

Chairman Randy Brown called the Monday, October 17, 2022 meeting of the Hughes County Board of Commissioners to order at 5:30 PM with members Bill Abernathy, Randy Vance, Tom Rounds and Connie Hohn present. County Manager Lori Jacobson, Chief Deputy Sheriff Dustin Drew, Highway Superintendent Trent Arbach, County Planner & Building Official Eric Booth, and Emergency Management Director Cathy Strudle 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 with the removal of the Ambulance Service Agreement. All voted Aye. Motion passed.

CONFLICT OF INTEREST: No conflicts declared.

MINUTES: Moved by Vance and seconded by Rounds to approve the minutes of the September 26, 2022 and October 3, 2022 Commission meetings. All voted Aye. Motion passed.

PUBLIC HEARING: REZONE TO PUD THE SW1/4 SW1/4 SECTION 15 112-79 AND PLAT OF WAGNER TRACT 1, A SUBDIVISION OF THE SW1/4 SECTION 15 112-79: Time set for 5:35 pm for a public hearing to consider a request from Caitlin Graves Personal Representative for the Thomas J. Wagner Estate to create a parcel that splits the house and accessory structures from the ag land. The residential parcel will be approximately 17.18 acres and will be rezoned to PUD along with the SW1/4 SW1/4, approximately 40 acres. Access to Tract 1 will be via an existing driveway that is included in the proposed plat. A shared approach will be added to the plat. The PUD document has an easement that will allow access to the remainder of the SW1/4 outside of the rezoning area. Caitlin Graves was available for questions. Moved by Vance and seconded by Rounds to approve Resolution 2022-25 the plat of Wagner Tract 1 a subdivision of SW1/4 Sec 15 112-79 and Ordinance 2022-12 Wegner Tract 1 from Ag-A to PUD Ag-A Sec 15 112-79. All voted Aye. Motion passed.

OLD BUSINESS:

NEW BUSINESS:

REDING BRIDGE PAY APPLICATION – 33-410-024: Moved by Hohn and seconded by Abernathy to approve and authorize the Chairman to sign the pay agreement for Structure Number 33-410-024 in the amount of \$404,381.01. All voted Aye. Motion passed. Robert Williams provided an update for the Commission on the project.

DUNBAR CULVERT REPAIR: Highway Superintendent Trent Arbach spoke to the Commission about replacing two large culverts located on Dunbar Road at the bottom of DeGray Hill. Two bids have been received for placement of the culverts and dirt work. R&K Mechanical LLC in the amount of \$42,620.00 and AGE Corporation Contractors in the amount of \$91,826.00. Moved by Vance and seconded by Rounds to approve the bid received from R&K Construction in the amount of \$42,620.00. All voted Aye. Motion passed.

BUILDING IMPROVMENTS: Moved by Abernathy and seconded by Rounds to approve the bid received from Chase Roofing & Sheet Metal, Inc. in the amount of \$16,920.00 for repairs to Courthouse roof. All voted Aye. Motion passed.

Moved by Rounds and seconded by Vance to approve the bid received from Otis Elevator Repair in the amount of \$80,000.00 for repairs to the Courthouse elevator. All voted Aye. Motion passed.

Resolution No. 2022-24
A Resolution Adopting A Discretionary Formula For
Assessed Values To Be Used For Tax Purposes SDCL 10-6-137

WHEREAS, the County of Hughes, State of South Dakota has deemed it in the best interest of the County to adopt a Resolution implementing a Discretionary Formula for the reduced taxation of new structures and additions and partially constructed structures pursuant to SDCL 10-6-137.

NOW, THEREFORE, BE IT RESOLVED, that the following properties shall be, and hereby are, specifically classified for the purpose of taxation pursuant to SDCL § 10-6-137(5), (6), and (7):

- 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 (SDCL § 10-6-137(5));
- 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 (SDCL § 10-6-137(6));
- Any new residential structure, or addition to or renovation of an existing structure, located within a redevelopment neighborhood established pursuant to SDCL § 10-6-141 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 (SDCL § 10-6-137(7));

FURTHER RESOLVED, that any structure classified pursuant to this Resolution shall, following construction, initially be valued for taxation purposes in the usual manner, and that value shall be referred to in this Resolution as the "Pre-Adjustment Value"; and be it

FURTHER RESOLVED, that the assessed value to be used for tax purposes of any structure classified pursuant to 10-6-137(5), (6), and (7) be calculated at a no more than twenty-five percent in the first or second year, no more than fifty percent in the third or fourth year, no more than seventy-five percent in the fifth or sixth year, and one hundred percent in the seventh year; and be it

FURTHER RESOLVED, that the assessed value to be used for tax purposes of any structure classified pursuant to this Resolution shall, following construction, be calculated as follows:

