

April 14, 2015
Unapproved minutes
Union County Commissioners

The Union County Board of Commissioners met in regular session on April 14, 2015, at the Courthouse in Elk Point, SD at 8:30 a.m.

Members present Ballard, Headid, Karpen, Schempp and Ustad.

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

Motion by Karpen, second by Schempp to approve the minutes from March 31, 2015 as presented. Carried.

March Monthly Report

Register of Deeds' reported \$9,725.50 in transfer tax and \$10,571 in fees.

County Nurse reported \$120 in donations and fees.

Federal Prisoner & INS room & board fees-\$12,474.38

VSO officer-3 contacts in March.

Clerk of Courts reported \$51,517.10 in fines and fees.

Bank Balance

AUDITOR'S ACCOUNT WITH THE COUNTY TREASURER
March 2015

Total amount of deposits in bank	\$3,924,343.63
Total amount of actual cash	\$3,243.78
Total amount of checks and drafts in Treasurer's possession not exceeding three days	\$118,823.07
Investments	\$4,566,947.62
Cash Variance	\$1,095.52
Credit card outstanding	\$3,581.65
Total	\$8,618,035.27

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

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, 2014, Union County has \$2,890,656.97 in unassigned funds. This figure is 39.06% of the 2015 General Fund Budget.

Report

Commissioner Karpen gave a report on the Midstates Conference meeting he attended in Sioux City.

Indigent

Motion by Karpen, second by Ballard to deny the request for hospital payment for #UCC 2015-01414 and UCC2015-0414B due to lack of application from the county resident. Carried.

Recess

Chairman declared a recess at 8:55-9:00.

Dept. Head Reports

Supt. of Public Bldg & Grounds Sexton; DOE Dawn Steckleberg and Zoning Director Henze met with the board for monthly reports.

Big Sioux Twp. Roads

Dale Neely met with the board to discuss speed limit changes in Big Sioux Township. Following discussion, motion by Headid, second by Schempp to approve the speed limits set by Big Sioux Township as follows: 30 mph on South Shay, Tower, Shamrock and Waters; 20 mph in Sandy Mead – Prairie Passage and Tumbleweed Trail. Carried.

Recess

Chairman declared a recess at 9:27-9:30.

Highway

PWA Roggow met with the board.

Executive Session

Motion by Karpen, Second by Headid to enter executive session at 9:30 a.m. to discuss legal matters . Carried. Chairman declared the board out of session at 10:14.

Hearing

Public hearing was held for the purpose of hearing testimony regarding the denial of a permit for placement of a new entrance on Union County Rd. #23 (North Shore Drive) requested by the Dakota Valley School. The denial for the new entrance was based on specifications of current Union County Ordinance UCC2011-001. The proposed entrance location is 1915' east of the intersection of 484 Ave. & 334th St. (Westshore & Northshore Drive) on the north side of the road.

Supt. Leber asked for the variance stating the need for this is a safety issue.

Joan Christiansen addressed the board with concerns and requests the board approve the variance.

James Wennblom also spoke in favor of the variance request.

Motion by Karpen, second by Schempp to table the decision on the variance until April 28, 2015. Motion carried.

Highway

Motion by Karpen, second by Ballard to approve the resignation of Josh Homandberg, effective April 16, 2015. Carried.

Motion by Karpen, second by Headid to approve permit for SE Electric to bore under CR #4. Carried.

Motion by Ballard, second by Schempp to approve Ulteig Engineering for engineering/inspection for CR #1B concrete overlay project. estimate- \$105,648. Carried.

Discussion took place on letter from Carol Flack which included a petition for a resident support for easement expansion at Union CR-23 at 480th Ave and 334th St. Discussion took place on options available: leave as is; extend ROW by 17 feet, perpendicular intersection from South and West, or 4-way stop.

The Board reviewed and signed contract with Butler for financing equipment.

Executive Session

Motion by Karpen, second by Schempp to enter executive session to discuss legal matters from 11:01 to 11:12. Carried.

Recess

Chairman declared a recess at 11:12 to 11:15. Carried.

