

AGENDA
Codington County Board of Commissioners
Codington County Court House, 14 1st Ave SE, Watertown SD
Commission Chambers, Room #114
9:00 a.m., Tuesday, April 22, 2025

1. Pledge of Allegiance
2. Call for public comment. Public comment may be submitted in person or via telephone at 605-882-6248 or 605-882-6297
3. Conflict of interest items
4. Action to approve the April 22, 2025, agenda
5. Action to approve the April 15, 2025, minutes of the Board of Codington County Commissioners
6. Action to approve County and Consolidated Board of Equalization minutes
7. Discussion/possible action with Rauville Township Officers for additional RAIF Funding
8. Monthly Reports
 - a. Emergency Management
 - b. Sheriff
9. Action to approve the purchase of 2 squad cars for the Sheriff's Dept., as budgeted in 2025
10. Action to accept quote for XP all-purpose cleaner for Detention Center, as budgeted
11. Action to authorize application of UJS Court Security Grant
12. Action to declare used Highway supplies surplus to be sold at designated rates
13. Discussion/possible action to approve extending Treasurer's office hours of 8 a.m. to 4 p.m. through May
14. Note the Board will not meet on 4/29/2025 due to previously adopted policy
15. Action to approve abatement applications
16. Action to approve claims for payment
17. Action to approve automatic budget supplements
18. Action to approve personnel changes
19. Action to approve travel requests
20. Note no Commissioners meeting
21. Public Notices – a possible quorum of Commissioners could be in attendance at:
 - a. Sioux Valley Commissioners Association meeting, Wednesday, April 23, 2025, 12:00 p.m., Brookings, SD
22. Old Business
23. New Business
24. Open
 - a. Public Comments
 - b. Commission Comments

25. Action to enter into Executive session per SDCL 1-25-2

- (1) Discussion of personnel issues**
- (2) Consulting with legal counsel or reviewing communications from legal counsel regarding proposed or pending litigation or contractual matters**
- (3) Preparing for contract negotiations with employees or employee's representatives**
- (4) Discussing information listed in SDCL 1-27-1.5 (8) and 1-27-1.5 (17) (safety or disaster)**

26. Action to adjourn upon completion of agenda items

Codington County does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of service.

**Official Proceedings
County of Codington
Codington County Court House
14 1st Ave SE
Watertown, SD 57201**

April 15, 2025

The Codington County Commissioners met in regular session at 9:00 a.m., Tuesday, April 15, 2025, at the Codington County Court House. Commission members present were: Lee Gabel, Tyler McElhany, Myron Johnson, and Randall Schweer; absent Troy VanDusen. Vice-Chair Schweer, presiding. The pledge of allegiance was led by Commissioner Johnson.

CALLS FOR PUBLIC COMMENT AND CONFLICT OF INTEREST ITEMS

Vice-Chair Schweer called for public comments to be taken up during the open portion of the meeting; none were offered. There were no conflict-of-interest items to note.

AGENDA APPROVED

Motion by McElhany, second by Gabel, to approve the agenda for April 15, 2025, as posted; all voted aye; motion carried.

MINUTES APPROVED

Motion by Johnson, second by McElhany, to approve the minutes of April 08, 2025; all voted aye; motion carried.

QUOTE FROM ALADTEC FOR SCHEDULING PROGRAM

Motion by Gabel, second by McElhany, to approve quote with Aladtec, for scheduling program to integrate with TCP, in the amount of \$1,050 one-time implementation fee and \$3,600 for recurring annual subscription fee, for a total of \$4,650.00, Chief Deputy, Brent Solum presented the Board with the quote and explained for departments that have unique schedules (Sheriff's & Detention Center) TCP isn't able to provide this service without the scheduling program integrated with Aladtec; all voted aye; motion carried.

COUNTY ROAD 20 PAVING PROJECT NOTICE TO BIDDERS

Motion by Johnson, second by Gabel, to approve a notice to bidders for County Road 20 Asphalt Surfacing project. Highway Superintendent, Randy Falvey, updated the Board with the project details; all voted aye; motion carried. The bids will be opened at the Board's meeting scheduled for Tuesday, May 6th, 2025.

