

Docket Number: EL07-025 Last Name: Magstadt First Name: Bert Company: Watertown Municipal Utilities Address: 901 4th Ave SE City: Watertown State: SD Zip: 57201 Phone: 6056956723 Email: BMAGSTADT@WATERTOWNMU.COM Comments: This is a request to change the electric territory map from Codington Clark Electric Coop and NorthWestern Energy to Watertown Municipal Utilities.

Attached is the Boerger 2nd 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.

Attached are letters to Codington Clark Electric Coop (CCEC) we asked to have signed on January 9th, 2026 and haven't received a response for over 90 days. 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 Boerger 2nd Addition, a map showing the portion we are requesting to have the electric territory change, and EL07-025 for reference.

Attached are letters to NorthWestern Energy and their acknowledgment of approval for the change in electrical territory boundaries as proposed which were mailed the same packet as attached

Please contact Bert Magstadt – Director of Operations at (605) 695-6723 (cell) or email at bmagstadt@watertownmu.com if you have any further questions.

Bert Magstadt



WATERTOWN MUNICIPAL UTILITIES

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

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

WWW.WATERTOWNMU.COM

January 9th, 2026

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

RE: EL07-25 Joint Request to modify Electric Service Territory for Boerger 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 Codington-Clark Electric Cooperative, Inc. for the recent annexation of Boerger 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



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January 8th, 2026

Brad Wenande
Director – SD / NE Operations
NorthWestern Energy
3210 Douglas Avenue
Yankton, SD 57078

RE: SDCL 49-34A-50 Joint Request to modify Electric Service Territory between Watertown Municipal Utilities Department and NorthWestern Energy, Inc.

Dear Mr. Wenande:

In accordance with SDCL 49-34A-50, and as a result of a recent annexation to the City of Watertown, we are providing the following electric service territory boundary change between NorthWestern Energy, Inc. and the City of Watertown:

Lots 1 and 2 and the South Half of the Northeast Quarter, less H-1, H-2, H-3, H-4 and Outlot A and Outlot B, Boerger First Addition, Titan Addition and the South 172.2' of the East 300' of the South Half of the Northeast Quarter, all located in Section 3, Township 116 North, Range 52 West of the 5th P.M, Codington County, South Dakota.

Which upon platting will be known as: Boerger Second 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 Boerger Second Addition, minutes from November 3rd, 2025, and a vicinity map to identify the new boundary for your reference.

This letter shall serve as an offer to purchase any electric utility properties and service rights within the annexed area as required in SDCL 49-34A-50. If you have any electric facilities within the annexed area, please forward a detailed itemization of costs.

SDCL 49-34A-50 requires the electric utility, within 90 days after receipt of an offer by the annexing municipality to purchase the utility's electric distribution properties and services rights within the annexed area, to signify in writing its acknowledgement of the offer, and the parties shall proceed to act.

If you have any questions regarding the offer to purchase facilities and service rights, please contact me at 605-882-6233 or my cell phone at 605-695-6723.

Sincerely,


Bert Magstadt
Director of Operations
Watertown Municipal Utilities

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



INSTRUMENT NO. 202504552 Pages: 2
BOOK: 4U RESOLUTION
PAGE: 780

12/30/2025 11:34:00 AM

Ann Rasmussen

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

RESOLUTION NO. 25-36

A RESOLUTION FOR ANNEXING A PORTION OF PROPERTY IN PORTION OF PROPERTY IN THE NE1/4 OF SECTION 3, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH PM CODINGTON COUNTY, SD

WHEREAS, Timothy Boerger, Trustee of the Daryl Boerger Family Trust and the Lois Boerger Survivors Trust, owners of real property in Codington County described as:

“Lots 1 and 2 and the South Half of the Northeast Quarter, less lots H-1, H-2, H-3, H-4 and Outlot A and Outlot B, ^{C.H.} Boerger First Addition, Titan Addition and the South 172.2' of the East 300' of the South Half of the Northeast Quarter, all located in Section 3, Township 116 North, Range 52 West of the 5th P.M, Codington County, South Dakota.”