Claims

Motion by Karpen, second by Ballard to approve the claims as follows. Carried. The following claims have been audited, approved and warrants drawn on the same: Bi-weekly payroll for 4-14-2015: Auditor \$184.80; Treasurer \$336.60; State's Attorney \$716.34; Public Building \$859.38; Register of Deeds \$663.17; Sheriff \$33,637.51; Nurse \$196.20; WIC \$333.54; Highway \$23,042.12. Accurate Reporting (Transcripts) \$501.50; Alliance Communication (Util) \$187.85; Altec Industries (Repairs) \$366.94; Avera Medical Group (Evaluation) \$1,416.66; Avera Sacred Heart Hospital (Care) \$737.28; Beresford Municipal Telephone (Util) \$338.72; Beresford Republic (Ad) \$1,068.80; Bierschbach Equipment (Repair/Supplies) \$456.24; Bob Barker Co (Supp) \$279.21; Brian L Wells (Repair) \$32.50; Campbell Supply (Supp) \$216.25; Century Link (Util) \$1,060.14; Chesterman Co (Water) \$216.00; Chief Supply / Law Enforce (Supp) \$26.34; City Of Alcester (Util) \$291.81; Community Health Clinic (Care) \$591.50; Cornhuskers International (Supp) \$19.98; Dakota Dunes North Sioux City Times (Ad) \$683.16; Dakotabilities (Allotment) \$360.00; Dean Schaefer (Transcripts) \$54.00; Dept Of Revenue Division (Renewal) \$18.00; Donald Gray (Mileage) \$4.44; Dware Inc (Registration) \$100.00; Enventis (Util) \$122.70; Fastenal Company (Supp) \$50.25; Filter Care (Supp) \$90.45; Guarantee Oil Co (Repair/Supp) \$220.95; Gubbrud, Haugland & Gillespie (Public Defender) \$2,033.92; Industrial Tools & Machine (Repair) \$281.99; Iowa Office Supply (Maint) \$56.67; Jebro Inc (Supp) \$634.50; Jeffrey T Myers (Public Defender) \$2,033.92; Jensen Insurance (Insurance) \$94.00; Jet Service Center (Maint) \$469.18; Jim Hawk Truck Trailers (Repair) \$170.55; Johnson Engineering (Service) \$1,160.00; Jones Food Center (Supp) \$5.10; Kara Corporation (Supp) \$334.75; Katie Johnson (Public Defender) \$2,033.92; Knoepfler Chevrolet (Repair) \$24.87; Knology (Util) \$33.14; Kone Inc (Contract) \$741.60; Leader Courier (Ad) \$722.73; Leslie Reifke (Mileage) \$12.58; Lewis & Clark BHS (Care) \$320.00; Lexisnexis (Supp) \$136.00; Liberty National Bank (Supp) \$65.18; Lincoln County (Reimb Mileage) \$110.00; Lone Willow Kennels (Care) \$36.00; Matheson (Supp) \$707.87; Menards (Repair) \$25.98; Microfilm Imaging System (Rental) \$3,840.00; Midwest Wheel Companies (Repair)

\$40.76; Noll Collection Service (Collections) \$173.89; Office Depot (Supp) \$80.04; Office Systems (Maint) \$316.98; Ollies Drive Inn (Jail Meals) \$9,144.75; Pedersen Machine (Maint) \$50.62; Perkins Office Solutions (Maint) \$438.79; Peterson, Stuart, Rumpca & Rasmussen (Public Defender) \$6,101.75; Pharm Chem Inc (Supp) \$100.00; Pioneer Drug (Drugs) \$530.45; Powerplan (Repair) \$964.14; Pyle Automotive (Maint) \$50.00; Quill Corporation (Supp) \$24.80; Randy Ronning (Mileage) \$19.98; Richard Green (Mileage) \$27.38; River Lodge (Lodging) \$57.99; Sam's Club (Supp) \$133.34; SD Dept Of Labor (Unemployment) \$2,580.00; SD State Health Lab (Lab Fees) \$305.00; SD/NE Pls Committee (Supp) \$500.00; SDACC (Clerp) \$3,287.56; Servall Towel & Linen (Towel Service) \$52.21; Sheriff Of Woodbury County (Return) \$4.01; Sioux Falls Two-Way Radio (Maint) \$180.00;Siouxland Grass & Forage (Supp) \$675.00; Southeast Farmers Coop (Repair) \$71.74;Southeastern Electric Coop (Supp) \$19.50; State Flag Account (Supp) \$264.01; State Of South Dakota (Util) \$188.70; Sturdevant's Auto Parts (Repair/Supplies) \$970.59; Super 8 Pierre (Lodging) \$220.00; Supplyworks (Supp) \$156.40; The Pennington County Jail (Transport) \$140.65; Verizon Wireless (Util) \$164.34; Vermillion Ace Hardware (Rental) \$50.00; Warne Chemical & Equipment (Supp) \$946.00; Wilcox Electric (Repair) \$213.72.

