

FALL RIVER COUNTY UNAPPROVED MINUTES OF JULY 3, 2025

The Fall River Board of County Commissioners met in regular session on July 3, 2025. Present: Joe Allen, Les Cope, Joe Falkenburg, Deb Russell, Sandra Wahlert and Sue Ganje, Auditor.

An invocation was given by Wahlert.

The Pledge of Allegiance was given, and the meeting was called to order at 9:00 a.m.

The agenda was reviewed for conflicts; none were noted. ALL MOTIONS RECORDED IN THESE MINUTES WERE PASSED BY UNANIMOUS VOTE, UNLESS OTHERWISE STATED. The full context of the meeting can be found on the county website under Commissioners at <http://fallriver.sdcountries.org>, or on Facebook, on the Fall River County's website.

Motion made by Russell, seconded by Wahlert, to approve the agenda, adding "possible action after the Pipeline Easement under the Highway Department.

Motion made by Russell, seconded by Wahlert, to approve the Fall River County Commission meeting minutes from June 19, 2025.

Motion made by Wahlert, seconded by Cope, to surplus a Shop-Vac that no longer works, asset tag #01917, from Building and Maintenance to junk.

Motion made by Russell, seconded by Wahlert, to surplus to sell a 2006 Kawasaki Mule and a 2009 Polaris Ranger due to not meeting the needs of the job from the Weed & Pest Department.

Motion made by Wahlert, seconded by Allen, to set the date and provide Notice of Surplus Property Sale for an on-line auction to begin on August 7, 2025 and remain open until August 26, 2025.

Motion made by Russell, seconded by Wahlert, to set a Hearing for Cash Transfers, Supplements and Contingency Transfers for July 17, 2025 at 9:30 a.m.

There were no county assistance/death expense applications.

Dar Coy, Emergency Manager, met with the Board.

Motion made by Cope, seconded by Allen, to approve and authorize the Chairman to sign the 3rd Quarter LEMPG Single Signature form.

He then provided updates and incidents, reminding the Board that the Emergency Plan is not a public document.

Lyle Norton, Sheriff, met with the Board.

Motion made by Wahlert, seconded by Russell, to approve and authorize the Sheriff and Chairman to sign the 2025 USDA/US Forest Service Contract.

Norton then presented the 2026 Budget request for the departments that he manages and to provide updates for the Sheriff's Department. He provided the jail census. There are 3 females and 9 males in house and 1 male in Meade County for a total of 13 inmates. He also distributed information regarding a potential system for incarcerated individuals to use for communication and educational purposes. He will bring it back to the next meeting.

Tony March, Highway Superintendent, met with the Board.

Motion made by Russell, seconded by Allen, to approve travel for Tony March to attend the 2025 SDACHS Workshop in Pierre on August 13, 2025 to include lodging and per diem.

Motion made by Cope, seconded by Russell, to approve the Application for Pipeline Easement from Mike Kindred in the area across Oak Tree Road at the intersection of Oak Tree Road and along Howl Road running south from Oak Tree Road approximately ½ mile and to approve the Application for Permit to Occupy County Right-of-Way from Renee Kindred along Howl Road from Oak Tree Road running south approximately ½ mile.

March presented the PI Worksheet from Brosz Engineering for material out of a ditch on Fall River Road AKA US Hwy 18 east of Hot Springs.

Motion made by Russell, seconded by Wahlert, to purchase off of Pennington County's Asphalt and Tack Oil bid.

March then provided Highway Department updates.

Steve Simunek, County Resident, met with the Board to discuss the damage to S Buffalo Gap Road and Oral Road by heavy equipment. March will look into what can be done to mitigate the issue.

The time being 9:30 a.m., the Sealed Bids for Land Lease of 240 acres more or less in SE1/4, Section 19, W1/2SW1/4, Section 20, in Township 8S, R3E, BHM, Fall River County, South Dakota.

Motion made by Allen, seconded by Russell, to approve the only bid of \$1,500.00, paid annually for the Land Lease Property.

Joe Allen, Commissioner, did not have anything to report on the proposed Jail/Justice Center, however, he stated that the County needs to get something started with an engineer for an evaluation of existing infrastructure versus a new build. He would like to get a professional to provide information to put into a referendum to be voted on by the citizens of Fall River County.

Motion made by Cope, seconded by Allen, to ask for quotes on a feasibility study for existing structures and/or new structures contingent on if the Building Fund monies can be used for this.

Stacey Martin, GIS Coordinator, met with the Board to discuss a request from the South Dakota Department of Revenue for GIS mapping. She will come back to the next meeting with a preliminary fee schedule if the County decides to sell the data. Martin then presented the 2026 GIS Budget request.

Sue Ganje, Auditor, met with the Board. She presented the award letter from the US Department of the Interior regarding P.I.L.T. money. Fall River County has received \$942,751.00.

Motion made by Allen, seconded by Wahlert, to set a Hearing regarding P.I.L.T monies distribution for Thursday, July 17, 2025 at 9:40 a.m.

Motion made by Allen, seconded by Russell, to approve the Change Order from Black Hills Exteriors to install roof vents on the Museum building at a cost of \$2,000.00.

Ganje did not present the Auditor and Election 2026 Budget requests. She will do them at a later date.

Lastly, Ganje asked what the Board would like to do with some of the surplus items in storage.

Motion made by Wahlert, seconded by Allen, to put sellable items, including the radiators, on the Public Surplus Auction.

Motion made by Wahlert, seconded by Allen, to send the damaged file cabinets to junk.

Andersen Engineers did not meet with the Board. The plat that they had on the agenda was not ready to bring to the Board for approval yet.

