

SULLY COUNTY BOARD OF COMMISSIONERS
AUGUST 2, 2016

The Board of Sully County Commissioners held their regular scheduled mtg on Tues, August 2, 2016. Chmn Bill Floyd called the mtg to order. Other members present: Jerry Richards, Judy Pullman, Joe Fanger & Beverly Zebroski. Also in attendance was States Attny Emily Sovell.

REAPPRAISAL: Bob Ehlers of Vanguard discussed a county wide reappraisal with Bd. DOE Wilcox & DOE Deputy Rausch were also in attendance. Motion by Zebroski, second by Fanger to approve the Capital Outlay Resolution to accumulate funds for this project. Unanimous vote aye.

RESOLUTION 2016-15
CAPITAL OUTLAY ACCUMULATION

WHEREAS, Sully County wishes to accumulate funds for the purpose of making future capital expenditures per SDCL 7-21-51; and

WHEREAS, the Sully County Commission desires a re-appraisal of Sully County; and

WHEREAS, the total cost for the re-appraisal is extraordinary in nature, exceeding the funding ability of a single-budget year.

NOW THEREFORE BE IT RESOLVED, that the Sully County Commissioners do hereby agree to accumulate funds for the sole purpose of having a re-appraisal completed in the year 2020;

BE IT FURTHER RESOLVED, that the sum of \$300,000.00 shall be accumulated over a period not exceeding six years period at a rate of \$50,000 per year, per SDCL 7-21-51, to finance the re-appraisal of all of Sully County;

Commissioner Zebroski moved to adopt the resolution and Commissioner Fanger seconded the motion.

VOTING AYE

William Floyd

Beverly Zebroski

Joe Fanger

Judy Pullman

Jerry Richards

VOTING NAY

None

ABSENT AND NOT VOTING

None

Motion passed and resolution adopted this 2nd day of August, 2016.

s:/William Floyd, Chairman

Sully County Board of Commissioners

ATTEST: (Seal)

s:/Susan Lamb

Sully County Auditor

LEGAL ISSUES: States Attny Sovell advised the Bd on legal matters.

JOHNSON CONTROL: RFQ process was reviewed with the Bd. Motion to sign Project Development Agreement by Richards, seconded by Floyd. Motion carried 4-1 with Fanger voting nay.

SULLY LAKE BRIDGE: Brosz Engineering updated Bd on the Sully Lake Bridge project.

SURPLUS TRUCK BID OPENING: Bids were submitted by Gary Wickersham, Gene Weischedel & Rick Moe for the 2005 IHC 8600 semi-truck tractor. Motion by Richards, seconded by Fanger to accept the high bid of \$9500 from Rick Moe. Unanimous vote aye.

5 YEAR ROAD & BRIDGE PLAN: Supt Wolforth reviewed the plan with Bd. Marla Mosiman was also present.

Motion by Zebroski, seconded by Floyd to approve the plan with two changes. Unanimous vote aye.

WATER LINE EASEMENT: Motion by Richards, seconded by Fanger to approve the water line easement for JES Farms. Unanimous vote aye.

HWY DEPT: Supt Wolforth informed the Bd that Warren Wilson's last day of employment was July 21st. The Bd decided to hold off hiring for his position at this time. Gravel needed in west Sully County was discussed. Motion by Richards, seconded by Zebroski to advertise a Contractor Bid Notice for 50,000 ton of gravel. Unanimous vote aye. Bid opening will be November 1st.

SHERIFF DEPT: Sheriff Stahl informed the Bd that Jesse Black Elk's last day of employment was July 30th. Motion by Zebroski, seconded by Pullman to advertise for Deputy Sheriff's position. Sheriff Stahl also informed Bd of hail damage to Deputy Sheriff's Ford Taurus. Insurance adjustor will look at it and an estimate will be received from a local body shop. Bd instructed Sheriff to increase his vehicle budget for 2017 to cover cost of new car. Bd also discussed a request from the City of Agar for a radar board to be placed on the east side of Agar.

NUISANCE PROPERTY: Discussion was held on progress made by property owners with nuisance property. Motion by Fanger, seconded by Floyd to abandon nuisance property issue. Motion failed 2-3. Motion by Zebroski, seconded by Pullman to send a follow up letter to property owners requesting updated status of nuisance properties. Roll Call vote: Floyd-nay, Zebroski-aye, Fanger-nay, Pullman-aye, Richards-aye. Motion carried 3-2.

PROVISIONAL BUDGET: Provisional Budget was reviewed. Motion by Richards, seconded by Pullman to approve Provisional Budget. Motion carried 4-1 with Fanger voting nay.

