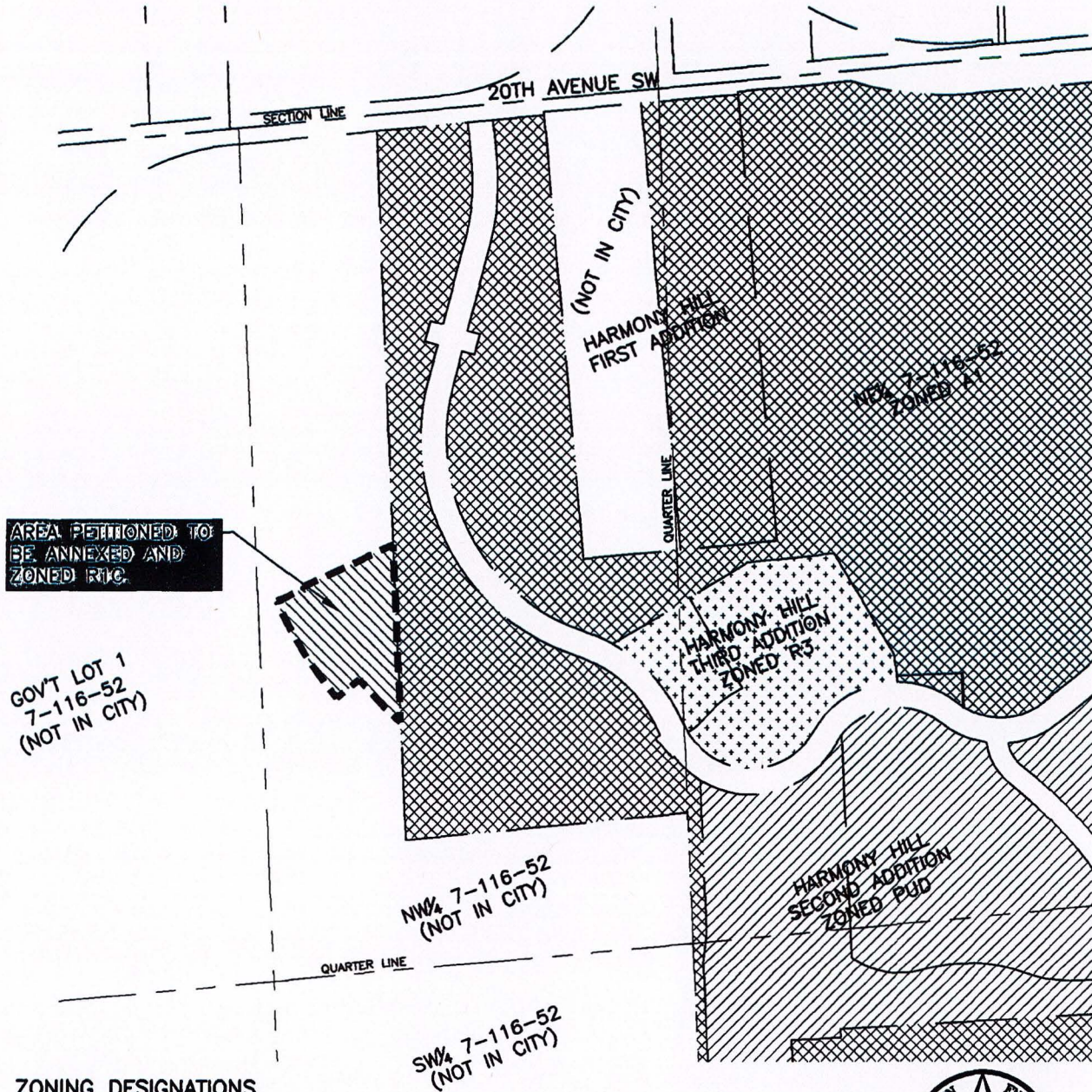
(SEAL)

My Commission Expires: 9-28-2030



Exhibit A

A portion of the East Half 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 Third Addition AND LESS all that portion of Harmony Hill Annexation First Addition contained therein. Subject parcel contains 2.8 +/- Acres.



