

April 12, 2016
Unapproved minutes
Union County Commissioners

The Union County Board of Commissioners met in regular session April 12, 2016, at the Courthouse in Elk Point, SD at 8:30 a.m.

Members present Ballard, Karpen, Headid, Schempp and Ustad. Schempp left the meeting at 12:10.

Motion by Ballard, second by Headid to approve the agenda. Carried.

Motion by Ballard, second by Headid to approve the minutes from March 29, 2016. Carried.

Fuel Quote

Motion by Schempp, second by Ballard to approve the fuel quote from Tureky Ridge Oil for unleaded transport-\$1.7236. Carried. Also quotes from Southeast Farmers Elevator-2.0313; Stern Oil-\$1.7304.

Travel Authorization

Motion by Karpen, second by Schempp to approve travel authorization for Dennis Henze, Zoning Director, to attend a FEMA meeting in Sioux Falls on April 19. Carried.

General Fund Surplus Analysis

To be in compliance with SDCL 7-21-18.1, it is required to publish in the minutes the unassigned fund balance of the general fund of the county as of March 31 and September 30. This amount may not exceed 40% of the total amount of all general fund appropriations contained in the budget for the next fiscal year. As of March 31, 2016, Union County has \$3,560,737.63 in unassigned funds. This figure is 44.% of the 2016 General Fund Budget.

March Reports

Clerk of Courts reported \$56,487.90 in fines and fees.

Register of Deeds' reported \$11,564 in transfer tax and \$10,585 in fees.

County Nurse reported \$130 in donations and fees.

Federal Prisoner, out-of-county & INS \$14,462.17 room & board fees.

Veteran Service officer reported 24 individual contacts.

Bank Balance

AUDITOR'S ACCOUNT WITH THE COUNTY TREASURER
March 2016

Total amount of deposits in bank	\$5,899,414.56
Total amount of actual cash	\$2068.62
Total amount of checks and drafts in Treasurer's possession not exceeding three days	\$113,969.66
Investments	\$4,591,028.72
Cash Variance	-\$85.11
Credit card outstanding	\$3,646.44

Total	\$10,610,042.89
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*Note: These figures include all funds administered by the county including city, schools & township revenue and other pass through accounts.

Department Head reports

DOE Steckelberg and Supt. of Building and Grounds Sexton met with the board and presented their monthly reports.

Treasurer

Treasurer Hertel met with the board regarding a tax payment contract. Motion by Headid, second by Ballard to approve the tax payment contract with Gladys Saylor as recommended by the treasurer. Carried.

Recess

Chairman declared a recess at 9:22-9:30.

Highway

PWA Roggow met with the board to discuss various matters.

Motion by Karpen, second by Schempp to approve ditch cleaning permit for Brian Chicoine- CR #9. Carried.

Motion by Karpen second by Ballard to approve Ultieg Engineering contract for construction engineering for CR#1B-up to \$112,459.40 Carried.

Motion by Headid, second by Karpen to approve the 5-year Transportation plan for 2017-2021 and submit to Pierre. Carried.

Motion by Karpen, second by Headid to authorize chairman to sign the forms for the construction of the South Bridge by Union Grove Park, CR#1C for 2017 construction. Carried. (BRO 8604(27) PCN 01DZ.

Motion by Karpen, second by Ballard to approve the permit to occupy ROW from Clay-Union Foundation for the Get to the Point Half Marathon-CR#10 and #26 on September 24, 2016. Carried.

Motion by Karpen, second by Headid to approve the permit to occupy ROW from Clay-Union Foundation for the Heritage Bike Ride on August 20, 2016. Carried.

Motion by Karpen, second by Ballard to approve the agreement with Johnson Engineering (survey & hydraulics) on Brg. 144-055(N. Virginia Twp 484th Ave between 302 & 303st- BIG funds- \$34,400/local funds- \$8,600.) Carried.

Motion by Headid, second by Schempp to approve the agreement with the SDDOT regarding responsibilities & plans for closure of I-29 @ Exit 4 for flood control from the Big Sioux in the future. Carried.

States Attorney

SA Miller discussed hiring of deputy states attorney. The agenda next meeting will include discussion of deputy SA attorney salary.