- a. For the first tax year following construction, 25 % of the Pre-Adjustment Value;
- b. For the second tax year the following construction, 25 % of the Pre-Adjustment Value;
- c. For the third tax year following construction, 50 % of the Pre-Adjustment Value;
- d. For the fourth tax year following construction, 50 % of the Pre-Adjustment Value;
- e. For the fifth tax year following construction, 75 % of the Pre-Adjustment Value;
- f. For the sixth tax year following construction, 75 % of the Pre-Adjustment Value;
- g. For the seventh tax year following construction, 100 % of the Pre-Adjustment Value;

and be it

FURTHER RESOLVED, that the Board of County Commissioners may, if requested by the owner of any of the above-described property, not apply the above formula, in which case the full assessment shall be made without application of the formula. In waiving this formula for the structure of one owner, the Board of County Commissioners is not prohibited from applying the formula for subsequent new structures by that owner; and be it

FURTHER RESOLVED, that for purpose of this Resolution, the assessed valuation during any of the seven years may not be less than the assessed valuation of the property year preceding the first year of the tax years following construction; 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

FURTHER RESOLVED, that following the seven-year period under this section, the property shall be assessed at the same percentage as is all other property for tax purposes.

Moved by Hohn and seconded by Abernathy to approve Resolution 2022-24. All voted Aye. Motion passed.

AMBULANCE SERVICE AGREEMENT: No action taken.

PERSONNEL: Moved by Vance and seconded by Rounds to approve the hire of Dean Ritter as a temporary part time employee without benefits for the Highway Department at \$30.00 per hour effective October 1, 2022. All voted Aye. Motion passed.

Moved by Vance and seconded by Rounds approve a correction to the September 19, 2022 meeting minutes to reflect Cathy Strudle as a salaried employee at Pay Grade 19 Step 1 \$60,981.00 per year effective September 26, 2022. All voted Aye. Motion passed.

Moved by Abernathy and seconded by Rounds to approve appointing Eric Booth County Planner & Building Official as Interim Director of Equalization at Pay Grade 20 Step 4 salaried at \$70,923.58 per year, and to include the bonus of \$5,000.00 per year for additional duties as long as he maintains Equalization Certification effective October 1, 2022. All voted Aye. Motion passed.