ZONING DESIGNATIONS



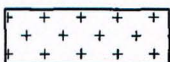
A1 ZONING DESIGNATION



R1C ZONING DESIGNATION



PUD ZONING DESIGNATION



R3 ZONING DESIGNATION



Prepared By
AASON ENGINEERING COMPANY, INC.

1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371



202601306

Book OP Page 1094

PLAT OF

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

PROPRIETOR'S CERTIFICATE

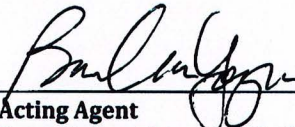
I, Sister Barbera Younger, Prioress, acting agent for **Benedictine Sisters of Mother of God Monastery** (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), the owner of the following described property: "*Gov't Lot 1; The East Half of the Northwest Quarter; The East Half of the Southwest Quarter; Gov't Lot 2 AND The Southeast Quarter ALL of Section 7, T116N, R52 West of the 5th P.M., Codington County South Dakota, LESS deeded and platted parcels 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 Second 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 12 day of January, 2026.

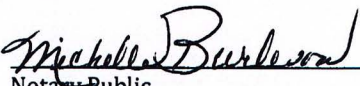


Acting Agent
Benedictine Sisters of Mother of God Monastery

State of South Dakota)
County of Codington) ss

On this the 12th day of Jan, 2026 before me, personally appeared **Sister Barbera Younger, 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 she executed the foregoing instrument for the purposes therein contained.

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



Notary Public

My Commission Expires: 9-28-2030



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



**PLAT OF
HARMONY HILL ANNEXATION SECOND 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 12th day of JANUARY, 2026



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 13th day of April, 2026

Justin Petersen, PE
City Engineer, Watertown, SD

CITY ENGINEER'S CERTIFICATE

I, Justin Petersen, 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 13th day of April, 2026.

Attest:

Justin Petersen, PE
City of Watertown, SD

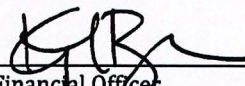


Prepared By:
Aason Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371

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

CITY FINANCE OFFICER'S CERTIFICATE

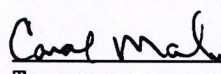
I, the duly appointed, qualified and acting Finance Officer of the City of Watertown, South Dakota, hereby certify that all special assessments, which are liens upon any of the land depicted and described in this plat, as shown by the records in my office on this 13th day of April, 2026 have been paid in full.



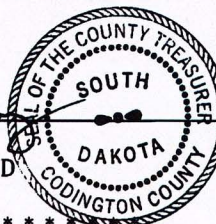
Chief Financial Officer
City of Watertown, SD

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 13th day of April, 2026 have been paid in full.

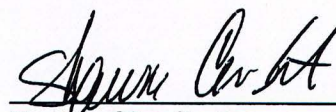


Treasurer
Codington County, SD



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 13th day of April, 2026



Director of Equalization
Codington County, SD

REGISTER OF DEEDS CERTIFICATE

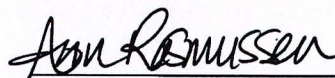
I hereby certify that I have received and filed for record this 14th day of April, 2026 at 8:02 O'clock A. M. and duly recorded in Book OP of Plats on Page 1094.