Recess

Chairman declared a recess at 10:25-10:30.

Land Plat

Diane Swenby met regarding possible platting for a subdivision. Board asked her to meet with Zoning Director Henze.

Executive Session

Motion by Karpen, second by Ballard to enter executive session for personnel matters at 10:39. Carried. Chairman declared the board out of executive session at 11:03.

The chairman declared a recess for the county commission meeting at 11:04.

Equalization

The 2016 equalization meeting began at 11:05. Oaths of office were signed by the board members.

Corrections

A. 14.00.73.3017. Clyde Rosenbaum. Motion by Headid, second by Ballard to approve deleting this parcel and combining to original ag parcel 14.00.73.3010 because it was filed with the Register of Deeds but Assessor's office did not receive a copy. Motion carried.

B. 03.10.09.1020. West Ridge Properties. Motion by Ballard, second by Headid to approve owner occupied status on this property. Carried.

C. 02.27.01.1003 Lattendresse Family Trust. Motion by Schempp, second by Ballard to approve owner occupied status on the property. Motion carried.

D. 23.PR.11.1031 & 23.PR.11.1030. JDM Homes. Motion by Headid, second by Schempp to approve owner occupied on these properties. Carried.

E. 23.GC.15.1015, 23.GC.28.1024B & 23.GC.28.1025D. Wegher Construction. Motion by Ballard, second by Headid to approve owner occupied status on these properties. Carried.

F. 05.35.15.2329, 2448A, 2451, 2452. Derocher Bros. Construction. Motion by Headid, second by Ballard to approve owner occupied status on these properties. Carried.

G.02.80.21.MH004. Travis Salberg. Mobile home destroyed. Motion by Schempp, second by Ballard to approve removing \$2,976 on code NADMO Carried.

Appeals

2016-01. 23.GC.16.1013. Mark & Kimberly Meyer. Mark Meyer present for appeal. Reason for appealing- fair market value-price paid for the home- 632,500. Assessor's value 66,445 on land, 690,080 on structure. Assessor recommended lowering the structure to 663,532. Motion by Karpen, second by Headid to keep land the same at 66,445, and lower the structure to 650,000. Carried.

2016-02. 23.GC.17.1018. Shane and Mary Hartnett. Appellant notes that the reason given for the increase was finish in the basement-they had done no additional finished improvements. Assessor's value- 58,519-land; 502,326-structure. Motion by Headid, second by Ballard to accept the Assessor's recommendation of 58,519 and 502,326. Carried.

2016-03. 23.GC.16.1015. Troy and Sara Redler. Troy Redler present for appeal. Reason for appealing- increase by 50% without improvements to property or structure. Assessor's value was 90,000-land; structure- \$951,879. Assessor recommends land value remain the same and structure lower to 912,342. Redler is appealing the structure value requesting 701,546 using square footage costs on his comparable properties. Motion by Headid, second by Karpen to keep the land at 90,000 and lower the structure to 904,682. Carried.

Recess

At 12:10 the board recessed for lunch until 1:03 when they recessed as board of equalization and reconvened as board of commissioners.

