August 12, 2025

The meeting of the McCook County Commission was called to order in their Meeting Room by Chairman Chuck Mehlbrech. Members present: Tom Heumiller, Marc Dick, Steve Gordon, and Charles Liesinger.

Chairman Mehlbrech led the Pledge of Allegiance.

Chairman Mehlbrech called for approval of the agenda. Auditor Sherman noted that Michelle Stubkjaer, HR Consultant, won't be on site today so budget review will be done at 8:30 a.m. instead of an Executive Session. Motion Gordon to approve the agenda with change noted. Second Heumiller. Motion carried.

The minutes from the July 22nd meeting were sent to Board members for review prior to publication. Motion Heumiller to approve these minutes for publication. Second Gordon. Motion carried.

Public comment: Roger Hofer provided public comment. Gloria Rayman, Doreen Quinn, and Barb Hoiten provided public comments.

Commissioner Reports: Comm Heumiller noted that he looked at a box culvert on 256 St east of SD81 with and at the request of Barney Roling, Salem Twp. Roling inquired about funds that the County has for townships to replace culverts. Heumiller told Roling that he'd check into this. Auditor Sherman stated that Roling is probably talking about RAIF funds. Liesinger explained that there are guidelines that townships must follow to qualify for RAIF funds. Comm Gordon informed the Board that the deck is being placed on bridge #44-180-068, located north of Montrose.

Conflict of Interest: none noted.

Becky Hoiten, Deputy Auditor, joined the meeting to begin review of the 2026 budgets prior to publication of the Provisional Budget. Roger Hofer and Kris Tott were present. Following discussion, the following changes were made: Fair Board -$20,000, Tourism -$20,000.

Motion Gordon to convene as Planning Commission. Second Heumiller. Motion carried.

Mike Fink met with the Commission on behalf of Kevin Wieman to inquire about rezoning property from Agricultural to Rural Residential prior to sale; NW4 Ex Waechters Tr 1-5 located in SW4NW4, 3-101-53. Anna Flogstad, Zoning Administrator, was present. It was noted that farming is not allowed in a Rural Residential zone. Following discussion, Fink will pass this information onto Wieman.

Motion Gordon to convene as Drainage Commission. Second Dick. Motion carried.

Mic Kreutzfeldt, Drainage Administrator, and Mike Fink, States Attorney, met with the Board to discuss the future of drainage administration. Anna Flogstad, Dir of Equalization/Zoning Administrator, Angie McCormick, Equalization/Zoning Clerk, and Isaac Kipp, Staff Appraiser, were present. Kreutzfeldt noted that working with the drainage ordinance keeps landowners talking, it's a good thing. Fink added that this Commission has done well by the drainage ordinance. Auditor Sherman presented information provided by counties who do have a drainage ordinance and several who rescinded their ordinance; noting that the positions of drainage administrator and zoning administrator were combined in several of the counties. Flogstad added that she spends 90% of her time working on Planning & Zoning, leaving little time to take care of Assessor duties. And Kipp noted that there are currently 400 open building permits. Sherman informed the Board that there is an individual who is interested in the position of drainage administrator. Liesinger stated that this job needs to be posted, whether it is decided to combine the two positions or not.

The Board reconvened as the Board of County Commissioners.

At 9:30 a.m. the 1st reading of proposed Ordinance 2025-03, An Ordinance Prohibiting the Unlawful Use of Engine and Compression Brakes (Jake Brake Ordinance) was held. Auditor Sherman read the ordinance. No public input. The 2nd reading will be held at 9:45 a.m. at the August 26th Commission meeting.

Auditor Sherman informed the Board that she and Beth Skaff, Food Pantry Coordinator, (unable to be here) updated the insurance coverage for contents of the Food Pantry, $35000 which includes groceries. Sherman asked the Board if they felt this was okay. Yes.

Motion Liesinger to convene as Planning Commission. Second Heumiller. Motion carried.

At 10:30 a.m. the Board of Adjustment held a public hearing to receive input concerning a request for a variance. Applicant: Jeremy Davis. Legal description: Tract 1 of Davis Add in SE4 27-101-53. Reason: reduce the setback for addition to E side of house. Anna Flogstad, Zoning Administrator, presented the application to the Board. The application noted that Jeremy and his dad have adjoining property to the east. Following discussion, motion Dick to approve the request for a variance. Second Gordon. Ayes: Dick, Gordon, Heumiller, Liesinger, Mehlbrech. Nays: none. Motion carried.

