

CHAPTER I INTRODUCTION

Authority and Purpose

The Pickstown Comprehensive Plan is an advisory document adopted by the local government in order to help guide the growth and development of the community. Physical, social, and economic conditions are studied and analyzed together since they all interrelate and affect each other. Through comprehensive planning, local officials have a sound and coordinated plan to follow when development decisions must be made. This plan establishes the foundation for Pickstown's planning initiatives by:

- Providing pertinent historical and contemporary data;
- Describing significant trends and conditions; and
- Outlining development goals and objectives, and then identifying specific policies that may help the community achieve these goals.

Chapter 11-6 of South Dakota Codified Laws (SDCL) provides the authority for municipalities to prepare comprehensive plans to guide their physical, social, economic, and environmental development. The comprehensive planning process can benefit Pickstown by:

- Establishing a baseline of data from which the Town can measure future progress;
- Protecting the tax base;
- Encouraging the distribution of population and land uses that will facilitate the most efficient use of the public infrastructure;
- Lessening governmental expenditures; and
- Protecting and conserving natural resources.

The Town of Pickstown will implement this plan through whatever ordinances, policies or controls as may be necessary. Implementation measures will change over time as conditions warrant.

Structure

The document is divided into several chapters. This first chapter outlines the purpose of the comprehensive planning process, highlights the main development issues facing Pickstown, and provides a brief historical sketch of the community.

Chapters 2 through 7 focus on existing conditions in Pickstown. Chapter 2 describes the physical environment in Pickstown, including topography, soils, and climate. Chapter 3 provides a broad outline of community facilities and services available in Pickstown, including utilities, the transportation network, health care, education, and emergency services. Chapters 4 through 6 contain demographic, housing, and labor force information pertaining to Pickstown, most of it gathered from the United States Census. Statistics for towns in Charles Mix County as well as Bon Homme, Brule, Douglas, and Gregory County are included for comparative purposes. Chapter 7 describes business and economic conditions in Pickstown.

In the final three chapters, the focus shifts to the future of Pickstown. Chapter 8 begins by describing the current pattern of land use in the community, and then identifies areas where different types of development appear to be most suited. Maps are included that show the existing pattern of land use and the proposed future pattern. Chapter 9 outlines the Town's primary development goals and objectives, and then proposes specific policies that the Town can follow to achieve the identified goals. Chapter 10 closes the document by describing how Pickstown can implement the policies.

The last comprehensive plan written for the Town of Pickstown was adopted in 2009. Zoning regulations were adopted to implement the comprehensive plan. In 2019, the Town found it necessary to revisit the community's goals and explore new ideas that will move Pickstown into the next twenty years.

Primary Issues

Although this document pertains to a wide array of issues in the community, business development and housing development are particularly important and require special attention. To successfully address these and other development issues will require foresight and progressive leadership. This is particularly true for communities like Pickstown, which can be heavily affected by outside forces, such as a decline in farm commodity prices or depopulation of the rural countryside.

The loss of population occurring in many rural areas of South Dakota is of particular concern. As long as this trend continues, the future of cities like Pickstown remains uncertain, and planning for the future takes on an even greater importance. In addition to progressive leadership, effective planning will require citizen participation. Therefore, public information and input will be important factors in determining how Pickstown develops and grows.

Location and Historical Background

Pickstown's general location is on the Missouri River along the western edge of Charles Mix County, South Dakota. MAP 2.1 shows Pickstown's location in South Dakota and the location of other counties and metropolitan communities of the state. MAP 2.2 shows Pickstown in Charles Mix County and the relationship with the townships and communities that surround the town. Pickstown is located on South Dakota Highway 46 and several business locations are situated to profit from local and non-resident travelers. The closest micro-politan areas are Mitchell and Yankton, which are about 70 miles from Pickstown and the closest metropolitan area is Sioux Falls, about 125 miles also to the northeast (as the crow flies).

The State of South Dakota occupies a portion of the area originally acquired by the United States in the Louisiana Purchase of 1803. The area was partially explored by Lewis and Clark in the Missouri River Expedition of 1804-1806. Sioux Indians (Dakota Sioux) dominated the region through the period of fur trading to the middle of the 19th Century. Extensive settlement of the area began in the 1870's with the westward movement of land speculators and farmers. A treaty with the Sioux opened the land between the Big Sioux and Missouri River.

Pickstown is closely tied to the cultural geography and history of the area. But Pickstown owes its existence to the Pick-Sloan Plan. The project was begun in the 1940s after Congress authorized the construction of 5 reservoirs along the Missouri River and its tributaries. Fort Randall Dam was built along the river between Charles Mix and Gregory Counties. The reservoir behind Fort Randall Dam, is named after the former South Dakota Representative and Senator, Francis Higbee Case.



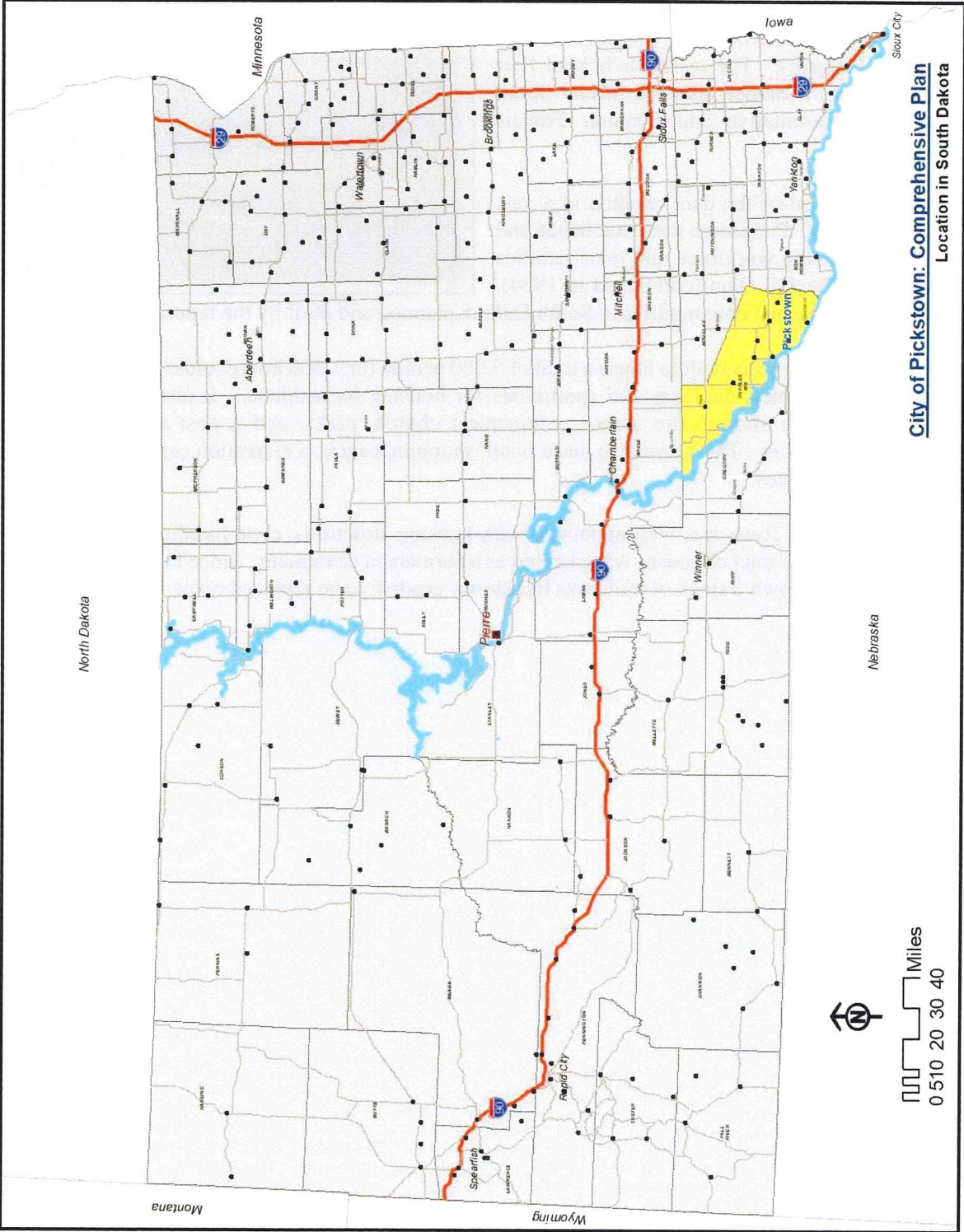
The construction of the dam resulted in a vast housing project. Pickstown was established and built to house the workforce and their families of the Fort Randall Dam (completed in 1954).