VERIFIED CLAIMS: Moved by Abernathy and seconded by Vance to approve the following verified claims. RYS HOSPITAL 948.52 SY6000069431, BACHAND & HRUSKA PC 4166.67 INV 2302, BANKWEST INC 127.26 OVER PYMT FOR DOE 10372, BOB BARKER CO INC 1307.00 , BOICES PLUMBING 170.40 INV 3819, BUREAU OF ADMINISTRATION 162.10 , CAPITAL AREA REFUSE 623.98 ACCT 3077, CAPITAL AREA COUNSELING 15822.00 CLIENT ID 31000076, CAPITAL JOURNAL 545.32 INV 0922509196, CAPITAL ONE - WALMART 172.45 SUPPLIES, CAPS TRAIL SERVICE 45.06 FUEL, CENTURY BUSINESS PRODUCTS INC 242.09 SUPPLIES, CENTURLINK 716.41 PHONES, CHOLIK SIGN CO 80.00 INVE 13385, CIVIL AIR PATROL MAGAZINE 145.00 JAIL JOB ADS, COLE PAPERS INC 714.32 OFFICE/INMATE/CLEANING SUPPLY, COLE PAPERS INC 89.13 SUPPLIES INV 10206331, COMM TECH INC 89.99 PRINTER INK INV 15645, DAKOTA DATA SHRED 86.52 , DAKOTA FOOD SERVICE 8297.37 FOOD SERVICES, DAKOTABILITIES 360.00 OCT NOV DEC 2022, DALE'S REPAIR 475.77 INV 6286, DAVA A WERMERS 2636.10 INV 10139, 10067, DEAN SCHAEFER COURT REPORTER 90.00 INV 072447J, DENISE RICHARDS 62.99 REIMBURSEMENT, DEPARTMENT OF CORRECTIONS 814.16 DOC ID C18D3124, DMC WEAR PARTS LLC 1670.63 INV 3272, DONS SINCLAIR 35202.81 HWY FUEL, DONS SINCLAIR 52.65 FUEL, EIDE JOSEPH 300.88 COURT CASE REIMBURSEMENT, FACTOR 360 120.00 INV 25881, FIRST ADVANTAGE 186.44 BACKGROUND CHECK X 2, FISCHER LAW OFFICE PROF LLC 3376.70 CT APPT ATTORNEY, FT PIERRE CITY 767.41 03-00010931-01-2, GALLS 26.80 S.O UNIFORM, GOLDEN WEST TECHNOLOGIES 950.00 OFF SITE BACKUP, GREG C HALL 275.50 ANNUAL CORONER TRAINING, GUNDERSON PALMER NELSON & 9445.00 PUBLIC DEFENDER CONTRACT, HANDY HITCH MFG INC 624.39 ORDER # SHP11435 1, HILLTOP TRUCK STOP 73.00 2049, KAREN PAIGE HUNT 75.75 INV 2497-13, INMANS WATER TECHNOLOGIES 242.25 ACCT 47241, INMANS WATER TECHNOLOGIES 311.50 WATER RENTALS, JAMIE DAMON 9221.67 INV 16247, JARED HALL 71.65 REPAIR MAINTENANCE, JC OFFICE SUPPLIES 566.49 SUPPLIES, JESS PAULSEN 130.20 TRANSCRIPT, MARK KATTERHAGEN 15.00 MENTAL ILLNESS X 1, KENNEDY PIER KNOFF & LOFTUS 111.10 INV 5594, KGFX FM 319.38 JAIL JOB ADS, KIMBALL MIDWEST 376.56 ACCT 409074, KONRAD LAW PROF LLC 4021.28 CT APPT ATTORNEY, LEWIS & CLARK BHS 552.00 BMI INVOICE, LUCILLE M LEWNO 579.71 MENTAL ILLNESS BOARD X 4, DARCY LOCKWOOD 30.00 MENTAL ILLNESS BOARD, LORI JACOBSON 45.16 SUPPLIES, LYLE SIGNS INC 2174.11 ACCT LYL-001485, MAY ADAM GERDES & THOMPSON 4029.90 PUBLIC DEFENDER, MENARDS 59.72 INV 32510, MENARDS 63.49 INV 32416 JDC REPAIRS, MENARDS 47.53 INV 32242, MENARDS 31.98 INV 32267, MICROFLIM IMAGING SYSTEMS 1140.00 DEED MAGIC SOFTWARE RENTAL, MID DAKOTA RURAL WATER SYSTEM 155.15 WATER, MIDCO 336.17 ACCT 129732902, MIDWEST TIRE & MUFFLER INC 25.75 CO10978, MIDWESTERN MECHANICAL INC 665.00 JAIL REPAIRS AND MAINTENANCE, MINNEHAHA COUNTY AUDITOR OFFIC 173.59 MENTAL ILLNESS SUPPORT, MONTANA DAKOTA UTILITIES 64.67 229 700 1000 9, NORTHER STATE TECHNOLOGY INC 1263.44 INV 54595, OFFICE DEPOT 172.73 OFFICE SUPPLIES, OFFICE OF CHILD AND FAMILY 2790.00 4TH QTR PUB HEALTH NURSE, PENNINGTON COUNTY JAIL 947.80 SEPT 22 TRANSPORT BILLING, PIERRE CITY 65.11 ACCT 3-710720-01, PIERRE CITY 18450.60 , PIERSOL ZACHARY 51.02 JUROR FEE, PUBLIC HEALTH LAB 1420.00 INV 56331_092022, RIVER CITIES TRANSIT 1458.33 MONTHLY ALLOCATION, ROBINS WATER CONDITIONING INC 78.20 ACCT 45480, ROWE LAW & MEDIATION CTR 6152.50 INV 21101, SCHREIBER LAW FIRM PROF LLC 4225.74 CT APPT ATTORNEY, JOAN BOOS SCHUELLER 6164.36 CT APPT ATTORNEY, SD ACHIEVE DBA LIFESCAPE 60.00 CUSTOMER ID HUGH001, SD DEPT OF HEALTH 140.00 24/7 FUND,

**COMMISSIONER PROCEEDINGS
HUGHES COUNTY, SOUTH DAKOTA**

OCTOBER 17, 2022

SERVALL UNIFORM & LINEN CO 158.69 INV 0687512, SERVALL UNIFORM & LINEN CO 621.91 ACCT 402350, SHANES PHARMACY 27.98 ACCT 526--0, SHEILA CARPENTER 257.84 TRAVE REIMBURSEMENT, DAVID W SIEBRASSE 9607.20 PUBLIC DEFENDER, SIOUX NATION LLC 80.11 INV 224120, SOLID WASTE FACILITY 3.00 TICKET 526756, THE PAINT STORE 83.00 INV 0227909, THE SHARP FIRM PROF LLC 1339.28 CT APPT ATTORNEY, THOMAS OLIVA 137.34 STICKER REIMBURSEMENT, K THOMPSON LAW PROF LLC 10695.55 PUBLIC DEFENDER CONTRACT, THOMSOM REUTERS WEST PAYMENT 298.20 INV 847099806, TIESZEN LAW OFFICE PROF LLC 3770.60 CT APPT ATTORNEY, TODD LAW OFFICE PROF LLC 1125.00 INV 592, VAL LARSON 45.00 MENTAL ILLNESS X 3, WW TIRE 139.92 INV 5-192049, YANKTON CO SHERIFF 50.00 CIVIL PAPER SERVED C202202017, YANKTON COUNTY 97.20 INVE 202209066460, ZANDER AUTO PARTS 156.93.

PUBLIC COMMENT: Emergency Management Director Cathy Strudle gave an update to the Commission about the Emergency Management Office.

Moved by Rounds and seconded by Vance to adjourn the meeting until **5:30 PM on Monday, November 10, 2022 for the regular meeting.** All voted Aye. Motion passed.

ATTEST:

Randy Brown, Chairman
Hughes County Commission

Thomas J. Oliva, Finance Officer
Hughes County, South Dakota