

April 1, 2025
Unapproved Minutes
Union County Commissioners

The Union County Board of Commissioners met in regular session April, 2025, at the Courthouse in Elk Point, SD at 8:30 a.m.

Members present Dailey, Joffer, Kimmel, Ustad and Ballard.

Motion by Dailey, seconded by Ustad to approve the agenda. Carried.

Motion by Kimmel seconded by Dailey to approve the minutes of March 18, 2025, meeting. Carried.

Easter

Motion by Ballard, seconded by Kimmel to approve the Courthouse being closed Good Friday and Easter Monday. Carried.

Travel

Motion by Dailey, seconded by Ballard to approve travel for Commissioner Ustad, ROD Severson and Auditor Winquist to attend training in Pierre April 8th to April 10th. Carried.

New Hire

Motion by Ustad, seconded by Dailey to approve new hire Rachell Edminson as a fulltime dispatcher starting 3/24/2025 at \$19.92/hour. Carried.

Resignation

Motion by Kimmel, seconded by Ballard to approve the resignation of part time jailer Jarmir Blunt as of 3/21/2025 and thank him for his service. Carried.

Planning & Zoning

P&Z Henze updated the board on new building permits.

Assessor

Assessor Bousquet met with board and discussed Board of Equalization appeals for April 8th and 22nd at 9:00 a.m.

EMA

EMA Wescott did the first reading of UCC 2003-02 Section 3 Fire Danger Emergency amendment.

Maintenance

Maintenance Head Sexton presented the board with a contract for the generators. Motion by Ballard, seconded by Kimmel to approve contract with Interstate Power Systems for the Kohler and Generac generators.

Recess

Chairman declared recess from 9:42 a.m. to 9:52 a.m.

Highway

Hwy. Supt. Buum brought a few things to the board to vote on and let the board know what his department has been up to.

Motion by Dailey, seconded by Ballard to table the purchase of \$54,440 wetland credits for the 404 permit for the 64-080-34 replacement project. Carried.

Motion by Dailey, seconded by Kimmel to sign the AGREEMENT FOR VOLUNTARY RIGHT OF WAY DONATION: Tod Phillips 47232 306th St Beresford SD 57004 Temporary easement Tract I in S ½ SW ¼ Section 16 -T94N-R50W 0.11acres, more or less. Carried

Motion by Ballard, seconded by Ustad to permit Curt Keiser to bore a tile line under CR #25 and encase it in a 10" pipe at the depth of 3.5 feet. Carried.

Wellmark

Chelsie Jansen and Carlotta Carr from Wellmark gave a presentation of health insurance renewal options.

Claims

Motion by Kimmel, seconded by Ustad to approve claims. Carried. The Following Claims Have Been Audited, Approved, and Warrants Drawn on the Same: CH Payroll 3/31/2025 \$178,547.73; Commissioners \$8,050.00; Auditor \$18,372.63; Information Technology \$570.00; Treasurer \$22,203.81; States Attorney \$32,472.75; Care of Poor \$990.03; Public Building \$14,100.24; Assessor \$24,233.25; Register of Deeds \$10,087.68; Sheriff \$14,015.17; Nurse \$1,428.46; Jail \$176.56; Extension \$2,356.28; Weed \$520.51; Fair \$2,342.28; P&Z \$9,700.70; Highway \$11,778.12; EMA \$5,149.26; BW Payroll 4/4/2025 \$97,585.59; State's Attorney \$240.00; Register of Deeds \$1,177.80; Sheriff \$27,579.90; Jail \$23,419.21; Communications \$14,408.52; Nurse \$139.50; WIC \$306.90; Highway \$29,152.80; VSO \$1,160.96; Jurors \$618.84; Ann Soenen (Mileage) \$25.46; Automatic Building Control (Maint) \$591.00; Bernies