It was one of the last communities in South Dakota planned and built by the federal government.

The original Town was built to house a total of 5,000 people (or 1,500 households). The Town featured single family homes, duplexes and apartments for housing its residents. It also featured a school, hospital, a police station, fire station, ecumenical church, parks, and a post office for providing community services. The Town also had a hotel, shopping center, a recreation center and a theater for commercial services.

Even though the Town was well-appointed with housing structures, civic buildings, and commercial services, only one tract of houses was planned as a permanent settlement. Since Fort Randall Dam was completed, the Town's stock of buildings has slowly eroded; to be replaced by newer, more permanent housing.

FIGURE 1-Location in SD



City of Pickstown: Comprehensive Plan
Location in South Dakota

Figure 1

FIGURE 2-Location of Pickstown in Charles Mix County

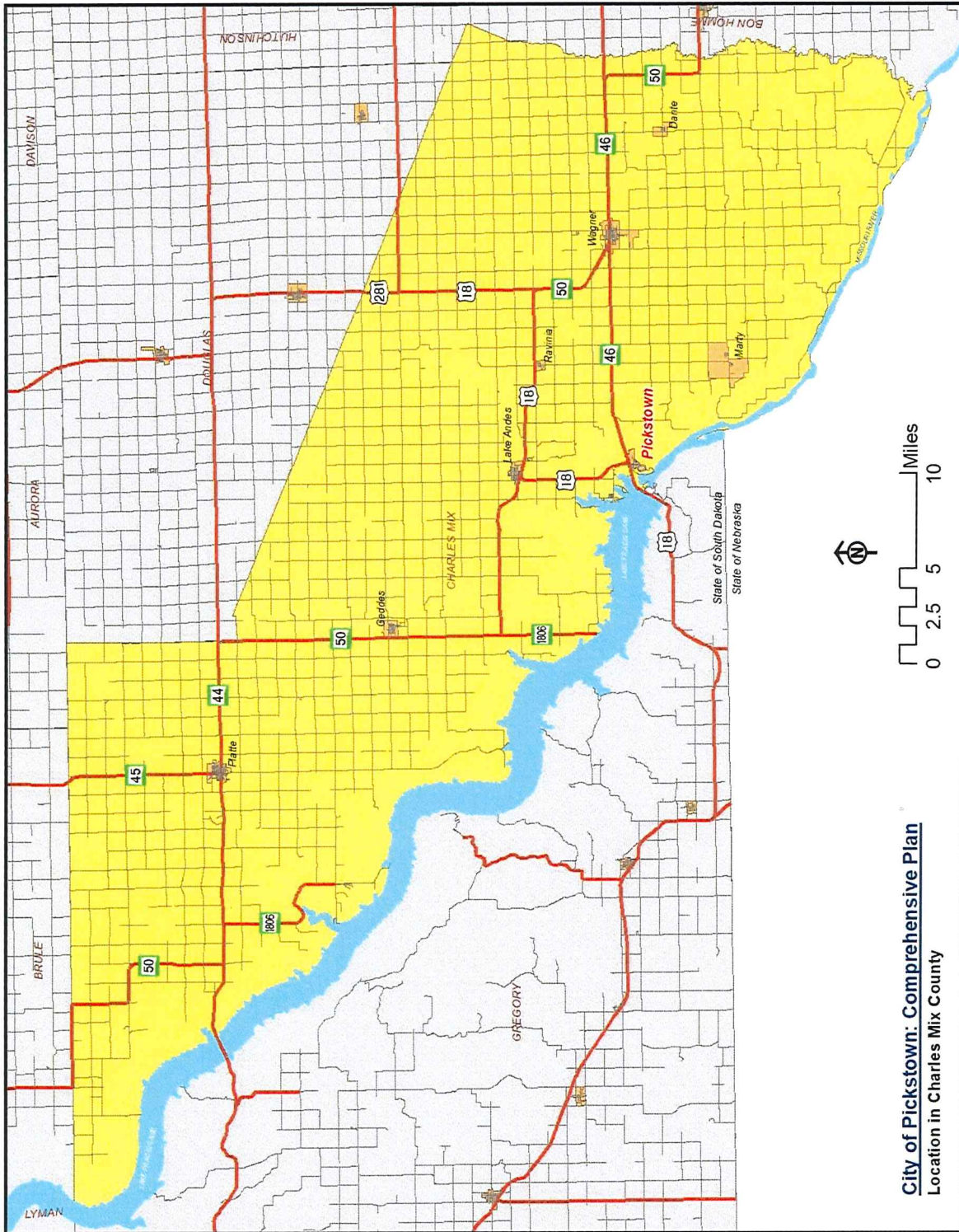


Figure 2

City of Pickstown: Comprehensive Plan
Location in Charles Mix County

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CHAPTER II PHYSICAL CONDITIONS

Landscape

Charles Mix County is located in the south-central portion of the State of South Dakota. Charles Mix County lies within the Coteau du Missouri division of the Missouri Plateau. The Coteau du Missouri consists of gently rolling and hilly end moraines of the Mankato Substage of the Wisconsin Glaciation and nearly level to undulating moraines. Much of the material deposited on the ground moraines is silty drift. The steep trench of the Missouri River is along the southwestern border of the county. Most of the breaks along the river are clayey and are underlain by Pierre shale. The flood plain along the Missouri River is inundated by Lake Francis Case above Fort Randall Dam.

Andes, Choteau, and Platte Creeks are the major drainageways. All of the drainageways in the county are intermittent and flow in the spring and after heavy rains. Except for Andes Creek, which drains into Lake Andes, they drain into Lake Francis Case or the Missouri River. Elevation ranges from about 1,220 feet above sea level in the southeastern part of the county to about 2,130 feet in the northwestern part. The lowest elevation is on the flood plain along the Missouri River.

FIGURE 3-Topography



Soils

An examination of the soils in the Pickstown area will assist in determining which areas are best and least suited for development. Soils develop from the weatherization of geologic minerals as well as the decomposition of plant and animal remains. Soils can be described as belonging to a "soil association." A soil association is a unique natural landscape that has a distinct pattern of soils, relief, and drainage. Typically, a soil association consists of many different soil types.

The soil association in and around Pickstown is the Sansarc association. The landscape is characterized by steep slopes and deeply entrenched drainage-ways. The soils generally are very steep or steep but are moderately sloping on some side slopes. Because of the steep slopes, runoff management and landslides are a concern. Generally, the Sansarc association supports rangeland and wildlife habitat. It is generally unsuited to cultivated crops, building site development, and sanitary facilities. Presented below, and shown in **Figure 4**, are the specific soil types that occur in Pickstown. More detailed information is available in the Soil Survey of Charles Mix County, South Dakota, published by the U.S. Department of Agriculture, Soil Conservation Service.