Which upon platting will be known as: “Boerger Second 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 Planning Commission of the City of Watertown, in its Resolution No. 25-36 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 3rd day of November, 2025.

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

I certify that Resolution No. 25-36 was published in the Watertown Public Opinion, the official newspaper of said City, on this 8th day of November, 2025.

Kristen Bobzien, Chief Financial Officer

Attest:



Kristen Bobzien
Chief Financial Officer

City of Watertown



Ried Holien
Mayor

PROPRIETOR'S CERTIFICATE

I, Timothy Boerger, Trustee, of the Daryl Boerger Family Trust and Lois Boerger Survivors Trust, owners of Lots 1 and 2, and the South Half of the Northeast Quarter, less Lots H-1, H-2, H-3 H-4, Outlot A and Outlot B, Boerger First Addition, Titan Addition and the South 172.2' of the East 300' of the South Half of the Northeast Quarter, all located in Section 3, Township 116 North, Range 52 West of the 5th P.M., Codington County, South Dakota, hereby certify that I have caused a portion of the above described property to be surveyed and platted into a parcel of land hereafter to be known as:

Boerger Second Addition to the Municipality of Watertown, Codington County, South Dakota.

And that I have caused the same to be platted as shown on the accompanying plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

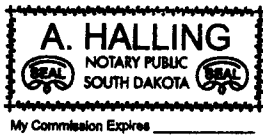
In witness whereof I have caused these presents to be executed this 26 day of December 2025.

Timothy Boerger
Timothy Boerger, Trustee

State of South Dakota)
County of Codington) ss

On this the 26th day of December, 2025, before me, the undersigned officer, personally appeared Timothy Boerger, 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.



A. Halling
Notary Public, South Dakota

My Commission Expires: 09/08/2031



INSTRUMENT NO. 202504551 Pages: 4
BOOK: OP PLAT
PAGE: 1088

12/30/2025 11:33:00 AM

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

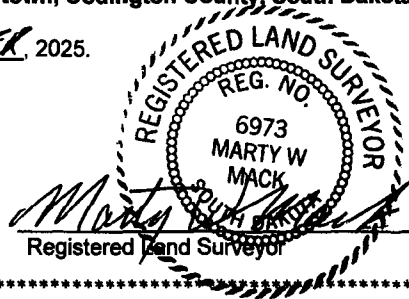
SURVEYOR'S CERTIFICATE

I Marty W. Mack, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the instance and request of Timothy Boerger, owner of the above described property, did on or before September 17, 2025, 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 into:

Boerger Second Addition to the Municipality of Watertown, Codington County, South Dakota.

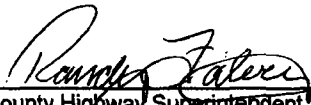
I hereby set my hand this 23rd day of DECEMBER, 2025.



APPROVAL OF STREET/HIGHWAY AUTHORITY

Having the authority to do so; I hereby approve access for **Boerger Second Addition to the Municipality of Watertown, Codington County, South Dakota**, onto 41st Street East.

Dated this 29 day of DECEMBER, 2025.



County Highway Superintendent

APPROVAL OF STREET/HIGHWAY AUTHORITY

No access to US Highway 212 is approved. This access approval does not replace the need for any permits required by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02.

Dated this 29th day of December, 2025.



Highway or Street Authority

CITY ENGINEER'S CERTIFICATE

I, Justin Petersen, the City Engineer for the City of Watertown, have reviewed this plat entitled: **Boerger Second Addition to the Municipality of Watertown, Codington County, South Dakota**, and have found it to conform to the subdivision requirements of Title 24 of the Revised Ordinances of the City of Watertown and as such I approve this Plat as Final Plat.

Dated this 23rd day of December, 2025.