Motion made by Russell, seconded by Allen, to approve paying the bills as follows:

GENERAL FUND		
AMAZON CAPITAL SERVICES	SUPPLIES/EQUIPMENT	\$773.33
BENGS, JENNIFER	REIMBURSEMENT	\$100.00
BLACK HILLS CHEMICAL	SUPPLY	\$491.11
BLACK HILLS ENERGY	ELECTRIC/UTLITIES	\$3,580.37
BLACK HILLS ENERGY	UTILITY POWER ELECTRIC	\$3,240.89
BLESSING, BRETT	LOST CHECK REIMBURSE	\$9.00
BOMGAARS	SUPPLY	\$298.96
EN-TECH LLC	FUMIGATION	\$125.00
EXECUTIVE MGMT FINANCE	BIT NETWORK FEES	\$57.25
FALL RIVER CTY TREASURER	TITLE/REGISTRATION	\$26.70
GOODSHRED	SHREDDING	\$277.50
HEALTHCARE SERVICES INC	INMATE MEALS	\$28,920.00
HEIDEBRINK, LILY	REIMBURSEMENT	\$100.00
HOT SPRINGS ACE HARDWARE	SUPPLY	\$240.89
INDEPENDENT OPTICAL INC	INMATE MEDICAL	\$80.00
LINCOLN COUNTY SHERIFF MO	PROOF OF SERVICE	\$32.00
LINCOLN COUNTY SHERIFF	PROOF OF SERVICE	\$21.65
LYNNS DAKOTAMART	INMATE SUPPLY	\$101.15
MEADE COUNTY AUDITOR	INMATE HOUSING	\$2,945.00
NORTON, TINA	CONTRACT NURSE INMATE	\$1,650.00
OTIS ELEVATOR COMPANY	SERVICE CONTRACT	\$499.92

SOUTH DAKOTA ST TREASURER	SALES TAX	\$78.42
SERVALL	RUG SERVICE	\$900.64
SOUTHERN HILLS LAW PLLC	CAAF	\$888.73
TREASURER - EXPENSES	HARLAND CHECK ORDER	\$114.71
VERIZON WIRELESS	CELL PHONE PLAN	\$877.29
MILES, SASHA	BLOOD DRAW	\$750.00
SHAFFER, HEATHER	REIMBURSEMENT	\$251.80
KING, GINA	PROPERTY TAX REFUND	\$17.05
LEBAR, JONATHAN & JUSTINE	21,22,23 PROPERTY TAX REF	\$201.54
GREEN, HAROLD & SHIRLEY	PROPERTY TAX REFUND	\$242.27
GRAYLESS, BRIAN & ROBYN	PROPERTY TAX REFUND	\$121.55
DEBOER, WILMA	PROPERTY TAX REFUND	\$34.52
JOHNSON, ROBERT	LOST CHECK REIMBURSE	\$15.00
DELAHOYDE, KATY	COURT REPORTER	\$80.75
MARSH, JAMES E	CONSULTING SERVICES	\$2,498.00
COMMISSION	WAGES & BENEFITS	\$5,174.00
AUDITOR	WAGES & BENEFITS	\$28,551.58
TREASURER	WAGES & BENEFITS	\$21,376.85
ST ATTY	WAGES & BENEFITS	\$25,547.49
MAINTENANC	WAGES & BENEFITS	\$14,684.72
ASSESSOR	WAGES & BENEFITS	\$27,846.20
REG/DEEDS	WAGES & BENEFITS	\$13,847.71
VET'S	WAGES & BENEFITS	\$5,483.64
GIS	WAGES & BENEFITS	\$6,114.79
SHERIFF	WAGES & BENEFITS	\$66,278.45
JAIL	WAGES & BENEFITS	\$41,749.93
CORONER	WAGES & BENEFITS	\$523.29
EXTENSION	WAGES & BENEFITS	\$4,554.17
WEED	WAGES & BENEFITS	\$7,880.69
	TOTAL FOR GENERAL FUND	\$320,256.50
COUNTY ROAD & BRIDGE FUND		
A & B WELDING SUPPLY CO.	WELDING SUPPLIES/LEA	\$98.40
ADVANCED DRUG TESTING	RAND EMPL DRUG TESTING	\$31.20
AMAZON CAPITAL SERVICES	SUPPLIES/EQUIPMENT	\$261.95
BLACK HILLS ELECTRIC	UTILITIES SMITHWICK	\$40.00
BLACK HILLS ENERGY	ELECTRIC/UTLITIES	\$424.24
BLACK HILLS ENERGY	UTILITY POWER ELECTRIC	\$523.86
BOMGAARS	SUPPLY	\$218.58
BUILDERS FIRST SOURCE	SUPPLY	\$119.60
BUTLER MACHINERY CO.	SUPPLIES/REPAIRS	\$926.00
CITY OF EDMONT (UTL)	CITY OF EDMONT WATER	\$87.40
DEBOER, MICHAEL	REIMBURSEMENT	\$188.28

