

April 30, 2013
Union County Commissioners

The Union County Board of Commissioners met in regular session on April 30, 2013, at the Courthouse in Elk Point, SD at 8:30 a.m.

Members present were Jordan, Schempp, Karpen, Neely, and Ustad. Jordan excused at 2 p.m.

Motion by Jordan, second by Schempp to approve the agenda. Carried.

Motion by Jordan, second by Ustad to approve the minutes April 16, 2013. Carried.

Abatements

Motion by Ustad, second by Jordan, to approve application #2013-007 from LeRoy Snoozy due to error made in applying tax freeze-not applied to the land. Abate: Beresford City-\$62.93; Beresford School-\$116.16; Union Co- \$41.86; Union Opt out-\$4.23-Total \$225.18; Carried.

Motion by Neely, second by Ustad, to approve application #2013-008 from Steve Kistner due to property not identified as owner-occupied status. Abate: DVSchool- \$571.81; DV Opt out- \$98.14 Total- \$669.95. Carried.

SVRRA

Motion by Ustad, second by Schempp to approve the following resolution:

Resolution UCC 2013-003
Appointing Commissioner of the
Sioux Valley Regional Railroad Authority

BE IT RESOLVED:

That Larry Andrews shall serve as the Commissioner representing Union County as a member of the governing board of the Authority.

BE IT FURTHER RESOLVED:

That the County Auditor of Union County, South Dakota, shall cause a duly certified copy of this Resolution to be filed with the SVRRA and shall file a copy of this Resolution in the permanent records of Union County, South Dakota.

Vote 5 aye, 0 nay. Carried.

Application for Assistance #2013C-01

Motion by Schempp, second by Ustad, to approve the application for a county resident to enter HSC for court ordered treatment. Carried.

Personnel

Motion by Jordan, second by Neely to approve the new-hire Jason Westcott as FT deputy, effective May 16, 2013 @ \$15.12 per hour. Carried.

Surplus

Motion by Jordan, second by Schempp to declare the items presented to the board as surplus and to be sold on surplus sale on May 15, 2013. Carried. (list available at the county commission office)

Compensation board

Motion by Jordan, second by Schempp to appoint Cortland Carnes and Korey Menken as the commissioner's representatives to the compensation board. Carried.

Recess

Chairman declared the board out of commissioner session and move into equalization board at 9:00 a.m.

Board of Equalization

The board of commissioners convened as board of equalization.

2013 Appeals continued.

#2013-09. Rosie VerDoorn.05.16.10.1010. Lots 2-3 in Gov't Lot 1 less Tr in S portion. North Sioux City. Rosie VerDoorn was present for appeal. Value for property was 66,395; local board was 66,395. Assessor recommends a value change on the structure from 39,435 to 36,613; land remains at 26,960. Rosie VerDoorn said she paid \$40,000 for the property and in Iowa the value is set closer to the purchase value. Motion by Neely, second by Jordan to set at the assessors recommended value of 63,573. Carried.

#2013-10 James and Lynne Walker. 17.WS.02.1027. Lot 27 Wynstone 2nd Addition. Building value: 386,691; no local board action; Assessor recommends 381,452. Motion by Neely, second by Ustad to accept the assessor's recommendation of 381,452. Carried.

#2013-11 Nilesh & Shailesh LLP. 05.07.15.2025 E 135' of Lot 1 of Lot D SW1/4NW1/4 Outlots North Sioux City. Building value was 390,000 – assessor recommends 377,869. Motion by Schempp, second by Neely to accept the assessor's recommendation of 377,869. Carried.

#2013-12 Shri Hari LLP. 05.34.02.2001. Lot 1 Socrac Park 2nd Add. North Sioux City. Building value was 1,218,650. Assessor recommends changing value to 1,157,128. Motion by Neely, second by Jordan to approve the building value of 1,157,128. Carried.

Recess Equalization

The chairman declared a recess for equalization at 9:46 to return to Commissioner session.

Compensation Board

The board discussed some parameters for the compensation board.

