

Chairman Randy Vance called the Monday August 3, 2020 meeting of the Hughes County Board of Commissioners to order at 5:30 PM with members Norm Weaver, Connie Hohn, and Bill M. Abernathy present. Commissioner Inman was present on the phone. County Manager Kevin Hipple, Planning & Zoning Director Eric Booth, and Sheriff Darin Johnson were also present. The meeting began with a prayer by Pastor John Fette and the Pledge of Allegiance.

AGENDA: Moved by Abernathy and seconded by Hohn to approve the agenda. All voted aye by roll call vote. Motion passed.

MINUTES: Moved by Inman and seconded by Weaver to approve the minutes of the July 20, 2020 commission meeting. All voted aye by roll call vote. Motion passed.

GROW SD BUDGET PRESENTATION: Jared Groos spoke via phone on their budget request.

DISCRETIONARY FORMULA RESOLUTION: Wendy Semmler, SD Department of Revenue reviewed the Discretionary Formula and answered questions from the Commission. Moved by Hohn and seconded by Abernathy to approve Resolution 2020-18 A Discretionary Formula for Assessed values to be used for Tax Purposes. All voted aye by roll call vote. Motion passed.

Resolution No. 2020-18
A Resolution Adopting a Discretionary Formula For
Assessed Values to Be Used For Tax Purposes

BE IT HEREBY RESOLVED, that pursuant to SDCL Chapter 10-6, the Hughes County Board of Commissioners establishes a discretionary formula for property taxation purposes; and be it

FURTHER RESOLVED, that this discretionary formula shall apply to the following eligible property as defined in SDCL 10-6-35.2 in effect on July 1, 2020:

1. Any new industrial or commercial structure, or any addition, renovation, or reconstruction to an existing structure, located within a designated urban renewal area as defined in SDCL 11-8-4, if the new structure, addition, renovation, or reconstruction has a full and true value of thirty thousand dollars or more;
2. Any new industrial structure, including a power generation facility, or an addition to an existing structure, if the new structure or addition has a full and true value of thirty thousand dollars or more;
3. Any new nonresidential agricultural structure, or any addition to an existing structure, if the new structure or addition has a full and true value of ten thousand dollars or more;
4. Any new commercial structure, or any addition to an existing structure, except a commercial residential structure as described in number five (5) below, if the new structure or addition has a full and true value of thirty thousand dollars or more;

5. Any new commercial residential structure, or addition to an existing structure, containing four or more units, if the new structure or addition has a full and true value of thirty thousand dollars or more;
 6. Any new affordable housing structure containing four or more units with a monthly rental rate of the units at or below the annually calculated rent for the state's sixty percent area median income being used by the South Dakota Housing Development Authority, for a minimum of ten years following the date of first occupancy, if the structure has a full and true value of thirty thousand dollars or more;
 7. Any new residential structure, or addition to or renovation of an existing structure, located within a redevelopment neighborhood established pursuant to SDCL 10-6-56 if the new structure, addition, or renovation has a full and true value of five thousand dollars or more. The structure shall be located in an area defined and designated as a redevelopment neighborhood based on conditions provided in SDCL 11-7-2 or 11- 7-3; or
 8. Any commercial, industrial, or nonresidential agricultural property which increases more than ten thousand dollars in full and true value as a result of reconstruction or renovation of the structure;
- and be it

FURTHER RESOLVED, that pursuant to SDCL 10-6-66 and 10-6-67, this discretionary formula shall also apply to real property that is: 1) zoned residential; 2) platted; 3) improved with the necessary infrastructure to allow for future residential construction; and 4) owned by the person or corporation who developed the real property (to be known as "Residential Development Property"); and be it

FURTHER RESOLVED, that, effective July 1, 2020, the discretionary formula will be used to calculate the assessed values of all eligible property except Residential Development Property for the purpose of property taxation in the following manner:

- a. 20% of the full and true value immediately following construction (the "Pre-Adjustment Value") in the first tax year following construction;
- b. 40% of the Pre-Adjustment Value in the second tax year following construction;
- c. 60% of the Pre-Adjustment Value in the third year following construction;
- d. 80% of the Pre-Adjustment Value in the fourth year following construction; and
- e. 100% of the Pre-Adjustment Value in the fifth year following construction; and be it

FURTHER RESOLVED, that, effective July 1, 2020, the discretionary formula will be used to calculate the assessed values of all eligible Residential Development Property for the purpose of property taxation in the following manner:

- a. 20% of the full and true value immediately following infrastructure improvement (the "Pre-Adjustment Value") in the first tax year following the filing of the plat for the subdivision;
- b. 40% of the Pre-Adjustment Value in the second tax year following the filing of the plat for the subdivision;
- c. 60% of the Pre-Adjustment Value in the third year following the filing of the plat for the subdivision;
- d. 80% of the Pre-Adjustment Value in the fourth year following the filing of the plat for the subdivision; and