Claims

Motion by Ballard, second by Headid to approve the following claims. Carried. The following claims have been audited, approved and warrants drawn on the same: Bi-Weekly payroll for 04-15-2016: Auditor \$97.79; Treasurer \$293.37; State's Attorney \$731.62; Care of Poor \$87.75; Public Building \$936.54; Register of Deeds \$661.95; Sheriff \$34,393.41; Nurse \$205.32; WIC \$346.92; Weed \$108.30; Highway \$22,092.00; OASI \$4,586.57. Alcester Public Library (Allot) \$3,000.00; Alliance Communication (Util) \$189.73; American Stamp & Marking (Supp) \$43.99; Beresford Community Bus (Allot) \$3,500.00; Beresford Municipal Telephone (Util) \$268.80; Beresford Public Library (Allot) \$3,000.00; Billion Chrysler Jeep Dodge (Auto) \$27,034.00; Boyer Trucks Repair/Supp) \$2,159.00; Butler Machinery(Repair) \$4,889.70; C & R Supply (Maint) \$2,074.27; Campbell Supply (Maint) \$76.97; Caterpillar Financial (Pymt) \$2,678.64; Century Link (Util) \$373.72; Chesterman (Water) \$198.00; City of Alcester (Util) \$63.38; Community Health Clinic (Care) \$1,015.30; Consolidated Communication (Util) \$372.94; Corey Sprinkel (Subpoena Fee) \$250.00; Counsel (Maint) \$92.88; Crary Huff Law Firm (Pub Def) \$2,477.40; Cummins Central Power (Supp) \$47.33; Custom Cage (Supp) \$710.00; D-P Tools (Supp) \$78.06; Dakota Dunes NSC Times (Legals) \$1,290.30; Dakotabilities (Allot) \$360.00; Dale Neely (Mileage) \$12.60; Dept of Revenue (License/Title) \$37.00; Dhanashee Reinking (Subpoena Fee) \$38.48; Electro Watchman (Repair) \$206.00; Elk Point Public Library (Allot) \$3,000.00; Fastenal (Supp) \$186.72; Filter Care (Supp) \$151.60; Frantzen Reporting (Transcript) \$255.93; Frieberg, Nelson, & Ask (Pub Def) \$2,477.40; Hampton (Lodging) \$102.50; HP (Equip) \$51.00; Jacks Uniform & Equip (Cloth Allow) \$106.85; Jeffrey T Myers (Pub Def) \$2,477.40; Jensen Insurance (Ins) \$118.00; Jet Service Ctr (Maint) \$108.92; Juror Fees \$666.32; Kara Corp (Supp) \$380.50; Katie Johnson, PLLC (Pub Def) \$2,477.40; Kinetic Leasing (Pymt) \$4,224.90; Kone (Maint) \$763.80; L G Everist (Maint/Supp) \$533.67; Lake Co (Supp) \$449.25; Leader Courier (Legals) \$1,481.24; Leslie Reifke (Mileage) \$14.28; Lewis & Clark BHS (Care) \$480.00; Lincoln Co (Reimb MI) \$103.50; Lyle Garage Door Svc (Repair) \$89.29; Marlitto Burnley (Subpoena Fee) \$92.24; Matheson (Supp) \$176.47; Mean Green Hand Cleaner (Supp) \$64.00; Microfilm Imaging (Rental) \$3,840.00; Midwest Wheel (Repair) \$14.82; MPH Industries (Repair) \$119.82; Muller Auto Parts (Repair) \$302.66; Networkfleet (Maint) \$102.00; Noll Collection Svc (Collections) \$52.58; NSC Public Library (Allot) \$3,000.00; Northside Glass (Repair) \$226.00; Nygren's True Value (Supp) \$204.44; Office Sys (Maint) \$22.00; Ollies Drive Inn (Jail Meals) \$10,059.45; Olson's Ace Hardware (Supp) \$36.76; One Office Solution (Maint) \$298.69; Pat Beck (Transcript) \$56.95; Paul Limoges (Per Diem) \$22.00; Pedersen Machine (Supp) \$315.44; Pennington Co Jail (Transport) \$140.65; Peterson, Stuart, Rumpca & Rasmussen (Pub Def) \$2,477.40; Pharm Chem (Supp) \$316.00; Pheasantland Industries (Cloth Allow) \$325.94; Pomp's Tire Svc (Supp) \$1,371.95;

Powerphone (Training) \$258.00; Quill (Supp) \$226.14; Randy Ronning (Mileage) \$22.68; Raymond K Roggow (Per Diem) \$22.00; Red Wing Shoe Store (Cloth Allow) \$199.74; Richard Green (Mileage) \$31.08; Robert Niemi (Subpoena Fee) \$42.68; Sam's Club (Supp) \$122.68; Sanitation Products (Equip) \$9,425.00; SD State Health Lab (Lab Fees) \$2,255.00; Servall Towel & Linen (Towel Svc) \$52.21; Sioux City Truck Sales (Repair) \$118.25; Sioux Falls Two-Way Radio (Repair) \$150.00; Sioux Laundry (Jail Wash) \$694.10; Southeast Farmers Coop (Repair/Util) \$949.36; Star Publishing (Legals) \$2,082.86; State of South Dakota (Util) \$74.28; Sturdevant's Auto Parts (Repair/Supp) \$559.76; Supplyworks (Supp) \$399.21; The Akron Hometown (Ads) \$272.00; Transunion (Person Search) \$25.00; Triview Communications (Supp) \$279.00; Truenorth Steel (Repair/Supp) \$46,525.94; TuDogs Computing (Repair/Supp) \$3,210.00; Union County Electric (Maint) \$502.04; Vast Broadband (Util) \$194.22; Verizon Wireless (Util) \$183.97; Ziegler (Repair) \$1,717.61.