Recess Commission Meeting

The chairman declared a recess for the commission and return to equalization at 10:00 a.m.

#2013-13 Dunham Capital Mgmt LLC, 03.10.13.1004. Lot 4 Blk 13 Country Club Estates Elk Point City. Building value was 348,367. Assessor recommends 323,925. Motion by Schempp, second by Neely to accept the assessor's recommendation at 323,925. Carried.

#2013-14. 05.35.15.2325; 2326, 2327, 2328, 2329; 2333, 2334, 2335, 2337. Lots 25-29, 3-35 and Lot 37 of Tr 3 River Valley Add. North Sioux City. Values for the lots varied. Assessor recommends all lots be valued at 26,550. Motion by Jordan, second by Schempp to accept the assessor's recommendation of 26,550. Discussion took place regarding the fact that the lots are of different size and yet the values are going to all be set the same. Vote 4 aye; 1 nay (Jordan). Carried.

#2013-15. River Valley LLP. 05.35.15.2338; 2339; 2340; 2341. Lots 38-41 Tr 3 River Valley Addition, North Sioux City. Values for the lots varied. Assessor recommends all lots be valued at 24,750. Motion by Neely, second by Ustad to accept assessor's recommendations. Vote 4 aye, 1 nay. (Jordan) Carried.

#2013-16. Parkview Plaza LLC. 05.07.15.1015. Replat Mahacek Tr 1 being a part of Lot 5 less R-1 and TraA North Sioux City. Pat Luse was present for appeal. Luse explained that the vacancy rate is up, suite rate is down; 50% vacant; parking lot needs improvement and carpet is 15 years old. Luse would like total value to be \$300,000 as real estate company appraised property. Assessor recommends value at 295,000. Motion by Jordan, second by Ustad to change the building value from 325,289 to 208,631 using square footage to determine value. Carried.

#2013-17. Nathanael Lutheran Church. 01.01.11.1000. N 50' Lot 1 Blk 11. Alcester City. Attorney Chuck Haugland, attorney, met with the board to represent the Nathanael Lutheran Church. Pastor Jensen also present for the meeting. Assessor recommends removing the tax exempt status and set the value at 45,033 as the parsonage does not have clergy living there. Haugland explained that the church music director lives there and is offers a service for the church. Motion by Jordan, second by Schempp to keep the tax exempt status as long as the music director lives in the parsonage. Carried.

#2013-18. Roseni Lutheran Church. 16.80.21.3020. SW Corner SW1/4 . Assessor recommends removing tax exempt status on the parsonage as clergy does not live there and it is rented out. Sandra Inberg and Candice Spurlin met with the board to ask for the tax exempt status to remain as they don't know how long it would be before they would need the parsonage for a pastor. (currently the pastor purchased property and is receiving a house allowance from Roseni). Motion by Jordan, second by Neely to revoke the tax exempt status – value to be set at 48,950. Vote 3 aye, 2 nay (Schempp, Ustad) Carried.

#2013-19-21. REC Development Assn. 03.07.30.1000; 03.07.19.1095;2000. NW1/4NE1/4 & NE1/4NW1/4 less 1 A for CC ra 1 less 3.10A for CC TR 2 less 4.02 A for CC Tr 4 less 7.01 A for cc TR 5 less W11' of N8' lying SE & ADJ to SE Corner blk 1 the Links & Less N8' of E159.98' lying S & adj to Lot 15 Blk 1 the Links; E6A of 24.34A SW1/4SE1/4 less 2.43A outlots EP City; SW1/4SE1/4 of Lot 1 less 1.43A for country club Trs 2 & 3 Outlots EP City less W11' of S 165.85' lying E & Adj to Lots 15 & 16 Blk 1 the Links. Assessor recommended

making some changes to the aforementioned parcels-changing previous “taxable” values from 98,462 to \$306,067. Jim McCullough, attorney representing RDA, brought several concerns about the process feeling the assessor is appealing her own assessment. (no chance for appeal following the assessment notice, 5 year tax exempt review was last year)Following discussion on the previous process of some areas being tax exempt and the reasons, motion by Ustad, second by Neely to leave everything as it is for 2012 pay 2013 for pay 2014 and all these parcels will begin to be reviewed immediately. Motion carried. (03.07.30.1000-53,428 fully taxable; 11,448-50% exempt) (03.07.19.1095-7,140-50% taxable) (03.07.19.2000-327,340-35,470 taxable remainder tax exempt; 2,903 tax exempt)total value to be taxed- 98,462.