**INSTRUMENT NO. 202601306 Pages: 4
BOOK: OP PLAT
PAGE: 1094**

4/14/2026 8:02:00 AM



**ANN RASMUSSEN, REGISTER OF DEEDS
CODINGTON COUNTY, SOUTH DAKOTA
Recording Fee: 60.00
Return To: REGISTER OF DEEDS**



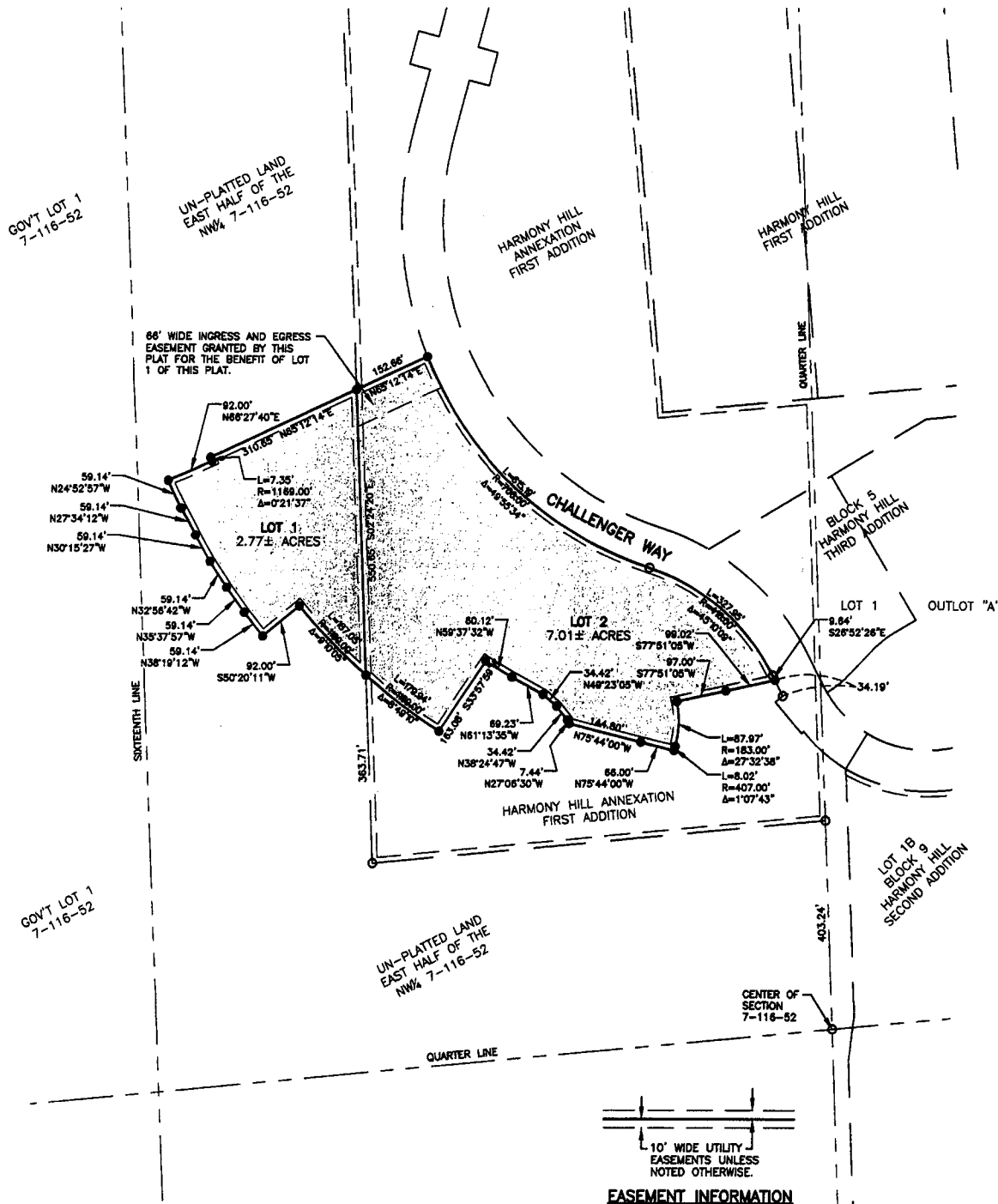
Register of Deeds,
Codington County, SD



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

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

NOTE: THIS PLAT IS A REPLAT OF AND SHALL VACATE A PORTION OF LOT 1 OF THE PLAT ENTITLED, "HARMONY HILL ANNEXATION FIRST ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA." RECORDED IN BOOK "OP" OF PLATS ON PAGE 967.