The following soils are most prominent within Pickstown:

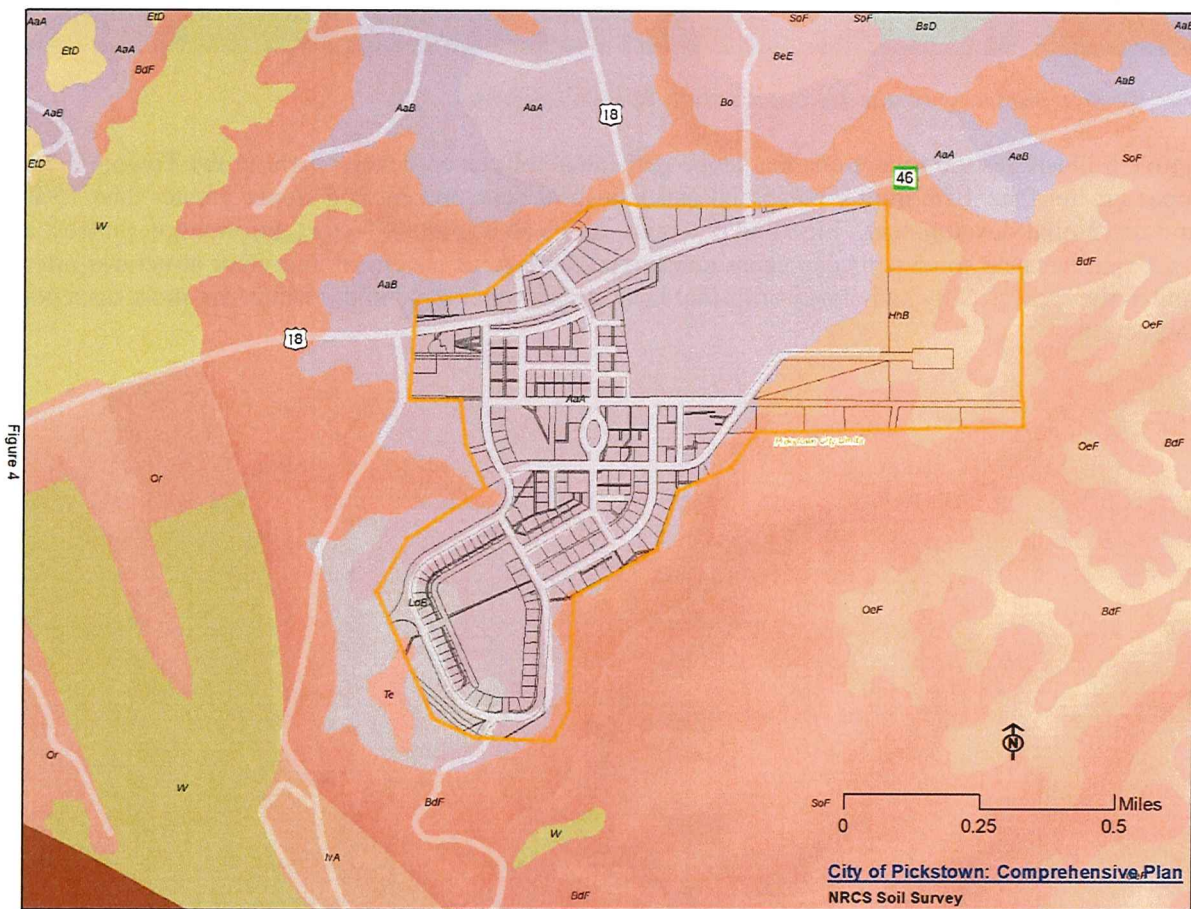
- **Agar Silt Loam (AaA):** Deep, well-drained and moderately well-drained, nearly level soil on uplands. Areas of this soil type are 10 to 300 acres in size and irregular in shape. The slopes are long and smooth and range from 0 to 2 percent. The soil is well suited to cultivated crops and pasture. It is also well suited to range vegetation, windbreaks, and environmental plantings. The soil is well suited to most forms of building site development and to septic tank absorption fields. This soil is the single most prominent type in Pickstown. When the town was built, the landscape was shaped and soil was brought in for building sites.
- **Agar Silt Loam (AaB):** This deep, well drained, gently sloping soil is on uplands. Areas of this type are 30 to 1,300 acres in size and are irregular in shape. Slopes are long and smooth and range from 2 to 6 percent. The soil is well suited to cultivated crops and pasture. It is also well suited to range vegetation, windbreaks, and environmental plantings. The soil is well suited to most forms of building site development and to septic tank absorption fields. This soil type is generally located in the northern portions of Pickstown and in the windbreaks north of town.
- **Betts Loam (BdF):** This deep, well drained, steep soil is on the sides of drainage-ways and the upper parts of breaks along the Missouri River. In places stones and glacial boulders are on the surface. Areas are 20 to 1,300 acres in size and are long and narrow or irregularly shaped. Slopes are short and steep, between 25 and 40 percent. Most of the acreage is rangeland. The soil is generally too steep for cultivated crops, windbreaks, and environmental plantings, building site development, and septic tank absorption fields. This soil is generally located in the draw south of Pickstown. It provides a habitat for deer, rabbit, pheasants, grouse, and quail.
- **Highmore Eakin Silt Loams (HhB):** These deep, well drained, undulating soils are on uplands. The Highmore soil is on the smooth sides of slopes and the broader ridge tops. The Eakin soil is on the higher convex slopes. Most slopes are long and smooth, between 2 and 6 percent. The soils are well suited to cultivated crops, windbreaks, and environmental plantings. The soils are fairly well suited to most kinds of building site development and sanitary facilities. The shrink swell potential is a limitation on building sites, and the restricted permeability is a limitation in septic tank absorption fields. This soil type dominates the undeveloped eastern portion of Pickstown.
- **Lowry Silt Loam (LoB):** This deep, well drained, gently sloping soils is on uplands adjacent to breaks along the Missouri River. Areas are 15 to 350 acres in size and irregular in shape. Most of the slopes are long and smooth between 2 and 6 percent. The soil is well suited to cropland, windbreaks, and environmental plantings. The soil is well suited to building site development and septic tank absorption fields. This soil is generally located on the west side of town, along Missouri Drive.

Table 1 shows some of the important characteristics of the soils described above. For the purposes of this plan, these characteristics are especially important as they relate to new housing development. The specific soil type in an area proposed for development should be evaluated before houses, or other structures, are allowed to be built. Building on inappropriate soils may result in environmental damage and additional public and private expense.

The first column in the table, shrink-swell potential, refers to the degree to which a soil expands and contracts due to changes in moisture and temperature. This is an important factor because shrinking and swelling of some soils can cause damage to building foundations, basement walls, roads, and other structures unless special design features are used.

The final two columns show the various soils' suitability for septic tanks and road construction. As the table shows, none of the soil types in Pickstown are really well suited to road construction due to their low strength. However, most limitations can generally be overcome with various engineering techniques, so these should not be of great concern.

Figure 4 - Soils



Flooding potential is obviously an important factor. Information on frost action is relevant because some soils can cause substantial damage to pavement and other structures after they thaw in the spring. Silty and clayey soils that have a high water table in the winter are most susceptible to frost action.

The final two columns show the various soils' suitability for septic tanks and road construction. As the table shows, none of the soil types in Pickstown are really well suited to septic systems. Regarding road construction, the soils' limitations can generally be overcome with various engineering techniques, so this should not be of great concern.