Corrections:

Motion by Ustad, second by Schempp to approve the following corrections:

11.00.21.6012- Russ L. Schroeder, Correction of Lot Front Foot-should be 30 instead of 50. Change lot dimension from 50x 180 to 30 x 180 and the value from \$39,780 to \$24,804.

05.01.08.1040. James T Wankum. This Parcel was combined with parcel 05.01.08.1060 in 1976. Request to delete parcel 05.01.08.1040.

03.08.08. 1002. Brent & Larissa Kommes-incorrectly added a fireplace. Request to remove fireplace and adjust from \$199,400 to \$196,016 house value.

Motion carried.

Exempt report

Motion by Neely, second by Schempp to adjust the previous exempt report for elderly and disability freeze to add additional 78,332 for a freeze total of 1,268,634; renewable energy was changed to 1,329,643. Total exemptions overall=3,952,334. Carried.

Equalization completed

Motion by Jordan, second by Schempp to close Equalization for 2013 at 11:41 a.m. and return to Commissioner meeting. Carried.

Treasurer

Treasurer Hertel met with the board to discuss tax contracts. Motion by Schempp, second by Ustad to accept the treasurer recommendation for tax contract for Elaine Reinert. Carried.

Motion by Neely, second by Schempp to accept the treasurer recommendation for tax contract for Tommy and Angela Sexton. Carried.

States Attorney

Motion by Jordan, second by Neely to include a 4-foot table from the States Attorney’s office for the surplus property list. Carried.

Motion by Ustad, second by Schempp to approve travel authorization for SA training in Aberdeen on May 13 and 14. Carried.

SA Miller will have unpaid volunteers from USD- Benjamin Borgman and Chauncey Moulding. Unpaid volunteer internship (with college credit) for Emily Siess.

Discussion took place on Jo Hackett's hours. Motion by Schempp, second by Ustad to increase Hackett's hours by 29 hours in 2013 to 1004 hours. Carried. 2014 will be addressed at budget time. Carried.

Extend the meeting

Motion by Schempp, second by Jordan to extend the meeting until 12:20 and enter executive session to discuss indigent and personnel. Carried. Chairman declared the board out of session at 12:25.

States Attorney

Motion by Ustad, second by Schempp to instruct SA Miller to move forward with the indigent application 13-IRR-001. Carried.

Recess

Chairman declared a lunch recess from 12:30 to 1:00

Highway Building

Highway employees Roggow, Limoges and Harkness met with the board along with Johnson and Davis to discuss future plans for the county highway building. (1 p.m.-2:30)

Claims approved

Motion by Jordan, second by Schempp to approve the claims. Carried.