Justin Petersen, PE, City Engineer
Watertown, South Dakota

CHIEF FINANCIAL OFFICER'S CERTIFICATE

I, Kristen Bobzien, the duly appointed, qualified Chief Financial Officer of the City of Watertown, South Dakota, hereby certify that all special assessments, which are liens upon any land shown in the Plat entitled: **Boerger Second Addition to the Municipality of Watertown, Codington County, South Dakota** as shown by the records in my office on this 23rd day of December, 2025, have been paid in full.

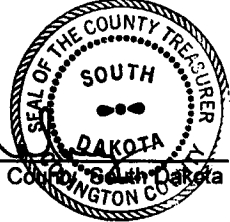



Kristen Bobzien
Chief Financial Officer

TREASURER'S CERTIFICATE

I hereby certify that I am the duly elected, qualified, and acting Treasurer of Codington County, South Dakota, and hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing attached plat as shown by the records of my office, have been fully paid.

Dated this 30th day of December, 2025.

Treasurer, Codington County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of the attached plat to be filed.

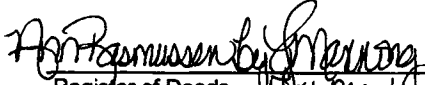
Dated this 30 day of December, 2025.



Director of Equalization,
Codington County, South Dakota

REGISTER OF DEED'S CERTIFICATE


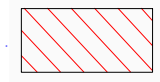
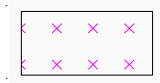

I hereby certify that I have received the original copy of the attached plat on this 30th day of December, 2025 A.D. at 11:33 O'clock A. M. and duly recorded in Book OP Page 1088, of Plat Books.



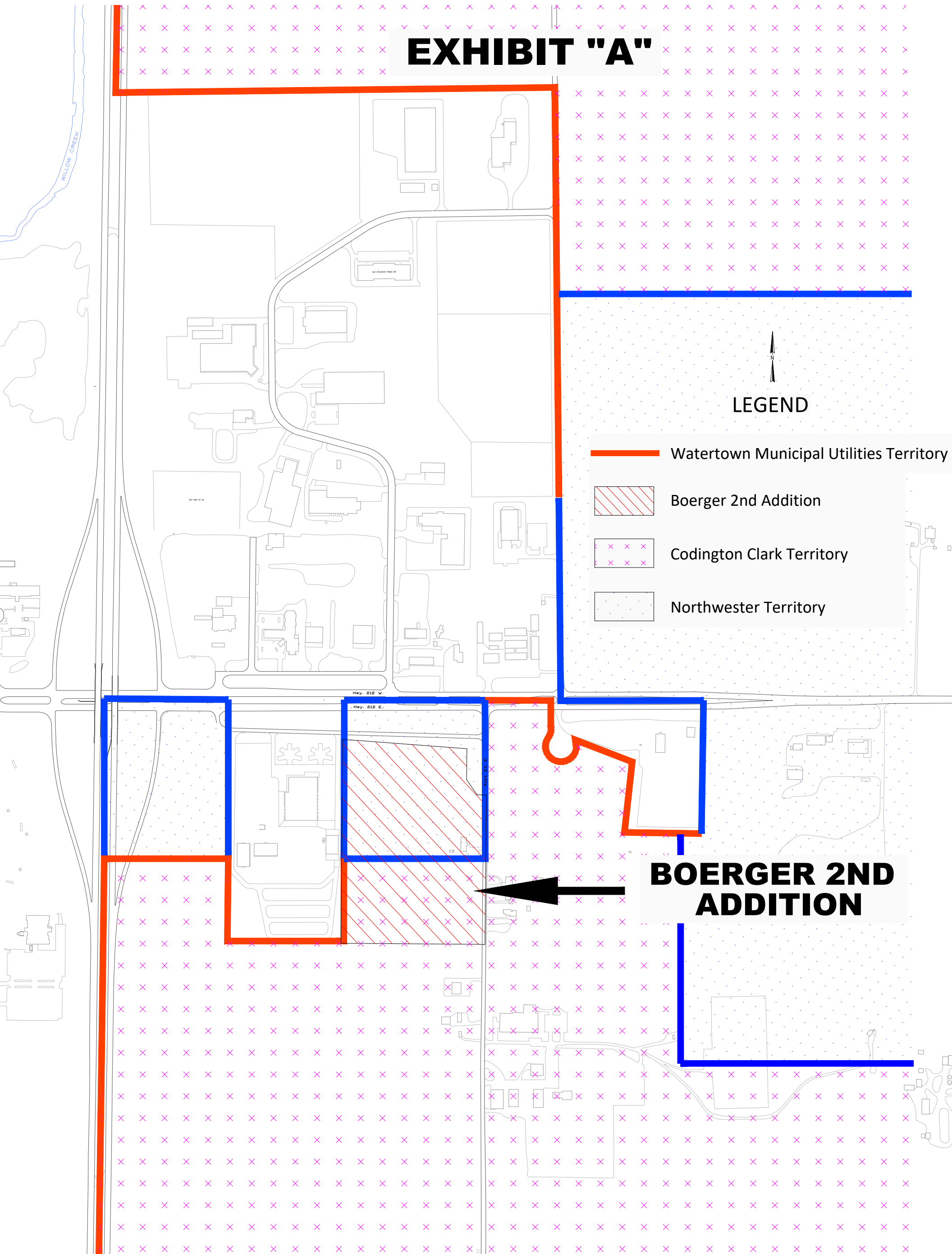
Register of Deeds, Asst Deputy
Codington County, South Dakota