FLOYD'S TRUCK CENTER	REPAIRS/PARTS	\$410.53
CITY OF EDMONT (H20)	HWY DEPT WATER	\$87.40
FALL RIVER AUTO SUPPLY	AUTO PARTS/REPAIR	\$64.91
FALL RIVER HEALTH	PRE-EMPLOYMENT PHYSICAL	\$53.00
FORWARD DISTRIBUTING	SUPPLIES/PARTS	\$41.65
SIMON MATERIALS	GRAVEL	\$20,850.91
HOT SPRINGS ACE HARDWARE	SUPPLY	\$459.81
MARCH, TONY	REIMBURSEMENT	\$20.00
SOUTH DAKOTA ST TREASURER	SALES TAX	\$3.19
STURDEVANT'S AUTO VALUE	PARTS/SUPPLY	\$260.01
VERIZON WIRELESS	CELL PHONE PLAN	\$42.73
KING, GINA	PROPERTY TAX REFUND	\$0.72
LEBAR, JONATHAN & JUSTINE	21,22,23 PROPERTY TAX REF	\$8.60
GREEN, HAROLD & SHIRLEY	PROPERTY TAX REFUND	\$10.25
GRAYLESS, BRIAN & ROBYN	PROPERTY TAX REFUND	\$5.16
CRBR ADMIN	WAGES & BENEFITS	\$11,992.76
CRBR HWY	WAGES & BENEFITS	\$63,006.24
VERIZON WIRELESS	CELL PHONE PLAN	\$42.73
	TOTAL FOR COUNTY ROAD & BRIDGE	\$100,280.11
911 SURCHARGE REIMBURSEMENT FUND		
DISPATCH	WAGES & BENEFITS	\$43,842.14
	TOTAL FOR 911 SURCHARGE REIMBURSEMENT	\$43,842.14
EMERGENCY MGT FUND		
COMPUTER REPAIR W/THERAPY	EQUIPMENT	\$250.00
FALL RIVER CTY TREASURER	TITLE/REGISTRATION	\$12.00
VERIZON WIRELESS	CELL PHONE PLAN	\$148.21
BAKER, GARY	REIMBURSEMENT	\$54.00
F.R. EMERG.	WAGES & BENEFITS	\$7,765.75
	TOTAL FOR EMERGENCY MGT	\$8,229.96
24/7 SOBRIETY FUND		
AMAZON CAPITAL SERVICES	SUPPLIES/EQUIPMENT	\$7.75
SD DEPARTMENT OF HEALTH	24/7 LABS	\$70.00
SHERIFF	WAGES & BENEFITS	\$6,782.50
	TOTAL FOR 24/7 SOBRIETY	\$6,860.25
COURTHOUSE BUILDING FUND		
ACTION MECHANICAL INC	REPAIR/MAINTENANCE	\$10,395.00
ALBERTSON ENGINEERING INC	PROFESSIONAL SERVICE	\$3,712.50
BLACK HILLS EXTERIORS LLC	REPAIR/MAINTENANCE	\$37,698.35
	TOTAL FOR COURTHOUSE BUILDING	\$51,805.85

	TOTAL FOR BILLS PAID BETWEEN 06/20 & 07/03/2025	\$531,274.81
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Break was taken at 10:08 a.m. The meeting resumed at 10:20 a.m.

Public comment was heard from Joe Falkenburg. He expressed his opposition to individuals introducing raw sewage into the waterways of Fall River County.

Lily Heidebrink, Director of Equalization, met with the Board to present her department's 2026 Budget request. She wanted to note that the department will need to get new computers next year.

Mary Terrones, Hot Springs Library, was unable to attend to present their 2026 Budget request.

Nina Steinmetz, Weed & Pest Supervisor, met with the Board to present 3 different quotes for an ATV to replace the ones that no longer work for her department.

Motion made by Allen, seconded by Russell, to approve the purchase of a 2025 Honda Pioneer 1000 Deluxe UTV from Bauerkemper's in the amount of \$18,850.00.

Teresa Pullen, Treasurer, met with the Board.

Motion made by Allen, seconded by Wahlert, to approve Fall River County Resolution #2025-18 as follows;

FALL RIVER COUNTY RESOLUTION #2025-18

WHEREAS, Fall River County has on record in the Office of the Auditor, Treasurer and Sheriff, outstanding checks as follows for First Interstate Bank in the amount of \$6,480.47:

Check #5439-----Issued on 9/20/2010 to Darren Russell in the amount of \$4.58.

Check #5611-----Issued on 6/6/2011 to Edith Neisner in the amount of \$16.10.

Check #2981-----Issued on 4/4/2017 to State Supply in the amount of \$126.78.

Check #4182-----Issued on 11/7/2017 to Pennington Co. Auditor in the amount of \$28.00.

Check #4372-----Issued on 12/5/2017 to Norman Pudwill in the amount of \$60.00.

Check #7450-----Issued on 8/10/2021 to Leland Bristol in the amount of \$30.00.

Check #7458-----Issued on 9/15/2021 to Clarence Richards in the amount of \$15.00.

Check #7552-----Issued on 4/22/2022 to Engma Equities in the amount of \$50.00.

Check #7564-----Issued on 5/23/2022 to Debbie Stegelman in the amount of \$7.83.

Check #37065-----Issued on 12/19/2006 to Hot Springs Star in the amount of \$158.90.

Check #45134-----Issued on 2/17/2009 to Wells Fargo in the amount of \$267.30.

Check #46041-----Issued on 6/2/2009 to Western Communication in the amount of \$85.80.

Check #54184-----Issued on 4/17/2012 to South Dakota Invasive in the amount of \$50.00.

Check #56597-----Issued on 4/4/2013 to Ellen Heafner in the amount of \$350.00.

Check #60902-----Issued on 12/30/2014 to S.D. Secretary of State in the amount of \$30.00.

Check #62276-----Issued on 7/21/2015 to Nicholas Strampe in the amount of \$64.40.

Check #64442-----Issued on 7/5/2016 to Jeffery Janis in the amount of \$11.68.

Check #65678-----Issued on 10/16/2018 to Rube Tiffit in the amount of \$35.70.

Check #68524-----Issued on 1/7/2020 to Scott Lawrence in the amount of \$103.36.