The following claims have been audited, approved and warrants drawn on the same: Bi-Weekly payroll for 05-03-2013: Auditor \$22.08; Election \$132.48; Treasurer \$380.88; State's Attorney \$498.00; Public Building \$792.86; Register of Deeds \$652.19; Sheriff \$33,546.69; Nurse \$170.55; WIC \$289.94; Weed \$97.50; Highway \$24,067.38. Courthouse payroll for the month of February \$2013: Commissioners \$5,075.00; Auditor \$9,265.39; Data Processing \$230.74; Treasurer \$13,221.11; State's Attorney \$14,325.43; Public Building \$4,136.97; Assessor \$9,687.38; Register of Deeds \$6,516.51; Veteran \$1,000.00; Sheriff \$4,835.05; Nurse \$923.47; Jail \$114.58; Extension \$1,362.69; Fair \$1,371.88; Weed \$689.34; Planning & Zoning \$3,628.41; Highway \$9,524.97; EMA \$1,517.92. Automatic Building Control (Maint) \$519.18; Avera Mckennan Hospital (Care) \$621.00; Beresford Municipal Telephone (Util) \$338.72; Big Iron (Equipment) \$2,000.00; Black Book (Supp) \$98.00; Bomgaars (Supp/Repair) \$196.31; Butler Machinery (Repairs) \$1,247.50; Century Link (Util) \$9.02; Community Health (Care) \$78.65; Corey Kastning (Subpoena) \$26.66; Dakota Graphics (Supp) \$495.00; Dale Neely (Mileage) \$66.60; Dave Reiff (Mileage) \$12.58; Dennis Henze (Mileage) \$213.86; Dept of Public Safety (ID Cards) \$30.00; Diamond Mowers (Equip Purchase) \$5,000.00; Donald Gray (Mileage) \$4.44; Doyle Karpen (Mileage/Per Diem) \$68.40; Electro Watchman (Maint) \$695.00; Elk Point-Jefferson Boosters (Salt) \$750.00; Eugene Flynn (Mileage) \$11.10; Fremont Tire/T-W Tire (Supp) \$553.50; Grainger (Supp) \$16.22; Hickory Tech (Util) \$122.70; Hydraulic Sales (Supp) \$1,200.00; Iowa Office Supply (Supp) \$246.91; Janet Lingle (Mileage) \$35.52; Jan's Printing (Supp) \$92.00; Jeff's Lawn Care (Maint) \$710.00; Jeffrey Horner (Mileage) \$11.84;

Jerry Miller (Mileage) \$125.44; Jim Brewster (Mileage) \$14.06; Jordan Perkins (Subpoena) \$48.12; Juror Fees (Juror Fees) \$360.68; Knology (Util) \$153.26; Maint Engineering (Supp) \$405.28; Marvin Schempp (Mileage) \$57.72; McGruff Safe Kids (Supp) \$85.35; MidAmerican Energy (Util) \$472.32; Milton Ustad (Mileage/Per Diem) \$107.25; Muller Auto Parts (Repairs/Supp) \$307.77; Nicholson, Tschetter, Adams & Nicholson (Ct Apt Atty) \$135.25; Northern Safety Co (Supp) \$40.50; Nurtiel Computing (Repair) \$75.00; Nygren's True Value (Supp/Repair) \$58.50; Office Systems (Maint) \$902.00; Oral Surgery Assoc (Care) \$117.00 Pamela M Scheid (Transcripts) \$320.00; Perkins Office Solutions (Supp) \$61.56; Pictometry International (License) \$22,302.17; Quill Corp (Supp) \$137.11; Randy Ronning (Mileage) \$14.80; Robert James (Mileage) \$19.24; Ross Jordan (Mileage) \$63.27; Sanitation Products (Repair) \$9,095.15; SD State Health Lab (BL Draws) \$280.00; SDACO (Registration) \$655.00; Shiloh Hudelson (Subpoena) \$26.66; Sioux Falls Two-Way Radio (Maint) \$182.99; Southeast Farmers (Repairs) \$101.35; Standard Ready Mix Concrete (Hwy Const) \$2,412.50; State 4-H Office (Registration) \$270.00; Stephen Stewart (Subpoena) \$115.46; TuDogs Computing (Maint) \$357.50; Union Co. Fair Board (Fair Exp) \$1,000.00; Us Bank (Supp) \$1,036.25; Valerie Waagmeester (Subpoena) \$30.36 Vermeer Equip (Repair) \$38.43 Yankton Co. Sheriff (Return MI) \$25.00.

Adjournment

Motion by Ustad , second by Neely to adjourn at 2:32 pm. until May 14, 2013. Carried.

ATTEST: _____
Carol Klumper, Auditor
Union County

Doyle Karpen, Chairman
Union County Board of Commissioners