- e. 100% of the Pre-Adjustment Value in the fifth year following the filing of the plat for the subdivision; and be it

FURTHER RESOLVED, that the Board of County Commissioners may, following the written request by all owners of a property otherwise eligible, decide not to apply the above formula, in which case the full assessment shall be made without application of the formula. In waiving this formula in any one instance for a new structure or Residential Development Property, the Board of County Commissioners is not prohibited from applying the formula for other, subsequent new structures or Residential Development Property, regardless of ownership; and be it

FURTHER RESOLVED, that for purpose of this Resolution, the assessed valuation during any of the five years may not be less than the assessed valuation of the property year preceding the first year of the tax years following construction or, for Residential Development Property, the filing of the plat for the subdivision; and be it

FURTHER RESOLVED, that any structure that is partially constructed on the assessment date may be valued for tax purposes pursuant to this Resolution and the valuation may not be less than the assessed valuation of the property in the year preceding the beginning of construction; and be it

FUTHER RESOLVED, that following the five-year period under this section, the property shall be assessed at the same percentage as is all other property for tax purposes. This resolution repeals and supersedes all previous resolutions concerning the application of the discretionary formula for property in Hughes County.

BRIDGE IMPROVEMENT GRANT AMENDMENT: Moved by Weaver and seconded by Hohn to approve the Amendment 2 to the BIG Grant BRO 8033(00) 19-2 Hughes County, PCN 078J for additional hydraulic and scour analysis based on new guidelines for scour countermeasures. All voted aye by roll call vote. Motion passed.

WEST BEND ROAD EROSION PROPOSALS: Moved by Weaver and seconded by Abernathy to table. All voted aye by roll call vote. Motion passed.

JAIL MAINTENANCE UPDATE: Sheriff Johnson and Jeff Konst, Jail Maintenance gave the commissioners an update on the building and equipment. Cost to replace a unit is \$5,868. Konst would like to purchase two units to have as reserve and phase in replacing all 16 the units, costing \$5,868 for 12 of the units and 4 units \$9,000.

PLANNING & ZONING:

FISRT READING: PLAT OF LEESMAN TRACTS 1, 2, & 3 A SUBDIVISION OF LOTS 1,2,7 & 8 SECTION 5 112-75 AND REZONE TRACTS 1 AND 2 TO PUD ZONING. Moved by Weaver and seconded by Abernathy to approve holding a public hearing on August 17, 2020 at 5:30 pm. All voted aye by roll call vote. Motion passed.

FIRST READING: ADMENDMENT TO HUGHES COUNTY ORDINANCE 1997-3 – WIND ENERGY CONVERSION SYSTEMS. Moved by Weaver and seconded by Hohn to approve a public

hearing for August 17, 2020 at 5:40 pm to consider amending the Ordinance. All voted aye by roll call vote. Motion passed.

Commissioner Inman left the meeting.

BUDGET DISCUSSION: No action taken.

CLAIMS: Moved by Abernathy and seconded by Weaver to approve the following claims. All voted aye. Motion passed.

