

April 12, 2011
Unapproved minutes
Union County Commissioners

The Union County Board of Commissioners met in regular session on April 12, 2011, at the Courthouse in Elk Point, SD at 8:30 a.m.

Members present were Jordan, Karpen, Neely, Schempp and Ustad.

Motion by Ustad, second by Neely to approve the agenda. Carried.

Malt Beverage Transfer

Motion by Jordan, second by Schempp to approve malt beverage transfer from Dennis Moore, Park Jefferson Speedway to Xcelerate Live Entertainment & Group LLC. Carried.

Comp Time clarification

Auditor Klumper asked for a clarification on the personnel policy Section 3.7 dealing with comp time distinguishing between department heads and clerical positions for the exempt status employees. It was determined that an employee in that position would not be eligible for comp time.

Executive session

Motion by Schempp, second by Ustad to enter executive session at 8:47 a.m. for purpose of Director of Equalization's annual evaluation. Carried. Chairman declared the board out of executive session at 9:10 a.m.

Equalization

The Board of Equalization was called to order for the purpose of hearing appeals and equalizing assessments. Oaths of office were taken by Commissioners Ustad, Neely, Karpen, Jordan and Schempp as members of the County Board of Equalization for 2011.

Exempt Properties

Motion by Jordan, second by Neely to approve the following: Big Springs Cemetery Association; St. John Catholic Cemetery, and Union County Historical Society. Carried. A parcel for North Sioux City Economic Development Corporation will be reviewed at the April 19 meeting.

Corrections and Adjustments

Motion by Ustad, second by Jordan to accept the following corrections and adjustments: Donald and Peggy Larsen- to remove owner occupied on the 1A in SE Corner SE1/4 30-95-50; Randall and Cynthia Dobbs-adjust basement value at Lot 29, Prairie 10th Addition Dakota Dunes; Myron Hertel-removal of shed- W10' Lot 6 & Lots 7-8 Blk 31 W & H Addition, Elk Point City; Clifford Lang- add contractor's owner-occupied-Lot 76 Wynstone 11th Add. Phase 2; Kersten Johnson-remove owner occupied at Johnson Tr 2, SE1/4SE1/4 13-95-49; Curtis and Judy Keiser-name change to Keiser Enterprises on W450' of N875' beginning East of Tract A SW1/4 11-94-50; Richard, Margaret and William Dailey-add \$10,000 exemption on outbuildings-Lots R-3 & R-4 acc to record B33 P457 less W100' of N900' 35-30-7. Carried.

Exempt Report

Motion by Jordan, second by Neely to approve the veteran exemption, paraplegic Veteran exemption, elderly & disability freeze and renewable energy in the total amount of \$3,087,568. Carried.

Appeals for 2011

#2011-001. Mark and Kris Brown. Lot 10 Golf Course 18th Add., Dakota Dunes. Houses assessed at 538,539. Mark Brown present for appeal. Brown used comparables in the neighborhood that are paying approximately \$2,000 a year less in property tax than he is for this property. Motion by Jordan, second by Ustad to lower the house valuation from the Assessor's recommended change of 518,856 to 415,500 compromising on the sale prices of the Assessor's comparables. Vote: 1aye (Jordan), 4 nay. Motion failed. Motion by Ustad, second by Jordan to lower the Assessor's recommended change of 518,865 to 422,800. Vote: 4 aye, 1 nay (Karpen) Carried.

#2011-002. Melvin and Mary Dohem. Lot 21 Dakota Dunes Golf Course 4th Add., Dakota Dunes. Melvin Dohmen present for appeal. Dohmen commented on the square footage of the structure and about the finish of the basement area. Dohmen requested value be changed to 205,000 for total property. Assessor's value- \$38,332- land/\$175858 for structure. Motion by Ustad, second by Jordan to lower the structure to 171,668. (land same). Vote 4 aye, 1 nay (Neely). Carried.

#2011-003. Pat and Penny Carter. All lot 12 Blk 10 Original, Elk Point City. Pat Carter present for appeal. Carter purchased property for \$44,000 in 2010 and is asking that the structure be valued the same as purchase price-\$35,500. Assessor's value was 39,870; local board lowered to 37,967. Motion by Jordan, second by Neely to set value at the local board value of 37,967 for the structure. Carried.

#2011-004. Glenn & Shirley Heaton. Lot 4 Meadows 1st Addition in Dakota Dunes. Motion by Jordan, second by Schempp to leave at Assessor's value of 25,440/183,500. Carried.

#2011-005. John and Pat Bartholomew. Lot 10 Dakota Dunes Golf course 22nd Addition, Dakota Dunes, SD. Value of structure-492,849/land-92,500. John and Pat Bartholomew present for appeal. John Bartholomew discussed the comparables stating that several were larger and better quality homes than his. He requested 440,000 total price based on the square footage of comparables and using those sale prices. Motion by Schempp, second by Neely to remain at the Assessor's recommended change of 404,680 (land value remain at 92,500). Motion carried.

#2911-006. Brent ad Kristin Beswick. Lot 1 Meadows 10th Addition, Dakota Dunes, SD. Land-40,290; structure-239,400. Motion by Jordan, second by Ustad to remain at the Assessor's recommended value of 36,627/217,639. Carried.

Recess

Board of Equalization will recess until April 19, 2011.

Adjournment

Motion by Jordan, second by Schempp to adjourn Board of Commissioners until April 19 at 8:30 a.m. Carried.

ATTEST: _____

Carol Klumper, Auditor
Union County

Doyle Karpen, Chairman
Union County Board of Commissioners

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