Lawn & Garden Cent (Supp) \$320.93; Bevel, Gardner & Associate (Analyst) \$9,062.50; Bluepeak (Util) \$293.21; Bomgaars (Supp) \$245.10; Brian's Repair Inc (Maint) \$982.71; Brigita Timmerman (Mileage) \$10.72; Century Business Products (Maint) \$284.24; Century Link (Util) \$677.17; City Of Elk Point (Util) \$2,137.35; CNA Surety Direct Bill (Bond) \$50.00; Continental Alarm & Detect (Supp) \$196.09; Dakota Law Firm, Prof (Pub Def) \$13,556.25; David Smith (Mileage) \$8.04; Eakes Office Solutions (Supp) \$278.50; Elk Point Ace Hardware (Supp) \$455.25; Fastsigns (Supp) \$117.18; Gene Ericson (Mileage) \$16.08; Groves Emergency Lighting (Supp) \$3,368.10; HD Supply (Supp) \$371.34; Hometown Leasing (Maint) \$131.85; Horizon Health Center Inc (Dr) \$1,037.15; Jack's Uniform & Equip (Supp) \$57.95; Jeffrey T Myers (Pub Def) \$6,714.43; Jerry Miller (Pub Def) \$6,714.43; Jones Food Center (Supp) \$38.11; Katie Johnson (Pub Def) \$6,714.43; Lawson Products Inc (Supp) \$249.67; Loffler Companies, Inc. (Maint) \$187.06; McMaster-Carr (Supp) \$1,046.05; MidAmerican Energy Co (Util) \$2,939.86; Midcontinent Communication (Util) \$585.15; Molly Olson (Transcript) \$196.80; MP Carwash Inc. (Washcard) \$300.00; Muller Auto Parts (Supp) \$97.84; New Century Press (Pub) \$401.56; Ollies 2.0 (Meals) \$12,264.50; Olson's Pest Technicians (Maint) \$380.00; One Office Solution (Supp) \$3,609.85; Phillip A. Terwilliger (Pub Def) \$6,714.43; Reassurance Solutions (Supp) \$29,500.00; Rise Broadband (Util) \$97.00; Sadie Bottorff (Mileage) \$95.14; Sandra V Guzman (Intrep) \$180.00; SD Dept Transportation (Service) \$16,697.23; SDSA (Supp) \$128.65; Sioux Sales (Supp) \$362.45; US Bank (Credit Cards) \$4,300.36; Verizon Wireless (Phones) \$1,716.17; Vestis (Towel) \$140.40; Vestis (Soap) \$22.60; Village Family Service (Contract) \$3,420.00; Woodbury County StarComm (Maint) \$4,629.59

State's Attorney

State's Attorney Zenner met with the board.

Oak Tree TIF

Motion by Ballard, seconded by Kimmel, carried to sign UCC 2025-003

RESOLUTION APPROVING AND RECOMMENDING OF TAX INCREMENTAL DISTRICT PLAN NUMBER EIGHT, UNION COUNTY

WHEREAS, the Planning Commission of Union County, South Dakota, received an application to create a Tax Incremental District and thereafter prepared a Notice of Hearing held on March 20th, 2025 advising interested parties that they were being given a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District on real property consisting of the following parcels:

District Legal Description:

- LOT 3 LESS 1.280A FOR TR A LESS 1.69A FOR TR B TWO RIVERS BUSINESS CENTER 1ST ADD (4.058A)
- TRACT 1 OF TWO RIVERS BUSINESS CENTER 1ST ADD 6.516A ROAD
- TR 1 OAK TREE ADD DAK DUNES (4.088A)
- LOT 1 OAK TREE ADD DAK DUNES (27.353A)
- LOT 2 OAK TREE ADD DAK DUNES (1.599A)

All Located in Dakota Dunes Community Improvement District, Union County, South Dakota including within and adjacent rights-of-way.

WHEREAS, such Notice was published in the official newspapers of Union County not less than ten (10) nor more than thirty (30) days from the date of the hearing which was held on March 20th, 2025.

WHEREAS, a copy of the Notice was sent prior to publication by first-class mail to the Chief Executive Officers of the following taxing entities:

Union County Commission

Dakota Valley School District

Dakota Dunes Community Improvement District

Fire Administration

WHEREAS, a hearing was held on March 20th, 2025 as provided in such Notice, and all interested parties were allowed a reasonable opportunity to be heard on the proposed Tax Incremental District Eight plan;

NOW THEREFORE, BE IT RESOLVED by the County Commission of Union County, South Dakota:

1. Authority and Declaration of Necessity. The County Commission declares the necessity for the approval of Tax Incremental District Number Eight plan, Dakota Dunes Community Improvement District, Union County (hereinafter sometimes referred to as the "District"), pursuant to SDCL Chapter 11-9, and finds that the improvement of the area within the District is likely to enhance significantly the value of substantially all of the other real property in the District and is necessary for economic development within Union County and the Dakota Dunes Community Improvement District.

2. Findings. The County Commission makes the following findings with regard to economic development:

- a. More than 50% of the property in the District by area will stimulate and develop the general economic welfare and prosperity of the County;
- b. Improvements to the District will significantly and substantially enhance the value of all property within the District;
- c. The proposed improvements will create new jobs, provide housing, develop property into commercial and retail opportunities and diversify the overall economic base of Union County.
- d. The aggregate assessed value of the District plus the tax incremental base of all other existing Districts in the County does not exceed Ten (10%) percent of the total assessed valuation in the County;
- e. The South Dakota Department of Revenue has reviewed the TIF Plan and classified the Tax Increment District Eight of Union County to be Economic Development.