Check #70858-----Issued on 12/30/2020 to Sydney Belt in the amount of \$21.00.

Check #72213-----Issued on 9/2/2021 to Marie Phipps in the amount of \$12.10.
Check #72214-----Issued on 9/2/2021 to Jason Hanson in the amount of \$125.00.
Check #72215-----Issued on 9/2/2021 to Kyle Brophy in the amount of \$12.00.
Check #72216-----Issued on 9/2/2021 to Ricardo Gonzalez in the amount of \$80.00.
Check #72218-----Issued on 9/2/2021 to Harvey Kewley in the amount of \$150.00.
Check #72221-----Issued on 9/2/2021 to James Wood in the amount of \$303.44.
Check #72222-----Issued on 9/2/2021 to Micah Fisher in the amount of \$214.87.
Check #72225-----Issued on 9/2/2021 to Michael Martin in the amount of \$39.88.
Check #72226-----Issued on 9/2/2021 to Ryan Beaulieu in the amount of \$153.60.
Check #72227-----Issued on 9/2/2021 to David Sylvester in the amount of \$248.52.
Check #72229-----Issued on 9/2/2021 to Brian O'Neill in the amount of \$17.85.
Check #72231-----Issued on 9/2/2021 to Benjamin Haskvitz in the amount of \$5.00.
Check #73234-----Issued on 3/3/2022 to Dale Molitor in the amount of \$3,000.00.
Check #73603-----Issued on 5/5/2022 to Jimmy Gossel in the amount of \$369.41.
Check #73682-----Issued on 5/19/2022 to Ellen or John Simons in the amount of \$1.93.
Check #75081-----Issued on 1/19/2023 to Larry Osmotherly in the amount of \$40.00.
Check #75107-----Issued on 1/19/2023 to Gerardo Cantu in the amount of \$51.02.
Check #75118-----Issued on 1/19/2023 to Christopher Wombles in the amount of \$20.00.
Check #75433-----Issued on 3/27/2023 to Sydney Belt in the amount of \$25.50.
Check #76031-----Issued on 7/18/2023 to Paha Sapa Foundation in the amount of \$38.00.
Check #76038-----Issued on 7/18/2023 to Ruthann Markham in the amount of \$10.74.
Check #76039-----Issued on 7/18/2023 to Cody Lien in the amount of \$20.74.
Check #76042-----Issued on 7/18/2023 to Lucas Broyles in the amount of \$13.70.
Check #76061-----Issued on 7/18/2023 to Jason Blessing in the amount of \$10.74.

WHEREAS, the Board of County Commissioners of Fall River County may by resolution make the "cancellation of checks and warrants not presented within two years of issuance" as stated in SDCL 1967 7-22-17.

NOW THEREFORE BE IT RESOLVED, that the above-mentioned outstanding checks be canceled and the County Treasurer and County Auditor be instructed to cancel the same unless the individuals on the above listing contact the Auditor's Office within 30 days from publication.

PASSED AND APPROVED THIS 3rd DAY OF JULY, 2025.

/S/ Joe Falkenburg
Joe Falkenburg, Chairman
Fall River County Commissioners

Attest:
/S/ Sue Ganje
Sue Ganje, Auditor
Fall River County

Pullen requested that Sam Kipp, Treasurer Administrative Assistant, be appointed as Deputy Treasurer. There was a discussion regarding a pay increase.

Motion made by Wahlert, seconded by Russell, to move the possible appointment as Deputy Treasurer to the next meeting.

Pullen then provided updates on investments

Motion made by Russell, seconded by Wahlert, to enter into Executive Session per SDCL 1-25-2 (1) personnel and (3) legal.

The Board came out of Executive Session at 11:16 a.m.

Motion made by Russell, seconded by Wahlert, to approve the report from James Marsh, Hearing Examiner for the Findings and Conclusions of Law.

Motion made by Cope, seconded by Wahlert, to approve a Request for Proposal (RFP) for an Accountant's review of Payroll records of January through June of 2025 and a Request for Proposal (RFP) for an Accountant's review and evaluation on payment of bills for the period of January through June of 2025

Chairman Falkenburg declared the meeting adjourned at 11:29 a.m.

/s/ Joe Falkenburg

Joe Falkenburg, Chairman

Board of Fall River County Commissioners

ATTEST:

/s/ Sue Ganje, Auditor

Sue Ganje, Auditor

Fall River County



**APPLICATION TO THE FALL RIVER COMMISSIONERS TO ESTABLISH A RIGHT
OF WAY TO AN ISOLATED TRACT PURSUANT TO
SDCL § 31-22-1**

1. The isolated tract in question consists of several acres of land owned by Don Fish which is not touched by a passable public highway nor adjoining a section line that has not been vacated. See SDCL § 31-22-1.
2. The legal description of the parcel the parcel that will most be affected by an establishment of a right-of-way is owned by the Dirome Land Trust.
3. This application is made pursuant to SDCL § 31-22-2.
4. The applicant is:

Donald Fish
14214 Hay Canyon Rd.
Oral, SD 57766
5. The owners of the surrounding land affected by the desired right-of-way are:

Dirome Land Trust
c/o Attorney Jane Farrell
Farrell Law Firm, P.L.L.C.
PO Box 997
Hot Springs, SD 57747
6. Don Fish has owned several acres of property within the zoning jurisdiction of the City of Hot Springs for several years. This property is zoned agricultural. In 2021, Mr. Fish made the decision to sell a portion of this property. While in the process of marketing it for sale it came to Fish's attention that a large tract of land cannot be accessed.