Anna Flogstad, Dir of Equalization/Zoning Administrator, presented 2 plats for approval. Following review of the 1st plat review form, motion Heumiller to approve the plat. Second Liesinger. Motion carried.

BE IT RESOLVED by the County Planning Commission of McCook County, South Dakota, that the plat showing Tract 1 of Eickman Addition in the Northeast Quarter of Section 3, Township 103 North, Range 55 West of the 5TH Principal Meridian, McCook County, South Dakota, having been examined, is approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any amendments thereof.

Adopted this 12th day of August 2025.

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Chair, County Planning Commission
McCook County, South Dakota

Following review of the 2nd plat review form, motion Liesinger to approve the plat. Second Gordon. Motion carried.

BE IT RESOLVED by the County Planning Commission of McCook County, South Dakota, that the plat showing Tract 1A of McGregor's Addition in the Northeast Quarter of Section 31, Township 103 North, Range 54 West of the 5TH Principal Meridian, McCook County, South Dakota, having been examined, is approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any amendments thereof.

Adopted this 12th day of August 2025.

_____
Chair, County Planning Commission
McCook County, South Dakota

The Board reconvened as the Board of County Commissioners.

At 10:45 a.m. the County Commissioners held a 2nd reading of Ordinance 2025-04, an Ordinance Rezoning the Property at Tract 2 of Meadow View Addition in NW4SW4 of 27-102-55 from Agricultural District to Heavy Industrial District. Clarence Waldner, Sam E Hofer, Cordell Hofer, and Kierra Leddy, Attorney, were present. Auditor Sherman read the ordinance. Comm Dick questioned commercial use. Per Comm Mehlbrech, this is for the colony's own use. Attorney Leddy stated that the concrete plant is not for commercial use at this time. Cordell Hofer said he has no issue with the rezone. With no further discussion, motion Liesinger to approve & adopt Ordinance 2025-04 rezoning property from Agricultural to Heavy Industrial. Second Dick. Ayes: Liesinger, Dick, Heumiller, Gordon, Mehlbrech. Nays: none. Motion carried.

Kris Graham & Hannah McManus, Southeastern Behavioral HealthCare, met with the Board to review services they offer to county residents and request appropriation of $5682 for 2026, which represents one dollar per capita as addressed in SDCL 27A-5-10. Graham noted that funds received from McCook County are used to subsidize outpatient services including individual counseling, family and group therapy, psychiatric services and home-based family treatment.

Brad (BJ) Stiefvater, Jr, McCook County Emergency Medical Services, met with the Commission to discuss a contract between the ambulance service and McCook County. Paramedics Jerry Francis and Brian Ewoldt were present. Stiefvater informed the Board that since their last meeting, a committee is looking to submit legislation in 2026, that will make EMS an essential service and provide funding for it. Stiefvater told the Board that he must have a 5-year contract with an 8% annual increase otherwise he can't operate. The

appropriation for 2026 would be $328,710.40. Comm Mehlbrech asked if it could be a 1-year contract. Stiefvater stated that with a 1-year contract, the County would be looking at a $400,000 appropriation for 2026.

Tyler Ruhd, Director of Business Development Infotech Solutions, presented quotes and options to the Commission for monthly Managed IT services and cybersecurity services; one quote w/o Register of Deeds & Sheriff's Office (as it is now) and one quote including both offices. Ruhd noted that, currently, there is no monitoring in either of these offices. Ruhd told the Board that Infotech doesn't work with a lease option for equipment. A quote was provided for set-up configuration & installation of a new network along with a one-time bill for five access points and one switch. No action taken.

Jordan Thuringer, IT Operations Manager Tech Solutions, met with the Board to review the Managed IT Services that are currently provided by them.