MONTHLY REPORTS

Highway Superintendent, Randy Falvey, updated the Board: had to send the guys out four days in a row for the last snow storm; have a highway department employee, Robyn Riter retire after 10 years and replaced with new hire Wade Jordan, Jeff Case will retire at the end of the month after 36 years with the highway dept.; crews have been out crack sealing the roads concentrating on County Road 11-2; motor graders have been out working on the gravel roads; some ditch and right-of-way repair work on County Road 7-2, reclaimed a good portion of the right-of-way; had preconstruction meeting with DOT in Huron over a project they are doing on State Highway 25, they want to use our County Road 27 from Henry up to County Road 2-1, will check the roads prior to any construction and repair anything after the fact, the project should be finished sometime late fall. **Veterans Service Officer, Todd Rose**, updated the Board: metrics for the month, 191 open claims (working claims) 89 pending action from VA, 84 completed (YTD), Hamlin 13 open (working claims) 9 pending from VA, 2 completed (YTD), currently working for

14 veterans and have completed 4 claims for veterans from outside our county; \$3,372 for the month Mar. 2025, increase in monthly compensation for veterans or their dependents YTD monthly increase \$34,470; \$18,187 for the month of March 2025 retro-payment to bring a claim current to monthly compensation YTD retro-payments \$302,984; 3 veteran DAV transports in March, 5 - currently scheduled for April, 8 drivers; a new Secretary for the SD Dept. of Veterans Affairs has been selected and appointed by the governor, Jeremiah Schneider assumed his roll on March 6, 2025; attended the Hamlin County commission meeting last month, reviewed last year's claim numbers and presented and reviewed the current MOA to get it signed, no changes to the current MOA other than updating the dates; will be traveling to Sioux Falls for training and asked permission to have the Deuel County VSO, Lynna Speier ride along; nothing new to speak of coming out from VA, have not seen or heard of any changes in services or benefits that will affect us at the local level, in-light of recent national VA changes; Girl Scouts donated cookies for the office and have also shared some with the VA clinic; Memorial Day Ceremony will be handled by the Watertown American Legion, more details to come in next months; Veterans Information Event to be held at the Watertown Readiness Center on July 19th, 2025 from 10:00 a.m. to 2:00 p.m., are in the planning phase, there will be representatives from VA and other organizations that will have informational booths; will be attending State Training Conference; working on the 2026 budget. **Facility Manager, Steve Molengraaf**, updated the board: Ag. Building – working with Banner Inc., on the parking lot warranty work from frost heaving; Court House – quotes for grant to upgrade and add some cameras have been submitted to the sheriff's department for the starting process of the grant, will put on next week's agenda for approval to apply for the grant; early morning April 6th, 2025 the bench in the front yard of the courthouse was intentionally run over by a vehicle, the sheriff's office is investigating the incident; the generator project has been estimated to be completed by mid-June, will shut down for hook-up Memorial Day weekend; Detention Center – nothing to report; Park – 494 reservations as of 4/14/25, 486 online reservations, 8 offline reservations, 4 of the offline were for buildings; the park office opened on April 1st, 2025 responding to calls that were left on the answering machine, some maintenance staff started on Monday, April 14th, 2025 and will add a couple more in May, boat dock and some beach work has been done by the county highway dept.; Weed – attended the annual State Weed Commission meeting and a couple of neighboring county weed meetings the past couple of weeks, will be getting weed staff started in May for preparation of equipment for the upcoming season; WNV – with federal cuts this year, WNV grant dollars might be limited or any funding at all; will be getting the mosquito fogger calibrated next week, calibrations are required by the SDANR each year; working on 2026 budgets.

CLAIMS

Motion by McElhany, second by Gabel, to approve the following claims for payment; all voted aye; motion carried. BORNES GROUP 2640.42 POST, CRAFTCO INC 12495.70 MISC, FIRST DISTRICT ASSN OF LCL GOV 450.00 MAINT, LEWIS & CLARK BHS 225.00 SVC, OFFICE PEEPS, INC. 7.59 SUP, SD DEPT OF LABOR & REGULATIONS 6916.00 PMT, SD STATE TREASURER 2301.36 MARCH REMITTANCE, SDACO 800.00 TRAV, THOMSON REUTERS-WEST 347.96 SVC, GAIL WAHL 1640.00 PMT, SCOTT WAHL 1640.00 PMT, WATERTOWN PUBLIC OPINION 1074.21 PUB, YANKTON CO TREASURER 151.25 SVC.

Motion by McElhany, second by Gabel, to approve the following claim for payment; all voted aye; motion carried. Tegra - \$21,410.86.

Motion by Johnson, second by McElhany, to approve a claim in the amount of \$37,453.45, payable to the City of Watertown for February 2025, 911 surcharge collections; all voted aye; motion carried.