In the spring of 2021 a site visit was conducted to determine whether any routes existed which could provide Mr. Fish with access. The terrain in the area is extremely steep which limits the points of access available. In December of 2022 TerraSite Design, Inc. and Shane Matt were hired to view the property and determine where a viable access point could be located. Following completion of its work TerraSite was able to determine where one of the few points of access could be located given the terrain. Fish now seeks an easement over this route located outside the City of Hot Springs in Fall River County's jurisdiction pursuant to SDCL § 31-22-2.

7. Attached are copies of the proposed easement area drafted by Fish's engineer, Shane Matt as Exhibit A. As evident from Mr. Matt's proposed easement area, there are limited options available for access to Mr. Fish's property. Mr. Matt is willing to travel with Commissioners to the Fish property so he can explain the options available and why Exhibit A represents the best option for access.

Dated this 7 day of March, 2024.

GUNDERSON, PALMER, NELSON
& ASHMORE, LLP

By: 

Quentin L. Riggins
Attorney for Applicant
506 Sixth Street
P.O. Box 8045
Rapid City, SD 57709
Telephone: (605) 342-1078
Telefax: (605) 342-9503
E-mail: qriggins@gpna.com

DONALD FISH PROPERTY ACCESS ASSESSMENT

HOT SPRINGS, SD

PROJECT NO. 22-173



Chief Engineering | Landscape Architecture | Planning
1625 Oakwood Ave
Hot Springs, SD 57702
(605) 761-1736

PRELIMINARY
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

DONALD FISH
PROPERTY ACCESS
ASSESSMENT

HOT SPRINGS, SD

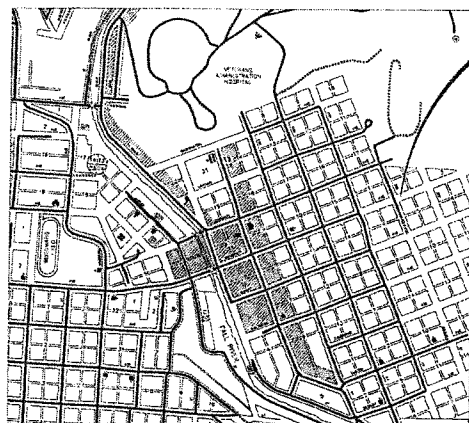
REVISION

Project Number

Date

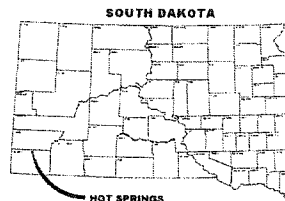
COVER SHEET
C1.01

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
C1.01	COVER SHEET
C1.02	SITE PLAN
C2.01	OPTION 1 PLAN AND PROFILE
C2.02	OPTION 2 PLAN AND PROFILE
C3.01	DETAILS