SULLY COUNTY BOARD OF COMMISSIONERS
AUGUST 2, 2016

MINUTES: Motion by Zebroski, seconded by Pullman to approve minutes from July 5th meeting. Unanimous vote aye.

RECESS: Bd recessed at 12:15 pm

RECOVERED: Bd reconvened at 2:15 pm following Planning & Zoning meeting that was held at the Phoenix Center.

PLANNING & ZONING: Janet Schmahl informed the Bd of the Planning & Zoning Board's recommendation that the commissioners pass a resolution approving the TIF District & its boundaries.

TIF DISTRICT: Following discussion with Toby Morris, motion was made by Zebroski, seconded by Richards to approve the TIF District Resolution. Unanimous vote aye.

RESOLUTION 2016-16

RESOLUTION PROVIDING FOR THE CREATION OF TAX INCREMENTAL DISTRICT NUMBER ONE, WHEREAS, the Sully County Planning & Zoning Board has recommended the District Boundaries for Tax Incremental District Number One, Sully County, South Dakota, and has recommended its creation; and

WHEREAS, the County Commission, Sully County, South Dakota (the "County"), has the powers, pursuant to SDCL 11-9-5, to create Tax Incremental District Number One, Sully County, South Dakota, and to define its boundaries.

NOW THEREFORE, IT IS HEREBY RESOLVED:

1. **Authority and Declaration of Necessity.** Sully County, South Dakota, declares the necessity for the creation of Tax Incremental District Number One, Sully County, South Dakota (hereinafter sometimes referred to as the "District"), pursuant to SDCL Chapter 11-9. Further, the County 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 the County by the construction of agricultural development.
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. Development of the District will increase the demand for corn.
 - d. Development of the District will provide a major employer within the County.
3. **Findings of Maximum Percentage of Tax Incremental Districts.** The aggregate assessed value of the taxable property in the District, plus all other tax incremental districts does not exceed ten (10%) percent of the total assessed valuation of the County.
4. **Creation of District.** There is hereby created, pursuant to SDCL Chapter 11-9, Tax Incremental District Number One, Sully County, South Dakota. The District is hereby created on the day this Resolution becomes effective which shall be twenty (20) days after publication of this Resolution.
5. **Designation of District Boundaries.** The District shall be located with the northern, southern, western, and eastern boundaries of the following described real property:

The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) lying east of the railroad right-of-way of Section 14, Township 114 North, Range 77 West of the 5th P.M., Sully County, South Dakota;

and

The County Road at the intersection of 186th Street and 305th Avenue, west to US Highway 83, and the County Road at the intersection of 186th Street and 305th Avenue, south to 187th Street and all right-of-way;

and

The intersection of 187th Street and 305th Avenue, west to US Highway 83;
6. **Creation of Tax Incremental Fund.** There is hereby created, pursuant to SDCL 11-9-31, a Tax Incremental District Number One Fund, which shall be a segregated asset account. All tax increments collected pursuant to Tax Incremental District Number One shall be deposited into the Tax Incremental District Number One Fund. All funds in the Tax Incremental District Number One Fund shall be used solely for those purposes expressly stated and reasonably inferred in SDCL Chapter 11-9.

Commissioner Zebroski moved to adopt the resolution and Commissioner Richards seconded the motion.

VOTING AYE

William Floyd

Jerry Richards

Judy Pullman

Joe Fanger

Beverly Zebroski

VOTING NAY

None

ABSENT AND NOT VOTING

None

Motion passed and resolution adopted this 2nd day of August, 2016.

SULLY COUNTY BOARD OF COMMISSIONERS
AUGUST 2, 2016

s:/William Floyd, Chairman
Sully County Board of Commissioners
ATTEST: (SEAL)

s:/Susan Lamb
Sully County Auditor

EXECUTIVE SESSION: Motion by Zebroski, seconded by Pullman to go into Executive Session SDCL 1-25-2(3). Unanimous vote aye. Motion by Fanger, seconded by Zebroski to come out of Executive Session SDCL 1-23-2(3). Unanimous vote aye.

HWY SUPERINTENDENT: Wolforth expressed interest in retiring from the Hwy Superintendent position in approximately 30 days. He would like to stay on in the Hwy Dept. Following discussion motion by Pullman, seconded by Zebroski to advertise the Highway Superintendent's position. Salary will depend on experience & will remain open until filled. Unanimous vote aye.