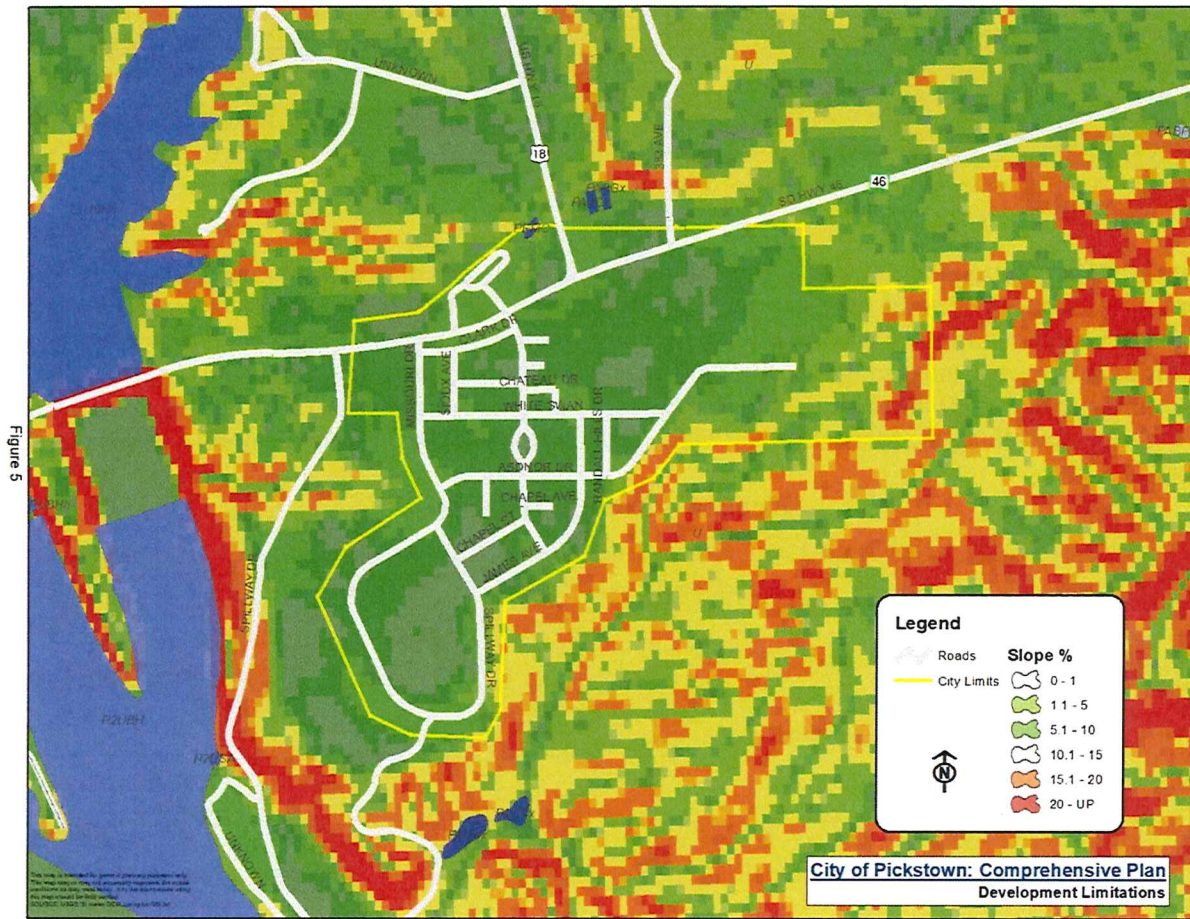
**Table 1
Soil Properties**

Soil Type	Dwellings with Basements	Commercial Buildings	Limitations for Septic Systems	Limitations for Road Construction
Agar Silt Loam (AaA) 0-2 %	Slight	Slight	Slight	Severe - low strength
Agar Silt Loam (AaB) 2-6%	Slight	Moderate - slope	Slight	Severe - low strength
Betts Loam	Severe – slope	Severe – slope	Severe – percs slowly, slope	Severe - low strength, slope
Highmore-Eakin Silt Loams	Moderate – shrink/swell	Moderate – shrink/swell, slope	Severe – percs slowly	Severe – low strength
Lowry Silt Loam	Slight	Slight	Slight	Moderate – frost action, low strength

SOURCE: Soil Survey of Charles Mix County, USDA Soil Conservation Service

Figure 5 illustrates the limitations that slope percentage places on development in the Town. Generally, slopes greater than 10% limit commercial and industrial development and slopes greater than 15%-20% limit residential development. Flooding potential can be an important factor. Information on frost action is relevant because some soils can cause substantial damage to pavement and other structures after they thaw in the spring. Silty and clayey soils that have a high water table in the winter are most susceptible to frost action.

Figure 5-Development Limitations



Climate

Climatic conditions can affect local development in a variety of ways. Temperature extremes determine the amount of insulation required for houses and buildings, and the amount of rainfall dictates the size of drainage pipes and culverts needed to prevent flooding. Prevailing wind patterns should be taken into consideration when large, polluting industries or big cattle feeding operations are being planned for an area. Winds can also be directed within an urban area that disrupts human comfort due to buildings being spaced far apart, lone tall buildings, and buildings of various heights close together. **Table 2.2** shows temperature and precipitation figures for Pickstown. The data are averages gathered for years from 2005 to 2006.

The Pickstown area experiences a wide range in temperatures from summer to winter and in daily maximum and minimum temperatures during most of the year. Temperatures can rise above 100 degrees in summer and fall to minus 20 degrees or lower in winter. In an average year, the last spring freeze will occur in late March and the first fall freeze will happen around the last week in October. Snowfall generally begins in late October and continues until April, averaging approximately 25.2 inches annually. Pickstown receives the most rainfall generally in May and June. The average yearly rainfall for the area is 22.55 inches.

Table 2 – Average Temperature and Precipitation

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F	33	38	48	61	72	81	88	87	77	64	47	35
Average low in °F	11	15	24	35	47	57	63	61	51	38	26	14
Av. precipitation in inch	0.48	0.63	1.55	3.14	3.59	3.57	2.52	2.51	2.53	2.13	0.93	0.58
Av. snowfall in inch	5	5	6	3	0	0	0	0	0	0	3	6

SOURCE: SD Climate and Weather Information Website, SDSU
http://climate.sdstate.edu/w_info/query/ncdcmthlynew.asp#

Wind direction during the summer is generally from the south, and during the winter it is usually from the northwest. However, wind intensity can vary within short distances because of differences in terrain, vegetation, and buildings. Pickstown is, on average, windier than most of the United States. April is the windiest month with an average speed of just over 13 miles per hour. The calmest month is in July, with an average speed of 10 miles per hour. The higher wind speeds in Pickstown might be explained by the Town’s location along the Missouri River valley, which “funnels” wind from the north and west along the lake.

Figure 6 – Average Wind Speed



CHAPTER III COMMUNITY FACILITIES

Government

Under South Dakota's classification of towns and cities, Pickstown is a third class municipality. Pickstown is an incorporated municipality having the ability to control matters within its corporate limits. The Town can adopt ordinances, license and regulate activities, create law enforcement agencies, levy taxes, and enter into contracts. The head of the local government is the President of the Board of Trustees, and there are four members that serve on the Board in the trustee form of government. The President and Board are responsible for making policy decisions for the community. Pickstown has a Finance Officer that is responsible for the day to day operations of the city and preparation of the city budget.

Water

Primary water service to Pickstown's 100 connections is provided from the Randall Community Rural Water District. The rural water system has a contract with Pickstown for a total pumping capacity of 347 gallons per minute but allows the butterfly valve to be opened in times of need for higher flows.

The town has approximately 41,852 feet of water pipes, including mains and service lines. The current calculated peak demand for water, based on land uses in Pickstown, equals 0.0393 million gallons per day (MGD) (compared to 0.08 MGD reported to GOED). The capacity for water supply is reported to be 0.50 MGD. The projected demand for water in 2030 will be 0.1088 MGD. Therefore, the current capacity will meet future demand for water.

The Town has a storage tank with the capacity to hold 520,000 gallons of drinking water. The Town charges its residents a minimum rate of \$29.00 plus a usage fee of \$3.50 per 1,000 gallons of water used. So, the average resident using 5,000 gallons of drinking water can expect to pay \$46.50 per month. The Town charges a hookup fee of \$200.

Figure 7 details the locations of water mains in the Town.