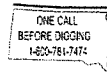


PROJECT LOCATION MAP

PROJECT
LOCATION



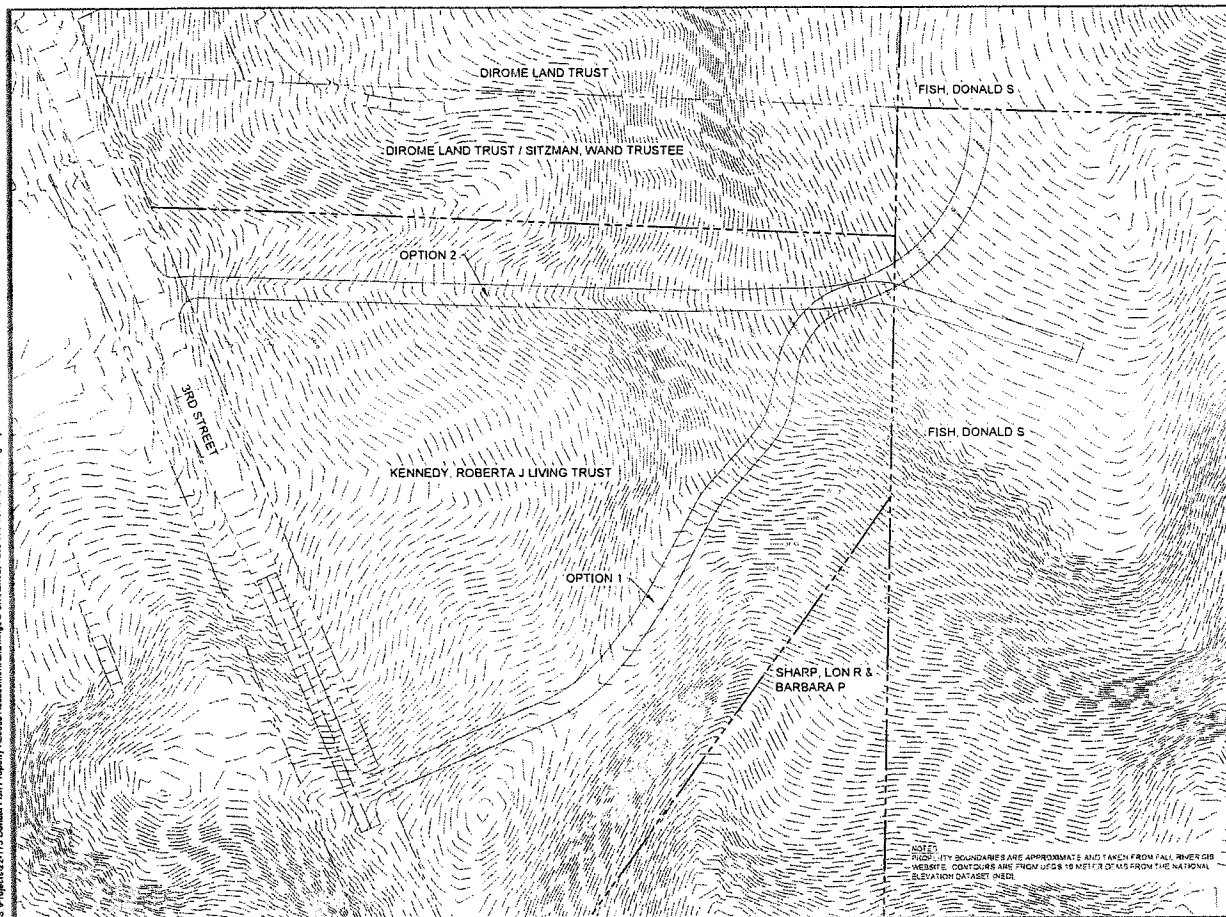
HOT SPRINGS





EXHIBIT

A

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 TerraSite Design Civil Engineering Landscape Architecture Planning 1600 Chippewa Ave Rapid City, SD 57701 (605) 791-1736	
PRELIMINARY NOT FOR CONSTRUCTION	
 N 0 10 20 HORIZ. SCALE: 1" = 10' 1:24,000 (NAD 83)	
SCHEMATIC DESIGN	
DONALD FISH PROPERTY ACCESS ASSESSMENT	
HOT SPRINGS, SD	
Project Number	22-173
Date	12/27/21
SITE PLAN C1.02	
16/27/21 TerraSite Inc.	



Civil Engineering | Landscape Architecture | Planning
1616 Deere Road
Rapid City, SD 57702
605.351.1756

PRELIMINARY
NOT FOR CONSTRUCTION

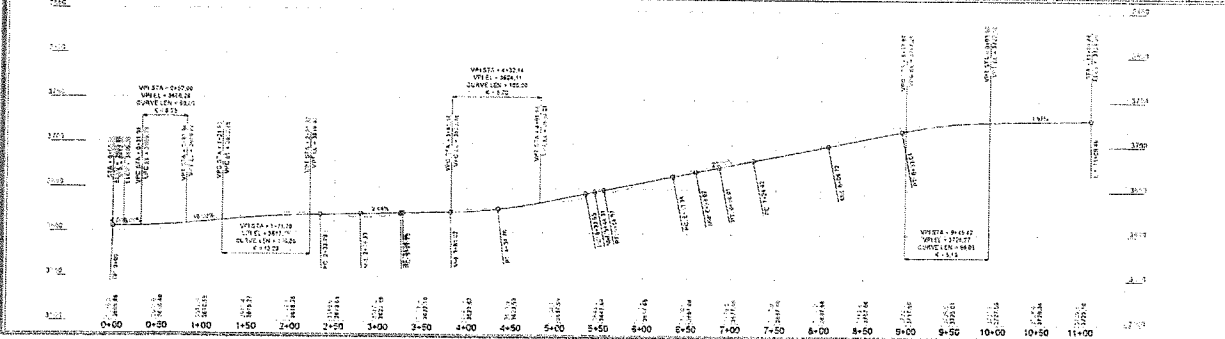
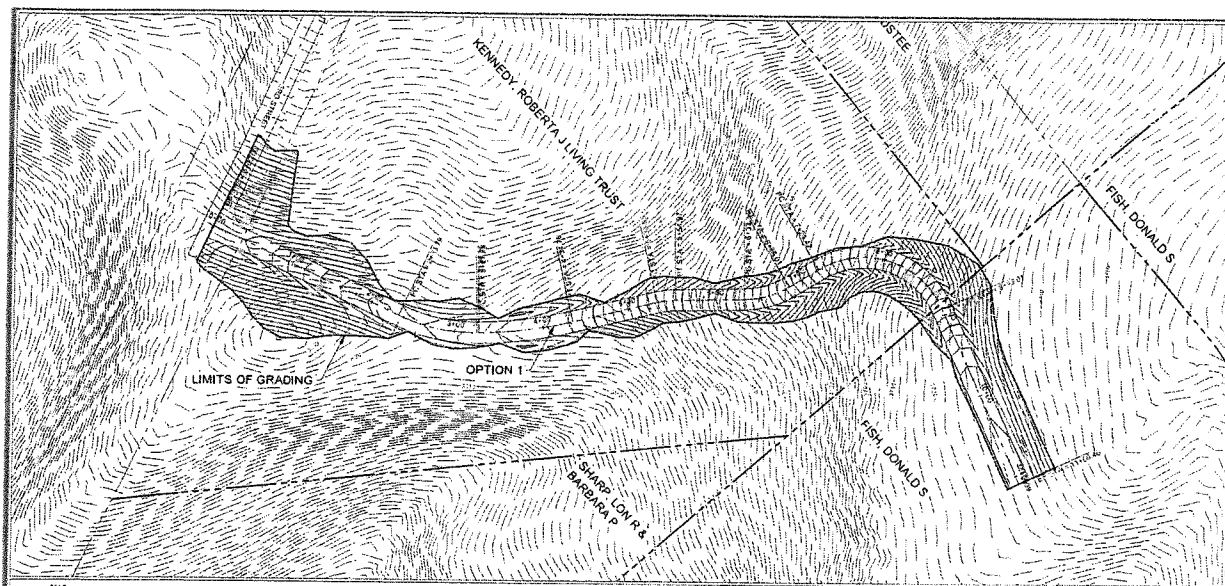