FUEL QUOTES: The following are fuel quotes received for the month of August & approved. Sovell Oil-unleaded fuel-2.21; diesel #2-1.66. A monthly inventory listing was also reviewed of fuel used by the Co in the month of July.

CLAIMS: Motion to approve claims by Pullman, seconded by Richards. Unanimous vote aye. A & B Business, Inc 320.10 Supl, Agar Fire Department 4341.76 Collections, B & B Equipment Inc 16944.48 Supl, Brosz Engineering Inc 8080.00 Prof Serv, Capital One Bank 467.54 Adv, Cedar Shore Resort 407.80 T&C, Century Business Products Inc 193.73 Supl, Century Link 163.24 Phone, Connecting Point/Ultra Inc 180.00 Prof Serv, Cousins Corner, Inc. 50.91 Supl, Crop Production Services 1487.50 Supl, Dean Schaefer Court Reporting 12.00 Prof Serv, Don's Sinclair Inc 35.88 Supl, Factor 360 150.00 Prof Serv, Fastenal Company 140.80 Supl, Grossenburg Implement Inc 862.26 Supl, Handy Hitch 221.00 Supl, Hughes Co Finance Officer 1520.00 Rent, Inland Truck Parts Co 1185.17 Supl, Peggy Johnson 28.56 T&C, Lamb Chevrolet & Implement Inc 2135.97 Reprs, Lamb Discount Supply 1149.89 Supl, Lamb Motor Co Inc 141.95 Supl, Susan Lamb 28.56 T&C, Marco Inc. NW 7128 304.29 Reprs, Mid-Dakota Rural Water System 80.00 Util, Morris Equipment LLC 6504.20 Reprs, Morris Inc 3067.29 Supl, Northern Safety Co, Inc 77.51 Supl, Nye Lumber 20.17 Reprs, Oahe Electric Co-op Inc 131.40 Util, Curt Olson 32.00 T&C, City of Onida 1187.75 Util, Onida Fire Department 15762.40 Collections, The Onida Watchman, Inc 786.80 Publ, Helen J Paxton 28.56 T&C, Pennington County Sheriff 324.30 Prof Fees, City of Pierre 9505.01 Prof Serv, Postmaster 144.00 Rent, Runnings Farm & Fleet 15.98 Supl, Rural Health Care Inc 600.00 Approp, Schueller Law, Prof. LLC 554.01 Ct Appt Attny Fees, SD Assoc of Co Officials 1007.03 Clerp, SD Counties 525.00 T&C, SD Department of Labor 302.00 Ins, SD Dept of Public Safety 3090.00 Util, SD Department of Trans 236.39 Prof Serv, Servall Uniform/Linen Co 392.25 Rent, Sovell Oil, Inc 18036.28 Fuel, Sovell Law Office 252.20 Supl, State Treasurer 35.00 Prof Serv, Sully Co Treasurer/Petty Cash 29.21 Postage, Tractor House 240.00 Publ, Venture Communications Co-op 1336.50 Util, Verizon Wireless 565.07 Util, Wendell Law Office 1334.94 Prof Serv, West Payment Center 915.24 Supl,

JULY WAGES Salaries by Office: Comrs 4670.52; Aud 7450.53; Treas 7135.62; States Attny 6900.72; Cthse 3377.19; DOE 10,129.40; Reg of Deeds 5574.29; GIS 3995.17; Sheriff 13,986.92; Weed & Pest 7623.21; Planning & Zoning 276.78; Highway 55,453.94; Emg Mgt 650.18.

ACCOUNT WITH THE TREASURER AS OF 07/31/16

Cash on Hand	1040.79
Checks on Hand	15,673.76
NSF Checks	0
Cash Items	29.21
Sunrise Bank Dakota NOW	4,820.76
Sunrise Bank Dakota MMDA	1,540,466.74
BankWest Checking	3,285.68
BankWest MMDA	1,525.63
INVESTMENTS	
Sunrise Bank Dakota	1,111,396.18
BankWest	
Total Cash Balance	2,678,238.75
Total Assets in Custody of County as of 07/31/16	
County Amount	2,603,172.23
Amounts Held For Other Gov	75,066.52
Amounts Held For Others	0
Total Assets	2,678,238.75

MTG DATES: The next regular mtg for Bd of Commissioners will be Tues, Sept 6th at 8:30 am.

ADJOURNMENT: There being no further business, Chairman Floyd declared the mtg adjourned.

SULLY COUNTY BOARD OF COMMISSIONERS
AUGUST 2, 2016

Susan Lamb, Sully County Auditor

Approved

William Floyd, Chairman