Figure 7 – Water Mains

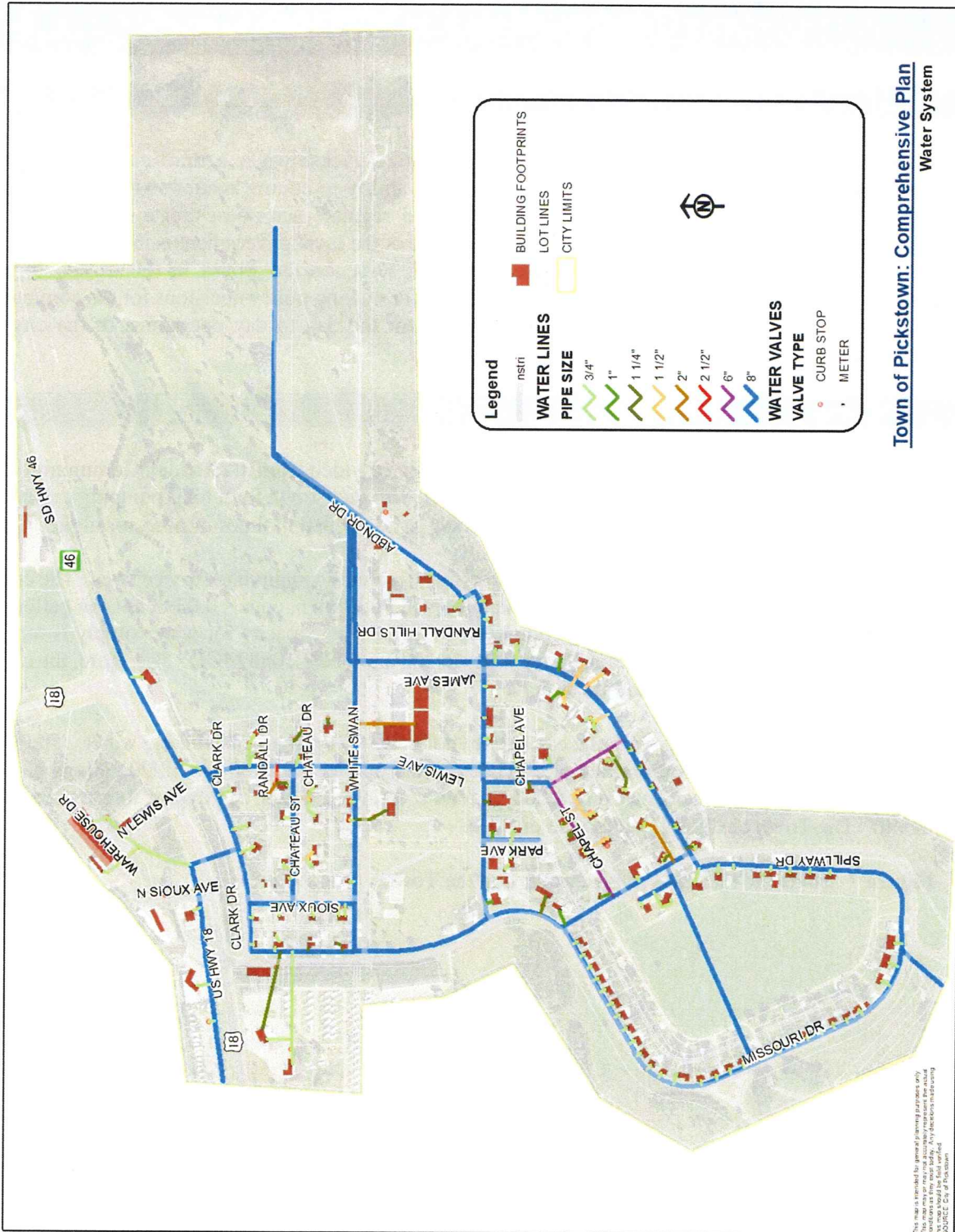


Figure 6

Sewer and Solid Waste

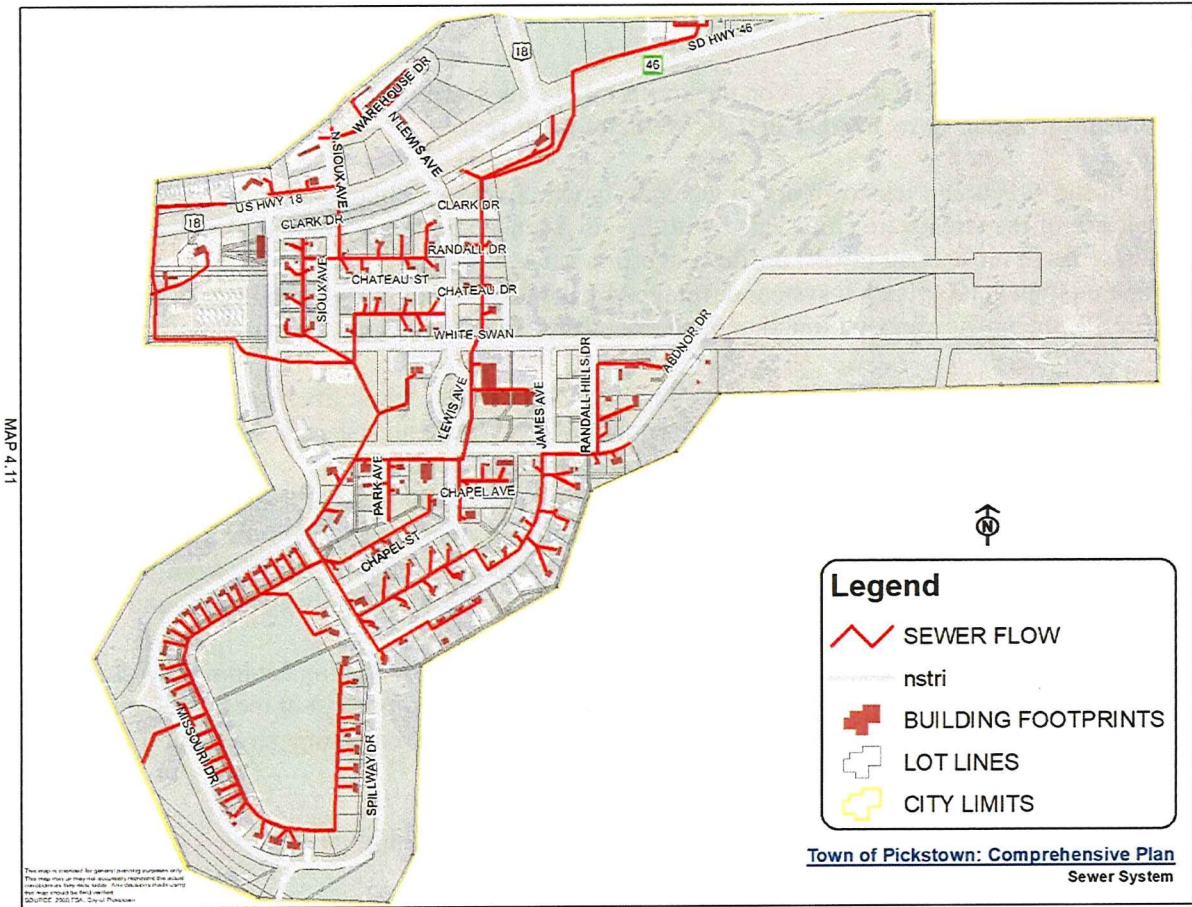
Wastewater Collection

Public sewer lines were first installed in Pickstown around in the 1950s and are primarily constructed of four to ten inch Vitrified Clay Pipe (VCP). The sewer system was rebuilt in 1980 before the Town was an incorporated municipality. There is 35,099 feet of sewer pipe including mains and service connections. There are two lift stations to assist the collection system in moving waste toward the lagoons. One station is located south of the convenience store/hotel complex and the other one is located near the warehouses north of the highway.

Pickstown’s treatment system was constructed at the same time as the collection system which at that time consisted of two stabilization ponds covering approximately four surface acres. At this time engineers estimate that the facility can effectively handle a resident population of 300 people. The treatment facility is located approximately one half mile south of the Pickstown city limits in the south aspect of the draw.

Congress passed the Clean Water Act in 1972. Resulting regulations require that Pickstown operate under a “No Discharge” permit. The current monthly rate is a \$25 minimum and a usage fee of \$0.50 per 1,000 gallons. Residents pay a usage fee up to 15,000 gallons. The Town charges a \$50 connection fee.

Figure 8 – Sewer Lines



Solid Waste

Pickstown is subject to federal solid waste regulations, under Subtitle D of the Resource Conservation and Recovery Act (P.L. 94-580) as amended on January 1, 1992. These regulations required the closure of many landfills throughout the country. Solid waste generated in Pickstown now goes to the Southern Missouri Landfill near Lake Andes, SD. The landfill opened in September 1997. The site was permitted at 200.5 acres and has thirty years of space left. The site is permitted to handle up to 25,000 tons of municipal solid waste per year.

Transportation

Pickstown is located at the confluence of South Dakota Highway 46 and United States Highway 18/281. Highway 46 is the primary major highway that bisects Southern Charles Mix County and is well maintained. US Highway 18 is also well traveled and in good condition. Average daily traffic counts are available from the Department of Transportation for the vicinity.

From the East:

The average daily traffic (ADT) count on SD Highway 46 entering Pickstown from the east is 2,780 vehicles and 295 trucks. This section is projected to have an ADT of 4,111 vehicles in 20 years.

From the West:

The ADT on US Highway 18 on the west end of Pickstown is 1,010 and 213 trucks. This segment is projected to have an ADT of 1,377 vehicles in 20 years.

From the North

The ADT on US Highway 18 on the north end of Pickstown is 1,540 and 257 trucks. This segment is projected to have an ADT of 2,365 vehicles in 20 years.