MERICAN MEDICAL RESPONSE 4050.00 INV 244311 SERVICE, AT & T MOBILITY 1330.25 PHONE & WI FI, AVERA MEDICAL ASSOC CLINIC 2295.00 JUNE CONTRACT, AVERA ST MARYS HOSPITAL 2796.81 MENTAL HOLDS, BLUNT FIRE DEPT 4352.99 INSURANCE, BUREAU OF ADMINISTRATION 22.75 MS006100 POSTAGE, CAPS TRAIL SERVICE 135.98 FUEL, CENTURY BUSINESS PRODUCTS INC 626.52 SUPPLIES, CENTURYLINK 171.28 PHONE, CITIBUSINESS CARD 595.61 SUPPLIES, COLE PAPERS INC 1956.65 SUPPLIES, COMM TECH INC 107.95 SUPPLIES, CONE AG 906.15 INV 136546, 136655 SUPPLIES, CONNECTING POINT 6580.00 INV 412242, 412357, CORE & MAIN 572.01 INV M647004 SPRING CREEK, DAKOTA SUPPLY GROUP 39.98 INV S100270011.001, DEPARTMENT OF CORRECTIONS 982.48 C18D1006 UTILITIES, DEPARTMENT OF TRANSPORTATION 1213.80 S00114123 FUEL, DIAMOND MEDICAL SUPPLY 800.00 INV 003999309, 00407340 SUPPLY, DIAMOND MOWERS 5463.61 INV 178524 CUTTING BLADES, FARNAMS GENUINE PARTS 357.15 ACCT 22045 FILTERS, FLOYDS TRUCK CENTER 333.06 REPAIRS, FRIMAN OIL & GAS CO INC 503.40 BLUNT SHOP REPAIRS, GRIMMS PUMP & INDUSTRIAL 248.50 INV 292331, 292379 REPAIRS, HAMMOND, ROXANNE 814.70 COVID EXPENSE REIMBURSE, HARROLD FIRE DEPT 4680.20 INSURANCE, INGRAM PEST SERVICE 318.00 SERVICES, INMANS WATER TECHNOLOGIES 55.46 RENTAL, JC OFFICE SUPPLIES 42.82 1630 - 29112 SUPPLIES, JC PRINTING INC 396.00 JOB 15475 FORMS, MARK KATTERHAGEN 15.00 MI - T.S., KIMBALL MIDWEST 843.62 INV 8038998 SUPPLIES, LAWSON PRODUCTS INC 352.45 SUPPLIES, LUCILLE M LEWNO 166.50 MI - T.S., DARCY LOCKWOOD 15.00 MI - T.S., MEDICAL WASTE TRANSPORT INC 227.27 INV 76407 CONTRACT, MENARDS 261.60 ACCT 33210252, MENARDS 35.91 ACCT 33210280, MIDCO 240.00 UTILITIES, MONTANA DAKOTA UTILITIES 549.04 UTILITIES, MORENO BACHAND HRUSKA & 3333.00 JULY CONTRACT INV 527, MORRIS INC 283.48 INV 08-MATYD-31973 ROCK, NORTHWESTERN ENERGY 153.97 UTILITIES, OAHE ELECTRIC COOP INC 396.02 UTILITIES, DARLIS D PERRY 2700.00 BAC, PIERRE CITY 58.93 UTILITIES, PIERRE FIRE DEPT 48716.60 INSURANCE, PIERRE RURAL FIRE DEPT 14536.72 INSURANCE, REDWOOD TOXICOLOGY 454.92 INV 722642 SUPPLIES, SCBA SALES & RENTALS 3518.20 INV 102574 SUPPLIES, SD COUNTIES 740.00 CONVENTION REGISTRATION, SDACC 7289.00 CLERP, SDVSOA 300.00 MEMBERSHIP DUES, SERVALL UNIFORM & LINEN CO 477.40 ACCT 402350, SHANES PHARMACY 1103.26 INMATE MEDICATIONS, SIOUX NATION 3506.45 INV 309581 SEED, SMALL ENGINE HOUSE 90.53 INV 37403 SUPPLIES, SUMMIT FOOD SERVICES 11147.38 INV 86014, 85432 MEALS, JASON W BERNETT 620.00 INV 21921, 21920 WINDOWS, TESSIER INC 3605.73 INV TES047762 3RD FLOOR AC, TITAN MACHINERY 2122.77 REPAIRS, TOPKOTE INC 390609.17 INV 6635 CHIP SEALING, VENTURE COMMUNICATIONS 299.80 PHONE, WALMART COMMUNITY 327.98 SUPPLIES, WALMART COMMUNITY 18.00 SUPPLIES, MONA WEIGER

40.80 COURT REPORTING, ZANDER AUTO PARTS 939.81 HIGHWAY DEPT REPAIR/SUPPLY,
ZANDER AUTO PARTS 56.47 JAIL REPAIRS.

PUBLIC COMMENT:

Austin Gross, landowner commented in opposition on the wind towers.

Barbara Leesman, landowner commented in opposition of the wind towers.

Moved by Abernathy and seconded by Hohn to adjourn the meeting until **Monday at 5:30 PM on August 17, 2020.** All voted aye. Motion passed.

The following salaries and benefits were paid by department in the month of July 2020: Commissioners-\$24,887.50, Auditor-\$17,221.16, Treasurer-\$19,206.88, States Attorney-\$35,922.27, Govt Buildings-\$10,094.55, Equalization-\$11,316.79, Register of Deeds-\$10,930.16, Veterans Service-\$7,715.68, Sheriff-\$36,320.09, Jail-\$185,807.57, Coroner-\$672.81, Juvenile Services-\$51,950.61, Planning & Zoning-\$6,132.34, Road & Bridge-\$66,217.14, Emergency Management-\$14,649.76. Total payroll \$499,045.31.

Auditor's Account with the Treasurer July 31, 2020: Cash on hand-\$4,197.56, Checks in the Treasurer's possession less than three days-\$43,118.55, Cash Items-\$14.10, Demand deposits: American Bank & Trust-\$6,362,763.26, Bad Checks Outstanding-\$1,267.991, Investments-\$2,575,000 Total Cash Assets-\$8,986,361.46.

Register of Deeds Fees Collected in July 2020: Recording Fees-\$10,306.00, Transfer Fees-\$11,214.50, Copy Fees-\$750.00, Credit Card Fees-\$210.00, and Vitals-\$4,180.00. Total \$26,660.50.

ATTEST:

Jane Naylor, Finance Officer

Randy Vance, Chairman
Hughes County Commission