Motion Heumiller, second Dick, and carried, to pay claims: GENERAL FUND: 8/2/2025: Commissioners 2183.80; mileage 138.00; Auditor 6325.50; Treasurer 4858.23; States Attorney 3730.38; Custodian 1460.20; Dir of Equalization 4707.69; Register of Deeds 3739.49; Veterans Service Officer 341.40; Sheriff 15059.86; Contract Law 8292.74; Care of Poor 228.92; Welfare 303.66; Extension Secretary 2865.39; Weed 204.84; Drainage 450.13; Planning & Zoning 671.21. SD Developmental Center-Redfield 60.00; A&B Business, monthly copier contract, 82.97; Alternative HR, August HR services, 5600.00; Alvine Law Firm, court appointed attorney for Amber Moran, 386.20, Amber Moran, 952.40, Amber Bublitz, 1706.44; Auto Value, supplies, 33.98; AutoEx, vehicle maintenance, 661.98; Avera Queen of Peace, blood alcohol services, 411.00; C&B Operations, parts, 50.84; Card Service Center, fuel & supplies, 1601.91, SRO training-hotel & travel expense, 835.49, dogfood, 102.17; Central Farmers, gas-lawnmower, 66.46; Century Business Products, monthly copier contracts, 768.86; Chesterman Company, water, 132.00; City of Bridgewater, August ambulance appropriation, 3866.67; Corporate Translation, translation services, 31.58; Custom Cage, 2 cage barriers-law enforcement vehicles, 2840.00; Dakota Data Shred, shredding services, 73.07; Davison County Sheriff, July jail services, 4620.00; Eich Law Office, court appointed attorney for Alesa Meinberg, 5112.00; Mike Fink, July expenses, 627.70; Fremar, Tordon, 182.08; Gessner Welding, grasshopper repairs 150.00, weld chair15.00, cut hole for K9 AC, 60.00; Gordon Flesch, monthly copier contract, 33.00; Kathyrn Heumiller, blood alcohol draws, 280.00; Hillyard, janitorial supplies, 1064.82; Interlakes Community Action, August Community Service worker, 1107.58; Iron Wheel, mini split 3292.20, labor 1550.00; Lauck & Koepsell Construction, repairs-courthouse, 45.92; Lincoln County Auditor, reimburse mental health evaluations & hearings, 590.66; Maple Valley Communications, USB keys & cables, 250.00; Maynards, solo cups, 11.98; McCook County EMS, August ambulance appropriation, 11559.09; McCook County Treasurer, postage, 219.40; McCormick Motors, vehicle maintenance, 3117.30; McLeod's Printing, office supplies 43.00, variance signs 330.00, tax lien book 985.00, carrier strips 219.99; Meyer Motor, vehicle maintenance, 196.88; Microfilm Imaging, monthly scanning equipment rent, 626.00; MidAmerican Energy, utilities, 53.87; Morgan Theeler, court appointed attorney for Robert Spotswood, 735.50, Jill Jorgenson, 1777.50, Dale Gaines, 665.50; Motorola Solutions, wave ptx, 143.00; New Century Press, publishing, 371.05; ODP, planners, 69.98; Puthoff Sales & Service, lawn mower repairs, 310.10; RBS Sanitation, courthouse & food pantry garbage pick-up, 221.17; Salem City, courthouse & food pantry water & sewer, 309.90; Salem Lumber, tape measure, 36.19; SD Achieve dba Lifescape, service for 5 residents, 300.00; SD Public Health Laboratory, lab services, 195.00; Sioux Falls Area Humane Society, July contract, 200.00; Southeastern Behavioral, quarterly allotment, 1420.50; State 4H Office, fair pass, 85.00; Tech Solutions, managed IT services, 3667.00; Triotel, telephone/internet service 783.75, replace firebox-Sheriff, 2532.64; Two Way Solutions, supplies & service call, 509.96; Verizon Wireless, iPad service, 40.01, cell phone service, 397.00; Weber Landscaping, herbicide application-courthouse yard, 270.00; Dava Wermers, court appointed attorney for Kamdon Sandhurst, 3696.92, Xcel Energy, utilities, 1345.37.

COUNTY ROAD & BRIDGE FUND: Bi-Weekly Payroll: 8/2/2025: Hwy Dept 28122.42. All State Ag Parts, parts, 122.99; Appeara, mat & towel rent, 100.62; Auto Value, parts & supplies, 1662.84; Butler Machinery, supplies & repair, 2897.41; CapFirst