3. Boundaries of District. *The Boundaries of the district are determined to be as follows:*

- LOT 3 LESS 1.280A FOR TR A LESS 1.69A FOR TR B TWO RIVERS BUSINESS CENTER 1ST ADD (4.058A)
- TRACT 1 OF TWO RIVERS BUSINESS CENTER 1ST ADD 6.516A ROAD
- TR 1 OAK TREE ADD DAK DUNES (4.088A)
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All Located in Dakota Dunes Community Improvement District, Union County, South Dakota including within and adjacent rights-of-way.

4. Findings of Annual Appropriation TID. Tax Increment District #8 will be designated as an Annual Appropriations TIF to ensure that it does NOT count against constitutional debt.

5. Creation of Tax Incremental Fund. There is hereby created, pursuant to SDCL 11-9-31, a Tax Incremental District Number Eight Fund, which shall be a segregated asset account. All tax increments collected pursuant to Tax Incremental District Number Eight shall be deposited into the Tax Incremental District Number Eight Fund. All funds in the Tax Incremental District Number Eight Fund shall be used solely for those purposes expressly stated and reasonably inferred in SDCL Chapter 11-9

6. Adoption of Tax Increment Plan. The County Commission of Union County does hereby adopt the Tax Increment Plan Number Eight as presented.

Abatements

Motion by Kimmel, seconded by Dailey to approve flood abatements 2025-042 to 2025-066 for a total of 25. Carried **05.11.01.1025 Abatement 2025-042 Flood \$94.28, 05.13.04.1075 Abatement 2025-043 Flood \$1,633.32, 05.17.04.1005 Abatement 2025-044 Flood \$1,309.24, 05.14.01.1005 Abatement 2025-045 Flood \$969.86, 05.14.01.1015 Abatement 2025-046 Flood \$914.04, 05.15.04.1000 Abatement 2025-047 Flood \$1,052.14, 05.17.04.1055B Abatement 2025-048 Flood \$4,147.74, 05.17.04.1085 Abatement 2025-049 Flood \$191.18, 05.17.04.1090 Abatement 2025-050 Flood \$2,614.04, 05.17.04.1095 Abatement 2025-051 Flood \$432.68, 05.17.04.1065 Abatement 2025-052 Flood \$1,525.88, 05.10.07.1040 Abatement 2025-053 Flood \$81.92, 05.15.04.1025 Abatement 2025-054 Flood \$2,636.16, 05.13.04.1015 Abatement 2025-055 Flood \$1,725.68, 05.10.04.1020 Abatement 2025-056 Flood \$146.20, 05.14.01.1050 Abatement 2025-057 Flood \$1,199.16, 05.13.04.1025 Abatement 2025-058 Flood \$2,442.16, 17.00.33.3000 Abatement 2025-059 Flood \$481.68,**

05.17.04.1015 Abatement 2025-060 Flood \$1,761.74, 05.11.01.1005 Abatement 2025-061 Flood \$27.72, 05.13.04.1070 Abatement 2025-062 Flood \$3,517.76, 11.00.21.6084 Abatement 2025-063 Flood \$368.74, 17.00.18.1040 Abatement 2025-064 Flood \$524.92, 05.10.02.1065 Abatement 2025-065 Flood \$699.44, 17.00.34.3070 Abatement 2025-066 Flood \$1,247.34.

Motion by Dailey, seconded by Ustad to approve fire abatement 2025-067. Carried.

05.23.03.1030 Abatement 2025-67 Fire \$745.14

Executive Session

Motion by Dailey, second by Ustad to enter executive session for legal per SDCL 1-25-2 (3) at 11:43 a.m. Carried. Chairman declared the board out of executive session at 12:00 p.m.

Motion by Ustad, second by Dailey to enter executive session for personnel per SDCL 1-25-2 (3) at 12:01 p.m. Carried. Chairman declared the board out of executive session at 12:32 p.m.

Health Insurance

Motion by Ballard, seconded by Dailey to approve quote for renewal with Wellmark for the County.

Adjournment

Motion by Kimmel, second by Ustad to adjourn at 12:49 p.m. until April 8, 2025. Carried.

ATTEST: _____

Katie Winqvist, Auditor
Union County

Kevin Joffer, Chairman
Union County Board of Commissioners

Published once at the total approximate cost of _____.