Recess from Commission meeting

The board recessed as Board of Commissioners at 11:20 a.m.

Board of Equalization 2015

The board of commissioners signed the oaths of office of Equalization. Director of Equalization Steckelberg and appraiser Bousquet present for equalization.

DOE Steckelberg presented the corrections:

17.WS2.08.1052. Ronald and Tamara Schreier-owner occupancy should have been on property.

23.GC.07.1022. Paul & Amy Julius-owner occupancy should have been on property.

13.00.14.4005. Gordon Beerman- owner occupancy should have been on property.

03.02.02.1020 & 1025. James & Doris Conley- owner occupancy should have been on property.

23.GC.28.1023. Wegher Construction-should have received contractor owner occupied.

05.23.01.1070. Todd & Brandy McCauley- owner occupancy should have been on property.

11.00.05.4130. Travis & Emilee Derochie- owner occupancy should have been on property.

Motion by Karpen, second by Headid to approve the corrections as listed. Carried.

Motion by Karpen, second by Schempp to approve the corrections on the Massey parcels 14.00.50.4010 and 14.00.50.4000. Parcel 4000 changed from 473,460 to 868,722; Parcel 4010 changed from \$518,982 to \$123,320. Carried.

Motion by Karpen, second by Headid to approve the request for Ag status from Gary & Julie Peterson on 18.00.29.3015. Property meets 2 of the 3 criteria and can be approved for Ag status. Outbuildings will receive a 10,000 exemption and the land changed value from 43,757 to 50,771 for a change of 847,712 to 844,726. Motion carried.

Appeals:

2015-01. 23.GC.19.1004 Carla Granstrom. Dakota Dunes. Appeal- assessed value higher than comparable neighborhood values. DOE recommended changing the house value from 208,865 to 204, 281. Motion by Karpen, second by Ballard to set at Assessor's recommendation. Carried.

Exempt Properties

Motion by Karpen, second by Headid to approve the tax exempt report presented by DOE Steckelberg: Veteran Exemption - \$1,371,047; Paraplegic Veteran Exemption- \$457,557; Elderly & Disability Freeze- \$1,298,096; Renewable Energy- \$1,696,260. Total- \$4,822,960. Motion carried.

2015-02. 22.00.15.2005 Blue Moon Holding LLC. Richland Township. Appeal- farmhouse in significant disrepair. DOE recommended changing the value on the house from 46,144 to 10,000. Motion by Ballard, second by Schempp to set house value at Assessor's recommended value. Carried.

New Exemptions

Motion by Karpen, second by Ballard to approve the new exemptions as follows. Carried.

2015 NEW APPLICATION FOR TAX EXEMPTION

<u>PARCEL #</u>	<u>EXEMPT TAX PAYER</u>	<u>TYPE</u>	<u>%</u>
01.01.19.1025	Union County Health Foundation	UCHF	100
01.01.19.1050	Alcester Health Services.	UCHF	100
03.07.24.1040	Union County Historical Society	UCHIS	100
03.07.24.1045	Union County Historical Society	UCHIS	100
03.10.06.1020	Elk Point Investments LLP	ELKPTI	100
14.00.24.1005	Elmwood Cemetery Assoc	CEMTRY	100
23.GC.24.TR002	Willows Homeowner's Assoc	ASSOC	100
23.WL.01.TR00A	Willows Homeowner's Assoc	ASSOC	100
23.WL.01.TR00B	Willows Homeowner's Assoc	ASSOC	100
23.WL.02.TR00A	Willows Homeowner's Assoc	ASSOC	100
23.WL.02.TR00B	Willows Homeowner's Assoc	ASSOC	100
23.WL.22.TR00A	Willows Homeowner's Assoc	ASSOC	100
23.WL.23.1001	Willows Homeowner's Assoc	ASSOC	100
23.WL.23.1002	Willows Homeowner's Assoc	ASSOC	100
23.WL.50.TR00A	Willows Homeowner's Assoc	ASSOC	100
23.WL.50.TR03A	Willows Homeowner's Assoc	ASSOC	100
23.WL.60.TR00A	Willows Homeowner's Assoc	ASSOC	100
23.WL.60.TR00B	Willows Homeowner's Assoc	ASSOC	100
23.WL.60.TR00C	Willows Homeowner's Assoc	ASSOC	100
23.WL.70.TR00A	Willows Homeowner's Assoc	ASSOC	100