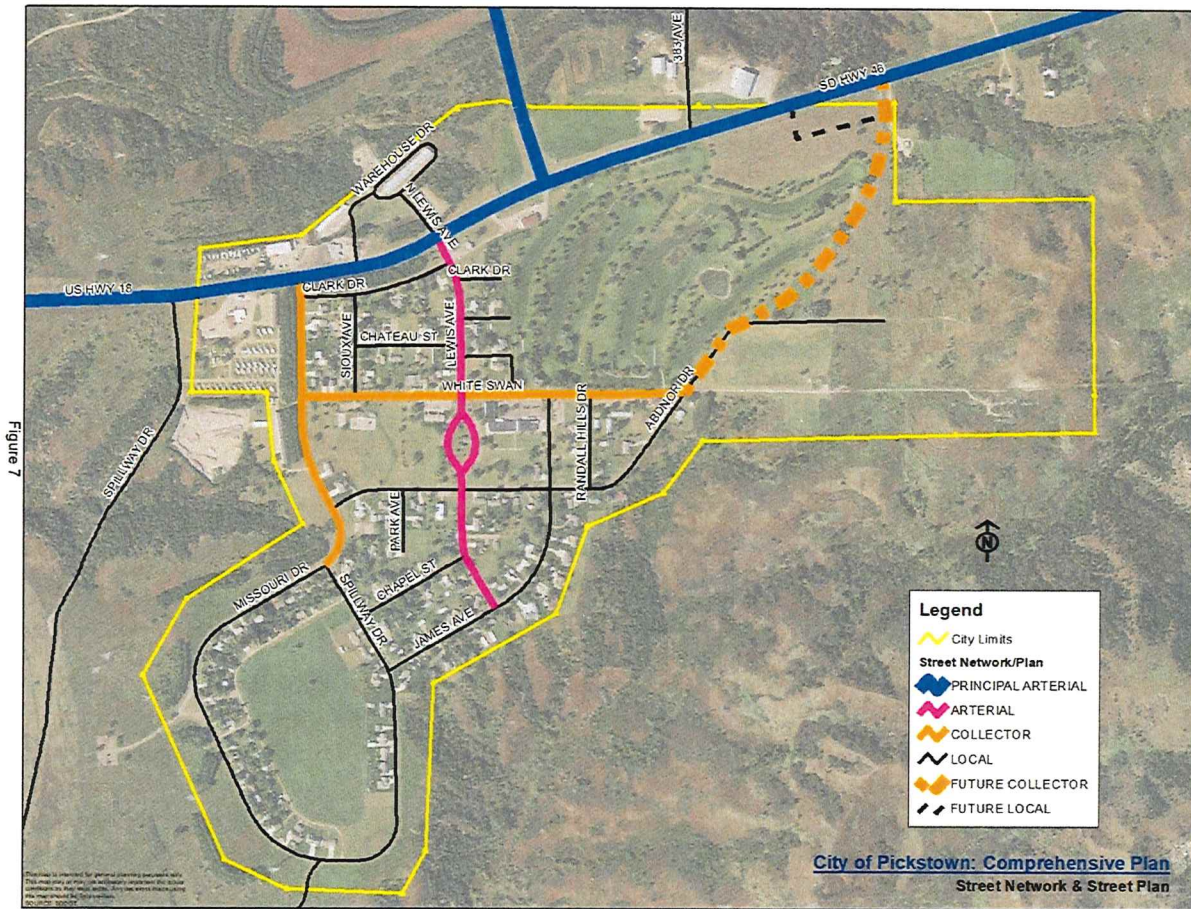
All of the streets in Pickstown are in generally good condition, although trouble spots do exist. The majority of the streets are chip sealed with Lewis Avenue and a few random blocks having curb and gutter. As in most small towns, traffic congestion is not a problem.

The functional classification system developed by the Federal Highway Administration is widely used to define the traffic-carrying function of streets. For urban areas, there are four classifications:

- *Principal Arterials* – these roads provide long distance trunk line routes within and between urban areas. These roads carry high volumes of traffic at high speeds. In Pickstown, a principal arterial would be identified as South Dakota Highway 46.
- *Arterial streets* – these streets allow for traffic movement between major development centers within a community. Lewis Avenue is considered an arterial street in Pickstown.
- *Collector Streets* – these streets are minor tributaries, gathering traffic from local roads and provide access to arterial streets. Missouri Drive (north of Spillway Drive) and White Swan are identified as collector streets in Pickstown.
- *Local Streets* – these streets provide access to nearby areas within a community. Local streets often have numerous driveways, as they are the addresses for most of the homes and for a small share of non-residential uses in a community. All remaining streets in Pickstown are considered local.

Pickstown's street system and proposed future streets is shown in **Figure 9**

Figure 9 – Existing and Proposed Streets



Rail Freight Service:

The State of South Dakota experienced a decrease of over 50% in “rail miles” during the late 1970’s to early 1980’s. A majority of factors are attributed to this significant decrease though the key influences were international embargos and an overall reduction in service areas by the major railroad companies. The period following saw the state invest in the rail infrastructure by purchasing lines and leasing the track rights to various rail companies. These actions assisted in reestablishing service to 1,848 of the original 4,420 track miles that were operational in the mid 1970’s. As part of the state’s investment, a rating or ranking system was established that identified lines as “Essential Core System” and Local Option Lines”. A core system line provides access from the larger grain production areas to the primary grain markets in the Pacific Northwest, Minneapolis, Duluth, and the Gulf of Mexico. A local option line was designated a feeder line thereby providing smaller terminals and markets access to the core lines and a larger marketplace. The railroad experiences very limited usage but may be improving in the future.

Air Service/Airport:

Pickstown does not have an airport located within the community. The surrounding terrain would make it difficult to develop an airport facility. The nearest airport is located twelve miles east in the City of Wagner. According to the State Department of Transportation (SDDOT) Office of Aeronautics, it is classified as a Category B – Small General Aviation facility and is FAA approved. The airport features a 3,500 foot asphalt runway and provides commercial aviation services. The airport is designed for aircraft weighing less than 12,500 pounds. The nearest major commercial airline service is located Mitchell or Sioux Falls.

Health Care

Access to quality health care is essential for the growth or sustainability of a small town. A lack of health care facilities will discourage new businesses from moving to the community, and may force some existing businesses to leave. For many small communities, the major problem is a lack of trained medical personnel.

Most residents of Pickstown utilize the medical facilities in Wagner for their health care needs. Wagner Community Memorial Hospital is a 20 bed critical access hospital equipped with extensive advanced services, including areas for medical, surgical, pediatric, intensive care, coronary care, swing bed/long term care, physical therapy, laboratory and radiology, including CT scanner, ultrasound, and mammography. A clinic is also available on the same campus as the hospital.

The Wagner Community Memorial Hospital adopted a strategic plan in 2006 to build an 11,500 square foot expansion to the clinic and a 13,500 square foot renovation of the inpatient and surgical wings. The following tables highlight the medical facilities in Charles Mix County.

In addition, Lake Andes has a clinic with a medical staff. St. Benedict's Hospital is an Avera Health System affiliate located in Parkston, SD.