Equipment Financial, lease payment-principal, 65,244.67, interest, 22480.04; Card Service Center, signature stamp, 39.97; Central Farmers Coop, tire repair 200.00, fuel 6829.80; Century Business Products, monthly copier contract, 141.64; Chesterman, water, 6.00; CHS, lp gas, 342.70; Diesel Machinery, supplies, 284.96; Flint Hills Resources, asphalt, 251338.14; Fremar, roundup, 45.55; Gessner Welding, parts, 127.00; Katzer Concrete, bridge project 44-180-068, 243625.08; Knife River, asphalt, 7968.24; Lyle Signs, signs, 85.00; McCook County Treasurer, postage, 5.58; McCormick Motors, parts, 97.21; MidAmerican Energy, utilities, 18.50; NAPA Auto Parts, supplies, 27.79; New Century Press, publishing, 12.46; Northwestern Energy, utilities, 12.00; Pomp's Tire Service, tires & supplies, 3618.21; PowerPlan, parts, 1864.62; Pulse Electric, repair power line, 1458.92; Puthoff Sales & Service, parts, 143.46; RBS Sanitation, garbage pick-up, 82.82; Salem City, water & sewer, 260.75; Salem Lumber, supplies, 482.27; Sioux International, supplies, 209.15; Southeastern Electric, utilities, 45.42; Spencer Quarries, chips, 30274.95; Transource Truck & Equipment, parts, 828.59; Transwest Trucks, parts, 111.96; Triotel, telephone & internet service, 107.95; Verizon Wireless, cell phone & iPad, 79.71; Vollan Oil, antifreeze, 918.06; Xcel Energy, utilities, 481.52.

911 EMERGENCY REPORTING SYSTEM FUND: Golden West Telecommunications, 911 telephone service, 200.00; Motorola Solutions, wave PTX mobile app, 26.00; Triotel, telephone/internet service, 183.20.

EMERGENCY & DISASTER SERVICES FUND: Bi-Weekly Payroll: 8/2/2025: EDS Director 1572.12. AT & T Mobility, EM iPad service, 40.04; Brad Stiefvater Jr, mileage & phone expense, 230.68; Triotel Communications, telephone/internet service, 144.54.

24/7 SOBRIETY FUND: Bi-Weekly Payroll: 8/2/2025: Sheriff Secretary/Dispatcher 247.63. McCook County Sheriff, scram fee refund, 54.00; PharmChem, sweat patches, 223.65.

MISC FUND: Estate of Harold Schwartz, right-of-way refund, 887.94.

PAYROLL CONTRIBUTIONS – ALL FUNDS: 8/2/2025: Dir of IRS, county share of FICA 5023.03, Medicare 1174.73; SD Retirement System, county share of retirement contribution, 4730.87; Wellmark BCBS, county share of health insurance premium, 6214.65.

TOTAL CLAIMS: $723,343.83

The Auditor's Account with the County Treasurer for the month of July 2025: deposits in banks, $5,753,665.21; cash to deposit, $1,059.06; checks to deposit, $12,146.08; CC payments, $1,110.83; cash items (postage) $224.98; Treasurer's Cash, $1,345.02; Register of Deeds, $450.00; Sheriff, $500.00; CD's, $700,000.00. The total deposits on hand: $6,470,501.18.

The Board continued review of 2026 budget requests. Becky Hoiten, Deputy Auditor, joined the meeting.

Chairman Mehlbrech left the meeting.

Vice-Chairman Gordon presided over the rest of the meeting.

The following building permits were issued in the month of July:

25-050	Jerome & Barb Kipp	Moving house on/building basement		E2NE4 6-103-53
25-053	Michael & Lynda Lee	New House		Tract 1 Bruske's Add S2 10-102-53
25-058	Peggy C Wubben, Trust	Removing old house		Tr 1 Wubben Add SE4 3-103-56
25-059	Meadow View Hutterian Brethren		Carpenter Shop	NW4SW4 27-102-55 Ex TR1 Stahl Add & Ex TR1 Meadow View
25-060	Meadow View Hutterian Brethren		Fuel Station	NW4SW4 27-102-55 Ex TR1 Stahl Add & Ex TR1 Meadow View
25-061	Kevin VanWinkle	Water Utility Station		Tr 1 of Gross Add SW4 31-102-53
25-062	Steven Berg	New House		Lot 1 Berg's Add NW4 18-102-56
25-063	Wilbur-Ellis Company	Addition of fertilizer shed 20 x 35		Lot W-3 NE4 2-102-55
25-064	Charles Stahl Farms LTD	4 New Bins		Tr1 Goldhammer Add SW4 Ex 16x20 RDS 30-102-56
25-065	Mike & Michele Eichacker	Grain Bin 48' x 9 rings		SW4 22-103-54
25-066	Cameron Howard	Grain Bin 48' x 9 rings		Leased Site - East Bin SW4 22-103-54

The July Law Enforcement Report and a report showing the breakdown of calls made and hours worked in each community were noted and filed.