23.WL.72.TR00B	Willows Homeowner's Assoc	ASSOC	100
23.WL.73.TR00C	Willows Homeowner's Assoc	ASSOC	100
23.WL.41.TR00A	Willows Homeowner's Assoc	ASSOC	100

2015-03. 15.00.16.2010. Randall Goddard. Elk Point Twp. Appeal- Discrepancy in pricing or values. DOE recommends changing the NAC1 9,000 to 4,000. Motion by Karpen, second by Schempp to set at Assessor's recommended value. Carried.

2015-04. 23.GC.05.1044. Donald and Susan Schulze. Dakota Dunes. Appeal-number of plumbing fixtures, screened in patio, garage – comp up the street. DOE recommends changing the house value from 348,768 to 348,635. Motion by Ballard, second by Schempp to set at Assessor's recommendation. Carried.

2015-05. 23.MD.01.1033. Tim and Jodi Ryan. Dakota Dunes. Appeal-purchase price was \$185,000. Assessor recommends changing value of house from 183,319 to 183,080. Motion by Headid, second by Schempp to set at Assessor's recommendation. Carried.

2015-06. 23.GC.10.1022. Nicholas Roth. Dakota Dunes. Angie Schneiderman present for appellant-asking for 615,000 for entire property. Asking to reduce to accommodate incremental lesser value of the lot- corner lot. Verbally asking for change in the land. Assessor recommended house at 500,416- lot value is 139,260. Motion by Karpen, second by Headid to set the land at 135,000 and house value stay at 500,416. Motion carried.

2015-07.23.GC.13.1007. Timothy Ward. Dakota Dunes. Timothy Ward present. Appeal-flood of 2011 and low elevations. Assessor recommends 77,380 for land; 359,214 for house. Ward commented on the timing of the increase – 100,000 flood expenses, river view diminished. Motion by Karpen, second by Schempp to change the land value from 77,380 to 75,000. Motion carried.

2015-08. 23.MD.06.1012. Michael Winkler. Dakota Dunes. Assessor recommends changing the value of the house from 232,563 to 232,040. Motion by Karpen, second by Ballard to set at the Assessor's recommended value of 232,040. Carried.

2015-09. 23.GC.05.1026. James and Daphne Redmond. Dakota Dunes. James Redmond present for appeal. Redmond stated house is 20 years old and needs a new roof. Redmond presented a letter to the DOE with a list of comparables. DOE explained that she couldn't use the new sales because the cut-off was November 1 for sales ratio comparables. Comparables should be those on the golf course. Assessor recommends 70,567 on land and 394,246 on the house. Appellant is asking for 279,433 on the house. Motion by Headid, second by Karpen to lower the house value to 380,246 and leave land value the same. Carried.

2015-10. 23.GC.15.1018 Greg and Paula Parham. Dakota Dunes. Parhams were present for appeal. DOE explained that the value did not have basement finish until the 2015 revaluation. Assessor recommends 347,271 on the house value. Parham had an appraisal showing 339,928 for the house. Motion by Karpen, second by Schempp to value house at 339,928 and land remain at 49,450. Carried.

2015-11. 23.GC.18.1013. Janice and Michael Brady. Dakota Dunes. Bradys present for appeal. Appraisers told Brady that if they sold the property, they could expect 440,000 to 450,000. Thought the land value was high using the comparables. Assessor recommended

79,680 for land and 422,807 for the house. Motion by Headid, second by Karpen to set the value of the land at 68,732 and house at 422,807. Carried.

2015-12.15.00.25.1000. Glenn Bosse. Elk Point Township. Bosse present for appeal. Appeal-this land is wetland can never be farmed or productive. Assessor recommended adjusting the soil type and changing value from 134,186 to 118,100. The board reviewed what had been done in similar circumstances in previous equalization years and motion by Headid, second by Karpen to reduce the property to 71,118. Carried. The board recessed as equalization board until April 28, 2015.

Adjournment

The board of commissioners adjourned at 4:10 p.m. until April 28, 2015. Carried.

ATTEST: _____
Carol Klumper, Auditor
Union County

Doyle Karpen, Chairman
Union County Board of Commissioners

Published once at the total approximate cost of_____.