Education

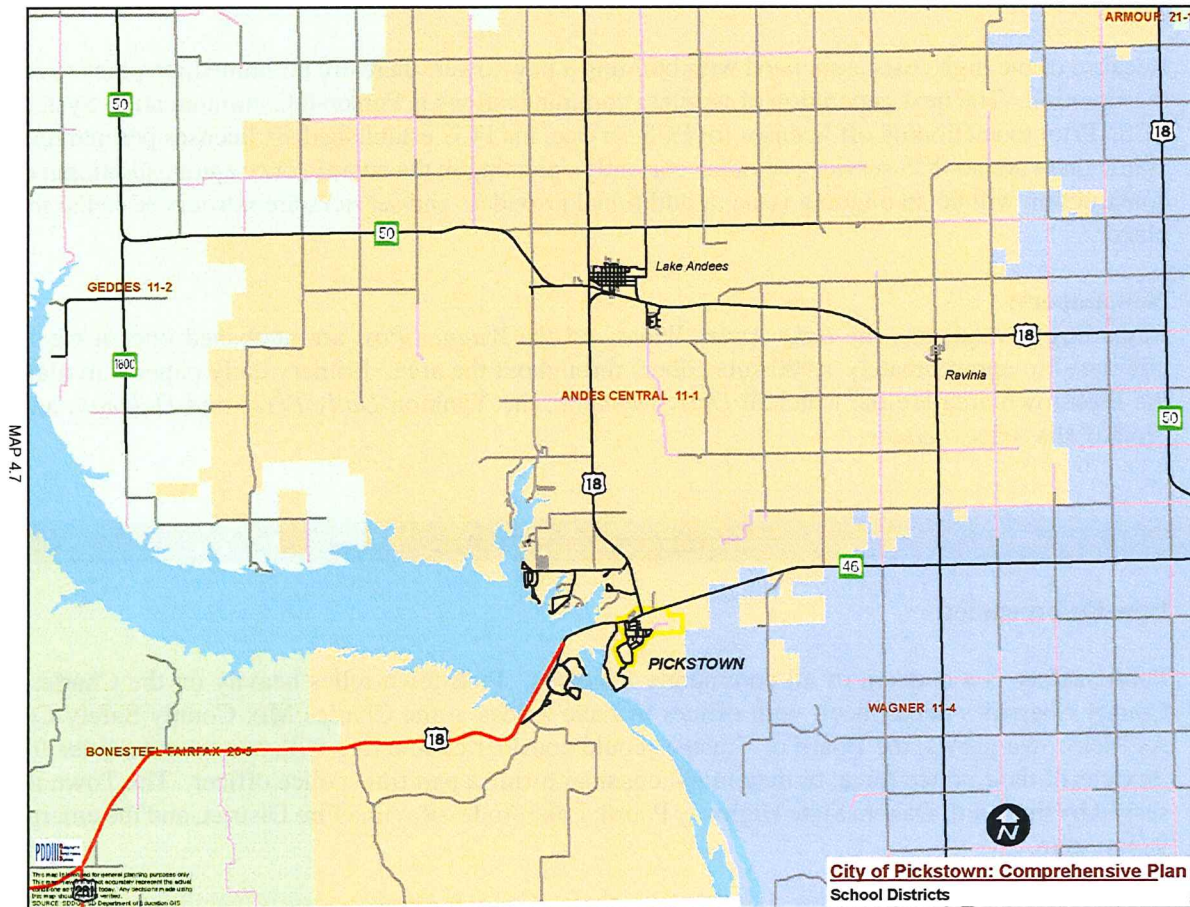
Education is the largest public expense in local communities. The local school budget is controlled by the school board, not the elected governing body. Similarly, the school board makes plans for new schools, school expansions, and school consolidation outside of the community planning process. The location of new schools and the closing of older ones can have a major impact on local land-use patterns. Coordination of plans between the local school board and the town government is essential for effective management of growth, budgets, and delivery of educational services. **MAP 4.7** shows the school districts in the Pickstown area.

The Town of Pickstown does not have a local school district to serve the educational needs of the children. Pickstown is located in the Andes Central School District, which is located in Lake Andes. The district encompasses 204 square miles. Two of the district's three attendance centers lay within the city of Lake Andes: Andes Central Elementary, and Andes Central Junior/Senior High School. The third attendance center is located at Lakeview Colony, a Hutterite Brethren religious community. Approximately 410 students in grades pre-K through High School attend Andes Central School District. The student population is culturally diverse consisting of mainly Native Americans and Caucasians. The Native American population is made up of predominantly members of the Yankton Sioux Tribe.

Table 3 – Andes Central School District Profile

District Profile	2015-16	2016-17	2017-18	2018-19
Total Enrollment (PreK-12)	327	354	350	348
Total Students with Disabilities Enrollment	10.1%	10.2%	11.1%	12.1%
Economically Disadvantaged Enrollment (% Eligible for Free/Reduced Lunch)	>90%	>90%	>90%	>90%

FIGURE 8-SCHOOL DISTRICTS



Power and Communications

Electricity and Fuel:

Pickstown provides power from its municipal electrical distribution system. A percentage of the Town's power source comes from its small Western Power Administration (WAPA) allocation. Supplemental power is purchased from Missouri River Electric Service (MRES). Power transmission is provided by WAPA/East River Power. Charles Mix Electric has contracted with the Town for the maintenance of the electrical system. The current electric rates are: Residential - \$20 per month with a usage charge of \$0.087/kilowatt hour (KWH). Commercial - \$24-42 per month with a usage charge of \$0.052-0.088/KWH with a demand charge for large users. Alternative energy proposals such as wind energy systems could be a possibility because of the ever-present wind in the area.

Telephone/Internet:

Fort Randall Telephone Company provides telephone, internet service, and cable television to Pickstown. Charles Mix Electric also provides internet service in the community. The advent of wireless or broadband service may result in a significant shift amongst internet service providers. Long distance service is provided by numerous companies. The long distance market is an ever evolving market: therefore an attempt to identify all individual providers would be difficult.

In accordance with the Federal Communications Commission (FCC) regulations, there are only two cellular or digital service licensees or providers allowed per market. The immediate region is provided

by AT&T, Verizon and T-Mobile. Cell service is adequate within town because of the close proximity to communication towers. Service gets increasing weaker as one gets further into the breaks near the Missouri River.

Because of the high costs associated with building a new tower, there are no immediate plans to rectify the situation. The next generation of wireless communications is Personal Communication Systems or PCS. Prior to auctioning off licenses for PCS service, the FCC established six licenses per market area. While there are no PCS service providers currently operating in the county, once again, additional tower construction will be an ongoing issue as additional providers and services are introduced to the market place.

Newspapers:

Regarding newspapers, the *Lake Andes Wave* and the *Wagner Post* are published once a week and circulated to approximately 1,900 subscribers throughout the area. Primary daily papers circulated in the Pickstown area are the *Mitchell Daily Republic*, the *Yankton Daily Press and Dakotan*, and the *Sioux Falls Argus Leader*.

Emergency Services

Law Enforcement:

Public safety is a concern of all community residents. Pickstown relies heavily on the Charles Mix County Sheriff's department, with offices in Lake Andes at the Charles Mix County Safety Center. As Pickstown grows, the Board of Trustees could consider contracting with area communities for the services of their police force, or they might consider hiring a part time police officer. The Town is also served by the South Dakota State Highway Patrol, Lake Andes-Ravinia Fire District, and the emergency 911 system.

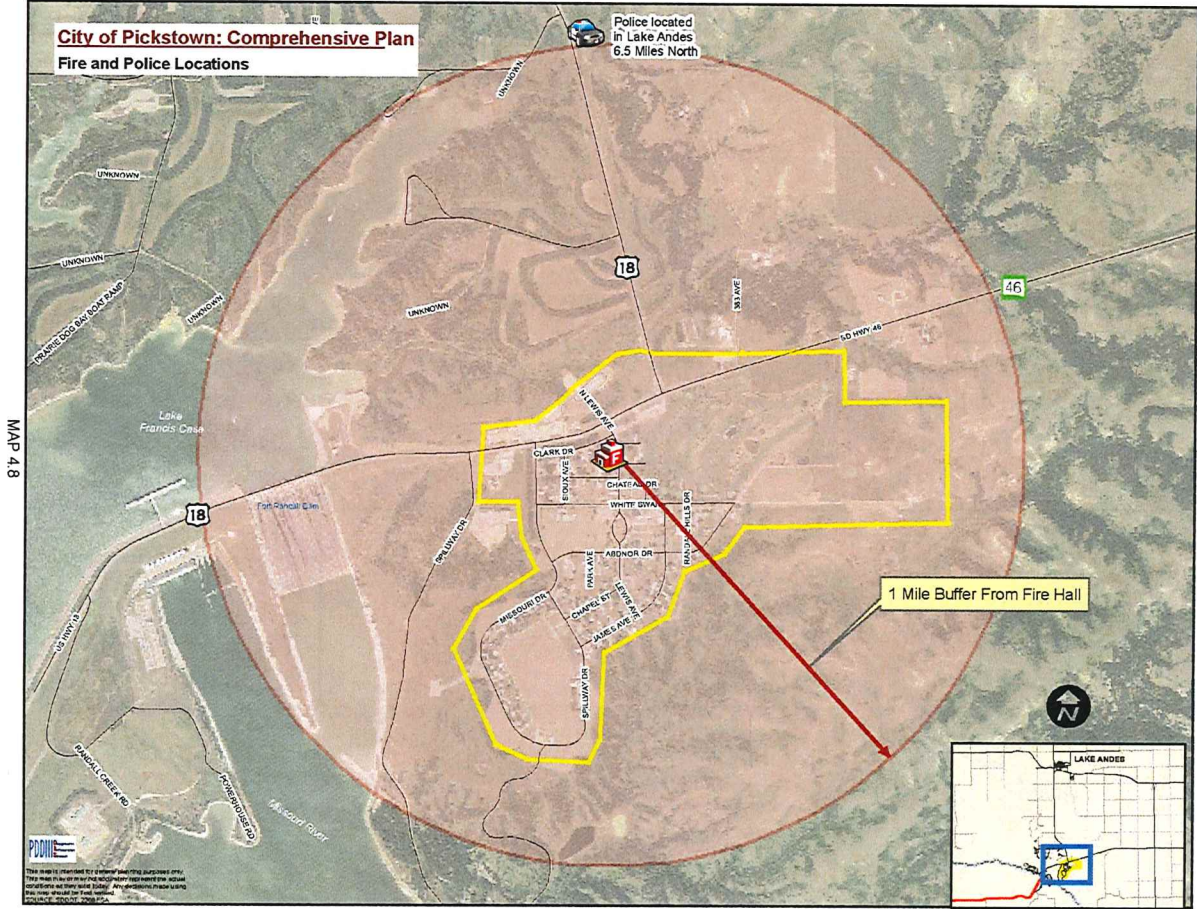
The Town currently relies on the detention facilities located in Lake Andes for holding offenders and juveniles. However, if the Town decided to commit bed space for detention facilities, the standards in the following table could be used.