TRAVEL REQUEST

Motion by Johnson, second by Gabel, to approve the following travel requests: Community Services Office staff to attend training and strategic planning; Veteran Service Office staff to attend a conference and certification and benefits school; all voted aye; motion carried.

OPEN

Commission comments – Commissioner McElhany mentioned that the digging west of town is not related to the new jail building, and had a conversation with Emergency Management Director, Andrew Delgado and there is not a need to enact a burn ban at this time; Commissioner Johnson mentioned that Supt. of Watertown School District, Jeff Danielson recently was named the top superintendent for the State of SD, at the last SD Retirement meeting the SD Retirement System is still 100% funded and there will be a 1.7% raise this year; Commissioner Gabel announced that there will be a new jail design meeting today, and will meet with the judges about an IT update in the small court room – the cost of the update will partially be covered by the county.

EXECUTIVE SESSION

Motion by Johnson, second by McElhany, to enter into executive session, per SDCL 1-25-2 (1) Discussion of personnel issues; at 9:45 a.m.; all voted aye; motion carried. The Board returned to regular session at 10:28 a.m., no action was taken. Human Resource Representative, Natalie Remund, and Treasurer, Carol Maloney were present for executive session.

ADJOURNMENT

Upon conclusion of all business to come before the Board, a motion was made by Johnson, second by Gabel, to adjourn at 10:30 a.m., all voted aye; motion carried.

ATTEST:

Brenda Hanten
Codyington County Auditor

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OFFICIAL PROCEEDINGS
 Codington County Board of Equalization
 April 8, 2025 – 1:00 p.m.
 Commissioners Chambers - Codington County Courthouse
 14 1st Ave SE, Watertown, SD 57201

The 2025 meeting of the Codington County Board of Equalization convened at 1:00 p.m., Tuesday, April 8, 2025, in the Commissioners Chambers in the Codington County Courthouse. Board members present were Tyler McElhany, Myron Johnson, Randall Schweer, and Troy VanDusen; Lee Gabel was absent. Chairman, Troy VanDusen, presiding. All Board members signed their County Board of Equalization oath. Codington County Director of Equalization, Shawna Constant; Appraisal and Office staff; were also present for this meeting.

AGENDA APPROVED

Motion by Schweer, second by McElhany, to approve the agenda; all present voted aye; motion carried.

APPEALS

The following appeals were presented:

<u>Name</u>	<u>DOE#</u>	<u>Assessor's Value</u>	<u>Appeal Value</u>	<u>Assessor's Recommendation</u>
Brooke Nelson	21148	\$462,760	\$343,320	\$462,760

Appellant was present for this appeal. Appellant objected to the increase in their assessed valuation of their house and land value when no changes have been made to land or building since it was assessed full and true in 2022. The Director of Equalization noted that this property was part of the re-appraisal area and the recommended value is based on comparable properties and market value. The Director of Equalization provided the Board with data on several comparable properties. Motion by Johnson, second by Schweer, to concur with the Director of Equalization's recommended value; all voted aye; motion carried.

<u>Name</u>	<u>DOE#</u>	<u>Assessor's Value</u>	<u>Appeal Value</u>	<u>Assessor's Recommendation</u>
Wayne & Janet Keller	15073	\$3,418	\$1,500	\$3,418

Appellant was not present for this appeal. Appellant noted on the appeal form that the lot is ¼ slough and not fit to develop. There is a 28x28' slab of broken up concrete that needs to be removed not assessed. The Director of Equalization provided the Board with data on several comparable properties. Motion by Johnson, second by McElhany, to concur with the Director's recommended value; all voted aye; motion carried.

<u>Name</u>	<u>DOE#</u>	<u>Assessor's Value</u>	<u>Appeal Value</u>	<u>Assessor's Recommendation</u>
Beth Ann Mack	20358	\$26,232	\$22,000	\$26,232

Appellant was not present for this appeal. Appellant noted that no improvements have been done. The lot has nothing on it, no water, sewer or electricity. The Director of Equalization provided the Board with comparable sales and lot sizes and values to prove equalization. Motion by McElhany, second by Schweer, to concur with the Director of Equalization's recommended value; all voted aye; motion carried.