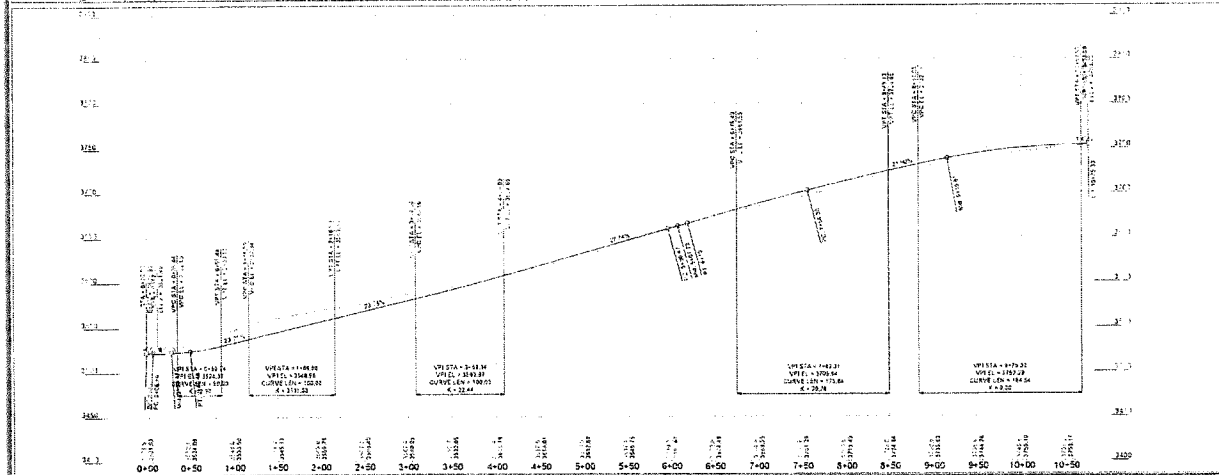
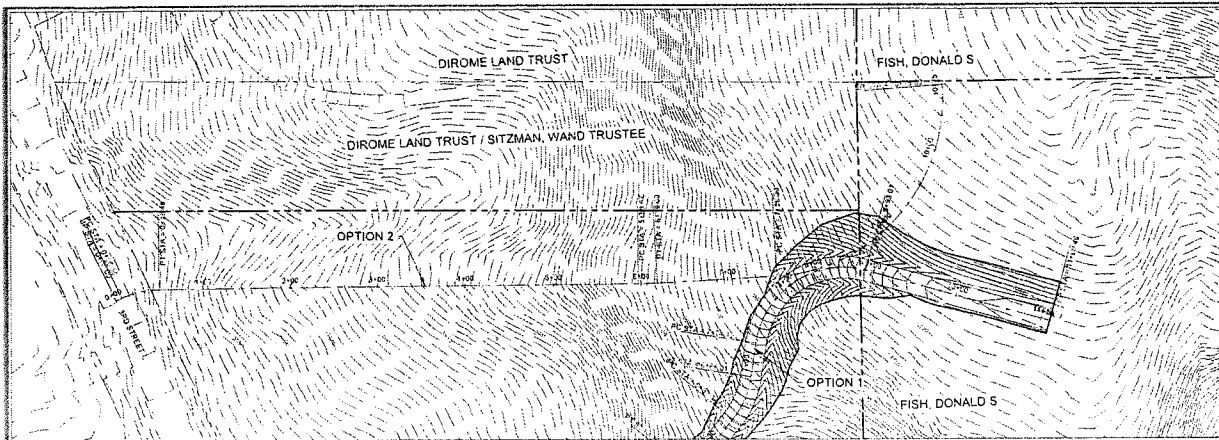
SCHEMATIC DESIGN
DONALD FISH
PROPERTY ACCESS
ASSESSMENT

HOT SPRINGS, SD

Project Number: 22-173
Date: 11/20/22

OPTION 1 PLAN AND PROFILE
C2.01





TerraSite Design

Civil Engineering | Landscape Architecture | Planning

14000 Unadilla Ave
Des Moines, IA 50312
515.281.1100

PRELIMINARY

NOT FOR CONSTRUCTION

N

0 10 20

Horizontal Scale = 1" = 40'

Vertical Scale = 1" = 10'