EXHIBIT "A"

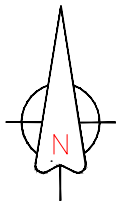
LEGEND

-  Watertown Municipal Utilities Territory
-  Boerger 2nd Addition
-  Codington Clark Territory
-  Northwester Territory

BOERGER 2ND ADDITION



Watertown Municipal Utilities Boerger 2nd Addition Electric Territory Information

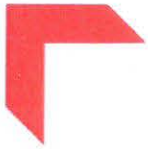


Legend

- Boerger 2nd Addition
- - - - - Adjacent Property Lines
- Section Line
- - - - - 1/4 Line
- - - - - South Boundary Gov. Lot 1 & 2

- Existing NorthWestern Electric Territory
To Become Watertown Municipal Utilities
Electric Territory Through The Annexation And
Platting Of Boerger 2nd Addition

- Existing Codington Clark Electric Territory
To Become Watertown Municipal Utilities
Electric Territory Through The Annexation And
Platting Of Boerger 2nd Addition



March 25, 2026

via Email to bmagstadt@watertownmu.com

Bert Magstadt, Director of Operations
Watertown Municipal Utilities
901 4th Avenue SW
Watertown, SD 57201

Re: Acknowledgement of Offer to Purchase Electric Facilities in Annexed Area

Dear Bert:

This letter acknowledges receipt of Watertown Municipal Utilities' January 8, 2026 offer to purchase NorthWestern Energy's electric utility properties and service rights within the City of Watertown's recently annexed area to be known as the Boerger Second Addition. Please consider this letter NorthWestern Energy's acknowledgement as required by SDCL 49-34A-52.

In addition, you requested a detailed itemization of costs for any electric facilities within the annexed area. NorthWestern Energy does not have any facilities within the annexed area. Therefore, the only item at issue is the compensation for NorthWestern Energy's service rights, as outlined in SDCL 49-34A-50.

Best regards,



Brad Wenande

Director - SD/NE Operations

Brad.Wenande@northwestern.com

(605) 668-4609

cc: Steve Lehner, General Manager, slehner@watertownmu.com
Brian Benson, Electric Superintendent, bbenson@watertownmu.com
Mark Meier, Engineering Tech Superintendent, mmeier@watertownmu.com
Zeke Hilmoe, Utility System Engineer, zhilmoe@watertownmu.com