<u>Name</u>	<u>DOE#</u>	<u>Assessor's Value</u>	<u>Appeal Value</u>	<u>Assessor's Recommendation</u>
Beth Ann Mack	20360	\$25,434	\$22,000	\$25,434

Appellant was not present for this appeal. Appellant noted that no improvements have been done. The lot has nothing on it, no water, sewer or electricity. The Director of Equalization provided the Board with comparable sales and lot sizes and values to prove equalization. Motion by McElhany, second by Schweer, to concur with the Director of Equalization's recommended value; all voted aye; motion carried.

STIPULATIONS

Motion by McElhany, second by Johnson, to approve the following stipulated changes as recommended by the Director of Equalization; all present voted aye; motion carried:

<u>Name</u>	<u>DOE#</u>	<u>Assessor's Value</u>	<u>Stipulated Value</u>
Mary Severson c/o David Severson	14700	\$26,078	\$21,376 – gained entry
Olerud Estates LLC	19740	\$458,922	\$137,680 – buildings removed, house to be removed
CRM Acquisition Inc.	4002	\$640,394	\$610,492 – remove County NBHD value increase

OWNER OCCUPIED

Motion by McElhany, second by Schweer, to approve the following properties for owner occupied status; all voted aye; motion carried.

<u>Name</u>	<u>DOE#</u>
Douglas Block	10649 - add
Maurice & Cathy Struckman	1981 - add
Gloria Schultz	12201 - remove
Todd & Kris Goens	7911 - add

DISABLED VETERAN'S PROPERTY TAX EXEMPTION

Motion by Johnson, second by McElhany, to approve exemption status on properties which qualify for Disabled Veteran Exemption, all present voted aye; motion carried.

PARAPLEGIC VETERAN'S PROPERTY TAX EXEMPTION

Motion by Johnson, second by McElhany, to approve exemption status on properties which qualify for Paraplegic Veteran Exemption, all present voted aye; motion carried.

ELDERLY ASSESSMENT FREEZE EXEMPTION

Motion by Johnson, second by Schweer, to approve exemption status on properties which qualify for Elderly Assessment Freeze Exemption, all present voted aye; motion carried.

TAX EXEMPT PROPERTY APPLICATIONS

Motion by Schweer, second by McElhany, to approve the applications for annual tax-exempt status of a private organization, as recommended by the Director of Equalization, all present voted aye; motion carried.

RENEWABLE ENERGY RESOURCE CREDIT EXEMPTION

Motion by Johnson, second by McElhany, to approve the applications for renewable energy resource, as recommended by the Director of Equalization; all voted aye; motion carried.

BOARD ADJOURNS

There being no further business to come before this Board a motion was made by Schweer, second by McElhany, to adjourn at 1:47 p.m., as a 2025 Codington County Board of Equalization; all present voted aye; motion carried.

ATTEST:

 Brenda Hanten
 County Auditor

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Codington County Board of Equalization, April 8, 2025

OFFICIAL PROCEEDINGS
Codington County Consolidated Board of Equalization
April 8, 2023 – 6:30 p.m.
Watertown City Hall – Council Chambers
23 2nd St NE, Watertown, SD 57201

The Codington County Consolidated Board of Equalization convened at 6:30 p.m., Tuesday, April 8, 2025, in the Chambers of the City Council at Watertown City Hall. Board members present were County Commissioners: Troy VanDusen, Tyler McElhany, and Randall Schweer; City Council Member: Randy Tupper; and Watertown School Board Member: Jean Moulton; Chairman Troy VanDusen, presiding. All Board members signed oaths of office. Codington County Director of Equalization, Shawna Constant, Appraisal and Office staff, were present. Codington County Auditor, Brenda Hanten, was present. Director of Equalization, Shawna Constant, gave opening remarks.

AGENDA

Motion by Tupper, second by Moulton, to approve the agenda; all present voted aye; motion carried.

APPEALS

The following appeals were presented:

Name	DOE#	Assessor’s Value	Appeal Value	Assessor’s Recommendation
Beth Buckley Family Trust	10052	\$386,477	\$315,000	\$386,477

Appellant, Beth Buckley, represented by Scott Hardie, were present for this appeal. Appellant objected the valuation increase on the basis of current assessment is high relative to comparable properties. The Director of Equalization noted to come up with an assessed value there are 3 different methods, the cost approach, the sales comparison approach and the income approach. The Director of Equalization informed the Board that her office uses the cost approach and the market to make any adjustments on top of that. The Director of Equalization provided the Board with comparable properties and sales to prove equalization, to determine increases over the years it has been regular neighborhood market increases. Motion by Moulton to reduce the valuation to \$315,000, motion died due to lack of second. Motion by Schweer, second by Tupper, to concur with the value recommended by the Director of Equalization; Schweer, McElhany, Tupper voted aye; Moulton voted no; motion carried.