Auditor Sherman presented the Board with documentation, needing approval & Chairman signature, from Travis Raap, Hwy Supt, who is attending meetings in Pierre. Motion Liesinger to approve Electric Utility Permit for Southeastern Electric to install 2.3 miles 1ph URD to replace OH line at intersection 261st St/439th Ave. Second Heumiller. Motion carried. Motion Liesinger to approve Water Utility Permit for Kingbrook Rural Water to install water service in NE4 Section 6 Montrose Twp. Second Gordon. Motion carried. Motion Heumiller to approve Communication Utility Permit for Golden West Telecommunications to extend mainline to provide service to residence at 25577 445th Ave, beginning at existing vault at intersection of 445th Ave & 256th St. Second Dick. Motion carried. Motion Liesinger to approve Katzer Concrete Inc, Contractor's Application for Payment, for bridge project 44-180-068, in the amount of $243,625.08. Second Gordon. Motion carried.

Motion Heumiller to convene as Planning Commission. Second Dick. Motion carried.

Anna Flogstad, Zoning Administrator, informed the Board that Donald Larson is here today to discuss proposed subdivision and rezoning with them. Mike Healy accompanied Larson. It was noted that you cannot farm in a rural residential zone. Existing crops can be harvested if property is rezoned. Larson asked the Board if his plan is feasible, what does the county need. Healy asked if a drainage plan or erosion control plan are required. Zoning Administrator stated that what's needed is whatever the Subdivision Regulations say. Mike Fink, States Attorney, joined the meeting. Comm Dick noted inconsistencies in the language of the 2014 Revised Zoning Regulations. Fink offered recommended language to amend the existing ordinance. Fink added that Ag use can be permitted use in rural residential zone, but the Board needs to be concerned with allowed uses. Auditor Sherman reminded the Board that Cori Kaufmann, prior Zoning Administrator, gave them a book of revisions for the 2014 Revised Zoning Regulations, several years ago, noting that this would be a good place to start reviewing the existing regulations.

The Board reconvened as the Board of County Commissioners.

Roger Hofer met with the Commission to request an additional 3' culvert be placed near a 2' culvert on 438th Ave, approximately 1550' north of SD42, noting that the road acts as a dam. Hofer provided pictures to the Board. Mike Fink, States Attorney, was present. Auditor Sherman informed the Board that per Hwy Supt Raap this project would require a hydrology study, and Hofer would be required to file a drainage permit. Hofer asked about a watershed study. Comm Gordon suggested Hofer contact the Vermillion Basin Water Development District regarding assistance with payment for a hydrology study. The request for a second culvert was denied.

Motion Dick to convene as Planning Commission. Second Liesinger. Motion carried.

Anna Flogstad, Zoning Administrator, and Mike Fink, States Attorney, met with the Board to review proposed ordinance changes amending Chapter 11, Additional Use Regulations and Chapter 19, Definitions, regarding fences in the Rural Residential and Lake Residential districts. Fink noted that the concern is fences in residential zones. Following discussion, motion by Liesinger to hold first reading of Ordinance 2025-05, an Ordinance amending Ordinance 2014-01 – 2014 Revised Zoning Regulations for McCook County by Amending Chapter 11, Additional Use Regulations; and Chapter 19, Definitions, Section 19.02, Definitions, on August 26, 2025, at 11:30 a.m. Second Heumiller. Motion carried.

The Board reconvened as the Board of County Commissioners.

Auditor Sherman informed the Board that Kaylee DeVries, Sheriff Secretary/Dispatcher, has asked to use the Executive Session noted at the end of the agenda. Motion Liesinger to enter Executive Session at 3:20 p.m. for personnel discussion. Second Dick. Motion carried. Vice-Chair Gordon declared out of Executive Session at 3:35 p.m.

The meeting adjourned subject to call.

Dated this 12th day of August 2025.

Steve Gordon _____
Vice-Chairman, McCook County Commission

ATTEST:

Geralyn Sherman _____
Auditor, McCook County