Equalization resumes

The board resumed as the Board of equalization at 1:04 p.m.

Appeals

2016-04. 23.GC.30.1021. Mark & Kristin Brown. Reason for appealing- overvalued. Assessor's value is 105,000 on land, 570,691 on structure. Appellant is requesting 80,000 on the land and \$400,000 on the structure. Assessor recommends leaving property at 105,000 and lowering structure to 566,172. Motion by Karpen, second by Ballard to set value at the Assessor's recommendation. Carried.

2016-05. 23.GC.04.1016. Stephen and Brenda Dick. Reason for appealing: valuation too high and does not correspond to true value. Stephen and Brenda Dick present for appeal. Land value set at 38,332, structure -270,590. Assessor recommends land value remain the same and to lower the structure to 263,134. Motion by Karpen, second by Ballard to set value at Assessor's recommendation. Carried.

2016-06. 23.GC.03.1041. John & Gayle Slattery. John Slattery present for appeal. Assessor's value of land-27,878; structure- 235,171. Assessor recommends lowering structure to 232,421.

2016-06(2) 23.GC.03.1042. John & Gayle Slattery. Appellant asking for lot value of \$5,000. Assessor's lot value at 29,620. Motion by Ballard, second by Headid to lower the lot value of (2) to 10,000 and keep the value of 23.GC.03.1041 at the Assessor's recommended value. Carried.

2016-07. 03.01.11.1015. Pat and Penny Carter.

Structure valued at 46,530. Local board lowered to 29,140. Assessor recommends returning the value of the structure to 46,530. Motion by Karpen, second by Headid to set the value at the Assessor's recommendation. Carried.

2016-08. 23.GC.16.1012 Jeremy ad Tali Poulsen-reason for appealing- value is too high. Assessor's land value-64,500; structure-\$1,011,942. Appellant requests 65,000 on land; 785,000 on structure. Assessor recommends changing land value to 110,000 and the structure to 966,442 for a total of \$1,086,173. Motion by Karpen, second by Ballard to accept the assessor's recommendation. Carried.

2016-09. 23.TR.012.1001 Beef Products, Inc. Gary Nichols present for the appeal. Assessor's value-374,285 on land; 1,850,450 on structure. Appellant asking for 300,000 on the land and 1,800,000 on the building. Assessor recommends land at 300,000; structure at 1,800,946. Motion by Headid, second by Ballard to accept the Assessor's recommendation. Carried.

2016-10. 03.07.29.1000. Eman, Inc. c/o Kum & Go. Roger Johnson present for appeal. Assessor's value- land 139,230; structure at 1,092,247. Appellant requesting 887,770 on the building. Due to the vacancy, Assessor recommends land value remain the same, structure lowered to 887,770. Motion by Headid, second by Ballard to approve the assessor's recommendation. Carried.

2016-11 & 2016-11(2). 22.00.15.2007; 22.00.03.4015; 22.00.10.3020. Goeden Properties, 1, LLC. Assessor's value on land values 5,148; 507,896 and 221,905. Chris and Harold Goeden present for the appeal. This property is conservation easement property/wetlands. Discussion took place regarding the soil types which are very good, but not used for farming because of the conservation easement and wetland. More information will be gathered by both parties and discussed again on April 26.

Adjournment

Motion by Ballard , second by Headid to adjourn at 3:29 p.m. until April 26, 2016 at 8:00 a.m. when the board will resume as County Commissioners and Board of Equalization. Carried.

ATTEST: _____
Carol Klumper, Auditor
Union County

Milton Ustad, Chairman
Union County Board of Commissioners

Published once at the total approximate cost of _____.