Fire Protection:

Pickstown had a full time fire department when the Town was built in the 1950s. Since the Town was incorporated as a municipality, the local fire department has deferred more of its service to the Lake Andes-Ravinia Fire District. The Town still maintains a fire truck for short emergency runs. The truck and equipment are housed in the original fire station. The existing facility is 2,500 square feet, which is enough to meet the needs of the future population of Pickstown. **Figure 10** illustrates the service area of the fire station in Pickstown.



Figure 10 – Fire and Police Protection



Ambulance Services:

The community is served by the Wagner-Lake Andes Ambulance District, which has 10 people with emergency medical training. Communication is through the 911 system, which is based at the Charles Mix County Sheriff’s office in Lake Andes

Recreation

The quality and quantity of a community’s recreation facilities and programs affects the quality of life for community residents, but there can be economic benefits as well. Business leaders today are increasingly concerned with quality of life issues when evaluating places to locate their businesses, and the quality of a community’s recreation facilities and programs can play an important role in their decision making. Parks preserve the natural heritage, protect outstanding natural features, and assure that future generations will always have access to the outdoors. Recreation is a service that the public needs and expects.

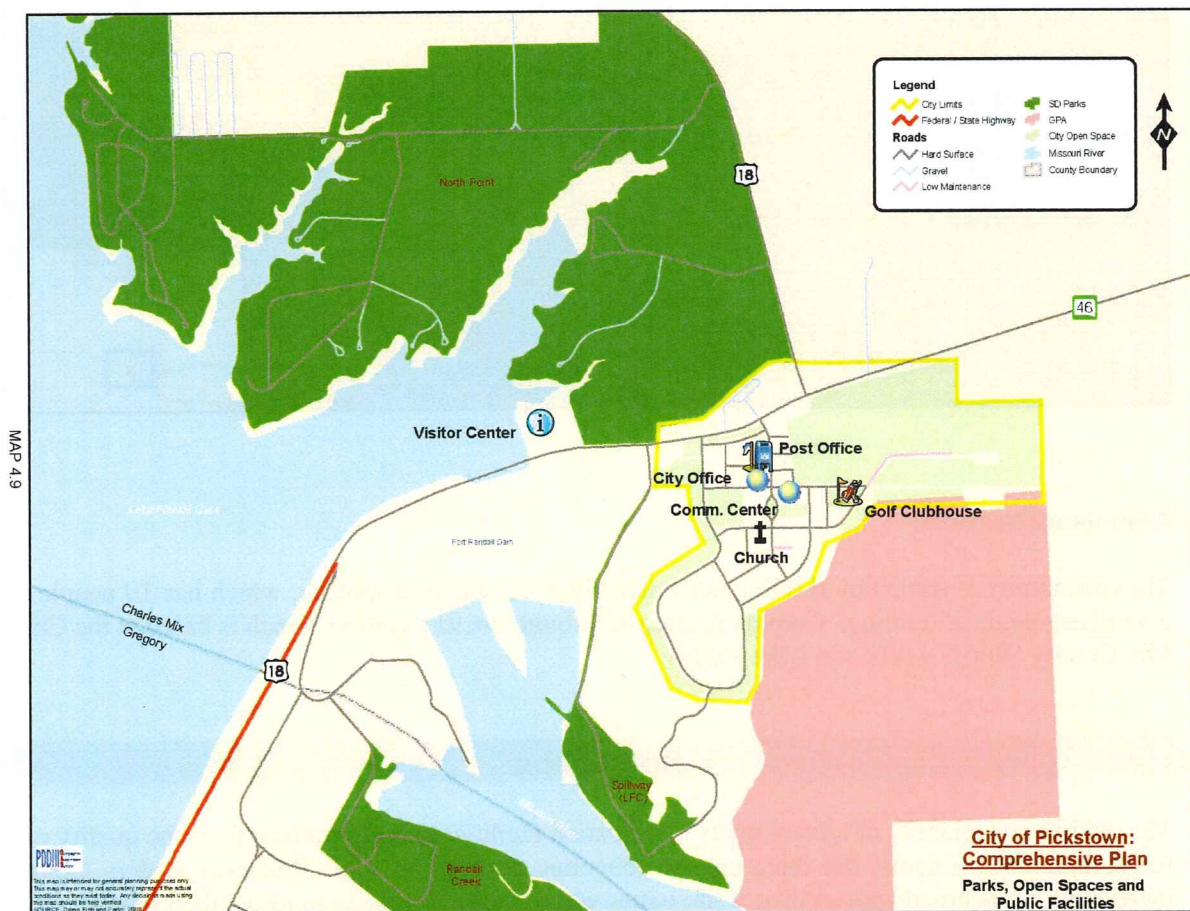
Pickstown has a wonderful community park which feature playgrounds and a basketball court. The community park also has a picnic shelter for the resident’s use. The Town is also fortunate to have a nine-hole golf course available to the public located within its boundaries.

**Table 5
Park and Recreation System**

Park Facility Type	Acres	Playground Areas	Playing Fields	Courts	Special Features of Facilities
Community Park	6.75	Yes	Yes	Yes	Central location
Golf Course	80.0	N/A	N/A	N/A	Full service clubhouse, cart storage
"Outlot 8"					

There is great potential for park space in the future near the overlook. For years, residents enjoyed going out to the overlook and having a picnic or taking in the view. Recently, policies have left the residents confused as to the true accessibility of the overlook area. The future land use plan illustrates how the Town can gain access to this open space and expand the space into a possible promenade.

Figure 11 – Parks and Recreation Facilities



Pickstown has the advantage of being located near several State Parks facilities and campgrounds. Located on the shores of the Missouri River just above Fort Randall Dam, North Point Recreation Area provides a spectacular river view. Lewis and Clark came up the river in late-August, early-September in 1804. In this area, they saw their first prairie dogs, which they called "barking squirrels." They were also told to watch for an infrequent phenomenon called "burning bluffs," where the shale ignites and smokes. Randall Creek Recreation Area is located on the banks of the Missouri River, downstream from Fort Randall Dam. The US Army Corps of Engineers began building the dam in 1946 and started generating electricity in 1954. Randall Creek is one of the South Dakota state parks that offers the opportunity for

visitors to see the majestic bald eagle. The eagle roost area in the park is a designated National Natural Landmark.

Another feature to the area is a hiking trail and picnic area overlooking the scenic spillway and Missouri River below. The picnic area includes picnic tables and grilling facilities for small and large group gatherings. This area is open to walk-in traffic only.

Pickstown is blessed to have a community center. The community center was once a retail center, housing, a grocery store, the local Post Office, Fort Randall Credit Union, a Community/Meeting Room used by Fort Randall Castle Post and Auxiliary, and the Corps of Engineers Town Management Office. The portion used by the grocery store was named the "Rainbow Room" after the grocery store closed and has been used over the years for many community social activities, including Holiday parties, community potluck meals, and dances. The building has more than the required amount of space to serve as a community center.

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