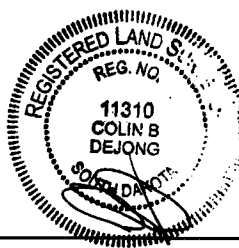


NOTE: This plat and the survey on which it is based was performed without the benefit of a title report and is subject to any encumbrances whether specified hereon or of record, if any.



Prepared By
AASON ENGINEERING COMPANY, INC.

1022 8th St SE
Watertown, SD
Telephone 605-882-2371



Registered Land Surveyor

Prepared by:
Community Development Division
City of Watertown
20 N Maple
P.O. Box 910
Watertown, SD 57201
(605) 882-6201



INSTRUMENT NO. 202601307 Pages: 5
BOOK: 4U RESOLUTION
PAGE: 892

4/14/2026 8:03:00 AM

Ann Rasmussen

ANN RASMUSSEN, REGISTER OF DEEDS
CODINGTON COUNTY, SOUTH DAKOTA
Recording Fee: 30.00
Return To: CITY OF WATERTOWN

RESOLUTION NO. 26-07

A RESOLUTION FOR ANNEXING A PORTION OF PROPERTY IN THE NW 1/4 OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH PM CODINGTON COUNTY, SOUTH DAKOTA

WHEREAS, Sister Barbara Younger, 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), owners of real property in Codington County described as:

"A Portion of the East Half of the Northwest Quarter of Section 7, T116N, R52W of the 5th P.M., Codington County South Dakota, LESS deeded and platted parcels contained therein."

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

have petitioned 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 Planning Commission of the City of Watertown, in its Resolution No. 2026-04 has 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 Planning 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 16th day of March, 2026.

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

I certify that Resolution No. 26-07 was published in the Watertown Public Opinion, the official newspaper of said City, on this 21st day of March, 2026.

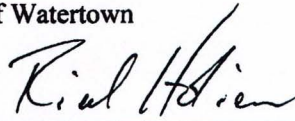
Kristen Bobzien, Chief Financial Officer

Attest:



Kristen Bobzien
Chief Financial Officer

City of Watertown



Ried Holien
Mayor

**BEFORE THE PUBLIC UTILITIES COMMISSION
OF THE STATE OF SOUTH DAKOTA**

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

On August 6, 2007, the Public Utilities Commission (Commission) received a request seeking Commission approval of an Addendum to Agreement Regarding Assigned Service Area between Codington-Clark Electric Cooperative, Inc. (Codington-Clark) and the City of Watertown (City). On August 5, 1998, the Commission approved an Agreement between Codington-Clark and the City regarding their assigned service area. The Agreement was for a three year term, which expired on July 23, 2001. The parties entered into an Addendum to that Agreement for the purpose of renewing the Agreement until July 23, 2004. Subsequently, the parties entered into another Addendum to that Agreement which renewed the Agreement until July 23, 2007. This filing is for approval of a new Addendum to Agreement Regarding Assigned Service Area providing for the extension of the agreement in perpetuity.

On October 23, 2007, at its regularly scheduled meeting, the Commission considered the request for approval of the Addendum to Agreement Regarding Assigned Service Area. Commission Staff recommended approval.

The Commission finds that it has jurisdiction over this matter pursuant to SDCL 49-34A, specifically, 49-34A-4, 49-34A-42, and 49-34A-55. The Commission clarified that the Addendum to Agreement Regarding Assigned Service Area does not permit the parties to modify their service area territory without Commission approval. As the Commission's final decision in this matter, it is therefore

ORDERED, that the request seeking approval of the Addendum to Agreement Regarding Assigned Service Area between Codington-Clark and the City for an extension of the agreement in perpetuity is hereby approved.

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: <u><i>Heldine Kolbo</i></u>
Date: <u>10/31/07</u>
(OFFICIAL SEAL)

BY ORDER OF THE COMMISSION:

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

Gary Hanson
GARY HANSON, Commissioner

Steve Kolbeck
STEVE KOLBECK, Commissioner