Name	DOE#	Assessor’s Value	Appeal Value	Assessor’s Recommendation
Gary & Karen Liebl	9238	\$66,430	\$53,855	\$66,430

Appellants, Gary & Karen Liebl, were present for this appeal. Appellant indicated that they feel the lot rate is high compared to lot next to them that sold for \$27,500. The Director of Equalization provided the Board with a spreadsheet showing his lot along with other comparable sales to show that they are all assessed equally to prove equalization. Motion by Tupper to reduce the value to \$45,000 which then Tupper made a motion to rescind his motion. Motion by Tupper, second by McElhany, to concur with the value recommended by the Director of Equalization; all voted aye; motion carried.

Name	DOE#	Assessor’s Value	Appeal Value	Assessor’s Recommendation
Shane Liebl	9246	\$254,260	\$234,260	\$254,260

Appellant, Shane Liebl, was present for this appeal. Appellant indicated that this land price is too high. The Director of Equalization provided the Board with comparable properties and sales to prove equalization. Motion by McElhany, second by Schweer, to concur with the value recommended by the Director of Equalization; all voted aye; motion carried.

STIPULATIONS

Motion by McElhany, second by Tupper, to approve the following stipulated values as recommended by the Director of Equalization; all voted aye; motion carried.

Name	DOE#	Assessor's Value	Stipulated Value	
Mark & Sharon Oetken	6708	\$325,321	\$287,500	purchase price
Brent Cordell	13400	\$347,422	\$345,394	removed wood deck
Andrew & Ruth Farrey	7759	\$544,137	\$525,000	purchase price
Gerald Geiszler, Nancy York & Linda Luebchow	7561	\$186,299	\$140,905	entry gained
Ralph & Janice Endres	11886	\$474,333	\$423,951	market analysis
Nanette Dale Living Trust	17670	\$1,053,428	\$928,265	market analysis
Dusty & Carol Rodiek	8001	\$194,793	\$120,000	market analysis

RECOMMENDATIONS

Motion by Schweer, second by McElhany, to approve the following recommendations as presented by the Director of Equalization; all voted aye; motion carried:

Name	DOE#	Assessor's Value	Recommended Value	
David & Charlotte McElhany & Leslie McElhany	20919	\$439,641	\$101,860	error in Discretionary program
David & Charlotte McElhany & Leslie McElhany	20920	\$439,500	\$101,860	error in Discretionary program
Sandbar LLC	8586	\$662,350	\$611,425	error in Discretionary program
Walford Properties LLC	17287	\$962,221	\$ 87,665	error in Discretionary program

BOARD ADJOURNS

There being no further business to come before this Board, a motion was made by McElhany, second by Tupper, to adjourn at 7:17 p.m., as a 2025 Consolidated Board of Equalization; all present voted aye; motion carried.

ATTEST:

Brenda Hanten
Codington County Auditor

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April 8, 2025



QUOTE #10565164

04/09/2025

Printed: 04/09/2025 12:23 PM By: Pearson, Jason

Date Quoted: 04/09/2025
Deliver On: 04/10/2025

Ship Via: OUR TRUCK
Terms: NET 30
Entered By: Pearson, Jason
Salesperson: Pearson, Jason
PO Number: QUOTE

ABERDEEN
COLE PAPERS, INC.
829 RAILROAD AVE SE
ABERDEEN, SD 57401
Phone: (800) 959-3621
Fax: (605) 226-2145

BILL TO: 14389700
CODINGTON COUNTY DETENTN CNTR
14 1ST AVE SE

SHIP TO: COMMERCIAL
CODINGTON COUNTY DETENTN CNTR
14 1ST AVE SE

WATERTOWN, SD 57201-3611

WATERTOWN, SD 57201-3611

Line	UOM	Qty	STOCK NO.	Description	Unit	Extended
1	EA	1	ADV1594	56381594 ALL CLEANER XP ALL PURPOSE CLEANER 20 GAL	\$ 4,361.8734	\$ 4,361.87

Accepted By: _____

Date: _____

SUB-TOTAL \$	4,361.87
Estimated Freight \$	0.00
Processing Fee \$	7.00
TOTAL \$	4,368.87
Payments \$	0.00
Balance \$	4,368.87