SCHEMATIC DESIGN

DONALD FISH

PROPERTY ACCESS

ASSESSMENT

HOT SPRINGS, SD

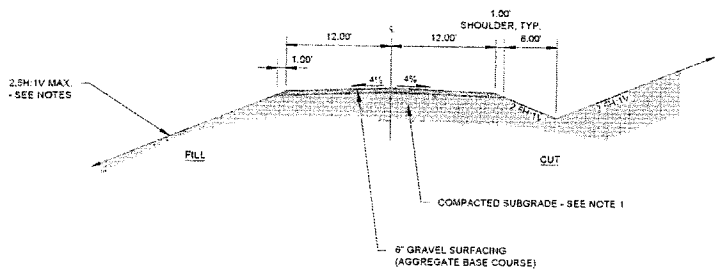
Project Number: 22-113

Date: 12/02/22

OPTION 2 PLAN AND PROFILE

C2.02

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NOTES

1. SUBGRADE TO BE SCARIFIED TO A DEPTH OF 12" MOISTURE CONDITIONED TO NEAR OPTIMUM AND RECOMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 (MODIFIED PROCTOR TEST) AND AS RECOMMENDED BY GEOTECHNICAL ENGINEER
2. GROSS SLOPES SHOWN ARE THE MAXIMUM ALLOWABLE WITHOUT RECOMMENDATIONS FROM A PROFESSIONAL GEOTECHNICAL ENGINEER WITH REGARDS TO LOCAL AND GLOBAL STABILITY. GEOTECHNICAL RECOMMENDATIONS SHALL BE ACCOMPLISHED THROUGH BORINGS AND/OR VISUAL ANALYSIS AND SAMPLING DURING CONSTRUCTION. THESE MODIFICATIONS FOR STEEPER SLOPES MAY MAKE PRIVATE ACCESS DRIVES MORE DIFFICULT TO CONSTRUCT AND ALSO VEGETATION MORE DIFFICULT TO ESTABLISH AND SHOULD BE WEIGHED IN THE DECISION. ANY CHANGES IN GROSS SLOPES SHOWN MAY HAVE A SIGNIFICANT IMPACT ON CUT/FILL QUANTITIES, WHICH MAY WARRANT MODIFICATIONS OF THE ROAD PROFILE. MODIFICATIONS TO THE ROAD PROFILE ARE ACCEPTABLE AS LONG AS NO SLOPES ARE CONSTRUCTED GREATER THAN 14%.



Civil Engineering | Landmark Architecture | Planning
1800 Donaldson Ave
Rapid City, SD 57702
605.791.1726
www.terrasitedesign.com

PRELIMINARY
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
DONALD FISH
PROPERTY ACCESS
ASSESSMENT

HOT SPRINGS, SD

Project Number 22-173
Date 12/02/22

DETAILS
C3.01

FARRELL LAW FIRM, P.L.L.C.

Jane M. Farrell

PO Box 997
441 North River Street
Hot Springs, South Dakota 57747
Phone: 605-745-5263
Email: janeфарrelllaw@gmail.com

July 14, 2025

Joe Falkenburg
Chairman of the Fall River County Commission
12786 Hot Brook Canyon Road
Hot Springs, SD. 57747
Email: commissioners@frcounty.org

Joe Allen
Fall River County Commissioner
13013 Fall River Rd.
Hot Springs, SD. 57747
Email: commissioners@frcounty.org

Les Cope
Fall River County Commissioner
14160 Shirk Creek Rd.
Oelrichs, SD. 57763
Email: commissioners@frcounty.org

Deb Russell
14130 E. Oral Rd.
Oral, SD. 57766
Email: commissioners@frcounty.org

Sandra Wahlert
Fall River County Commissioner
14071 East Howl Road
Oral, SD. 57766
Email: commissioners@frcounty.org

RE: Fish Application to Establish a Right of Way to an Isolated Tract

Dear Commissioners:

I represent the grandchildren of the late Charles "Eddie" and Clara Clay who own property under the Kennedy Clay, LLC (the grandchildren are the sole members). They inherited the property from their maternal grandparents. The undeveloped land is located directly across from what was the Clay home at 102 S. 3rd Street, Hot Springs, South Dakota. (Their paternal grandparents were the late Ray and Geri Kennedy long-time business owners and community members.)

Mr. Fish wants you to grant his Application to establish a right of way across my client's property to gain access to his property. Mr. Fish contends that his property is an isolated tract, and that the easiest access is across my client's property.

My clients object to the Fish Application on the grounds that it is not an isolated Tract, and that there are alternative routes to the tract.

In order for the Fish Application to be considered, he must own at least ten acres which is not touched by an adjoining section line that has not been vacated. See SDCL 31-22-1. In this case, there is a section line right of way that provides direct access to the Fish property. That section line right of way intersects with 3rd Street in Hot Springs, South Dakota. In fact, there is a road that travels from Canyon View Circle to that section line right of way. That section line right of way travels across real property belonging Dirome Land Trust to the Fish property. It appears Dirome Land Trust built a garage on that section line right of way. I cannot find that the part of the section line where the garage has been built has ever been vacated. Mr. Fish has not demonstrated that he cannot use that section line right of way. Dirome Land Trust is responsible to remove the structure that interferes with a section line right of way that has not been vacated. Our Supreme Court has held that structures blocking a section line, that has not been vacated, shall be removed. Douville vs. Christensen, 641 N.W.2d 651, 655 (SD 2002). In addition, in 2006 Jerry and Janet White moved a trailer into a subdivision that prohibited trailers. A declaratory judgment was brought against Whites, to remove the trailer. The South Dakota Supreme Court ordered Whites to remove the trailer. Halls vs. White, 715 N.W.2d 577 (S.D. 2006).

Furthermore there is the B. Barrett Revocable Trust land that is on 3rd Avenue. That land is for sale for \$75,000.00. The Section line right of way between Sections 13 and 24 begins on 3rd Avenue and travels through the B. Barrett Revocable Trust. Fish can buy the Barrett Revocable Trust land to gain access to 3rd Avenue and the Section line right of way, and travel up that section line right of way to his property that is located in Sections 13 and 24.

Also my clients believe that Petitioner Fish trails his cattle through the Woodward Marital Trust property located in Sections 18 and 19 to gain access to his property when he wants to use his property in Section 13 and 24 for grazing purposes.

The Fish property is not an isolated tract. For this reason, the Fish Application should be denied.

Secondly, the Application does not describe the Fish property that is allegedly isolated. Without that description the Commission is without jurisdiction to hear the Application.

Finally my clients argue that there are other areas of access to the Fish property. There is a road that travels across the U.S. of America (Veterans Administration property, hereinafter referred to as VAMC). This road travels to water tanks on the VAMC property. Mr. Fish has not demonstrated what efforts he made to gain access to his property along the road through the VAMC property which borders the Fish property.

Another access route is where Canton Avenue intersects with the boundary line of property owned by Donald and Cathy Olstad. Mr. Fish can gain access along that property line

division along Olstad's property to the east and the Keppler and Sharp property to the west of that property line.

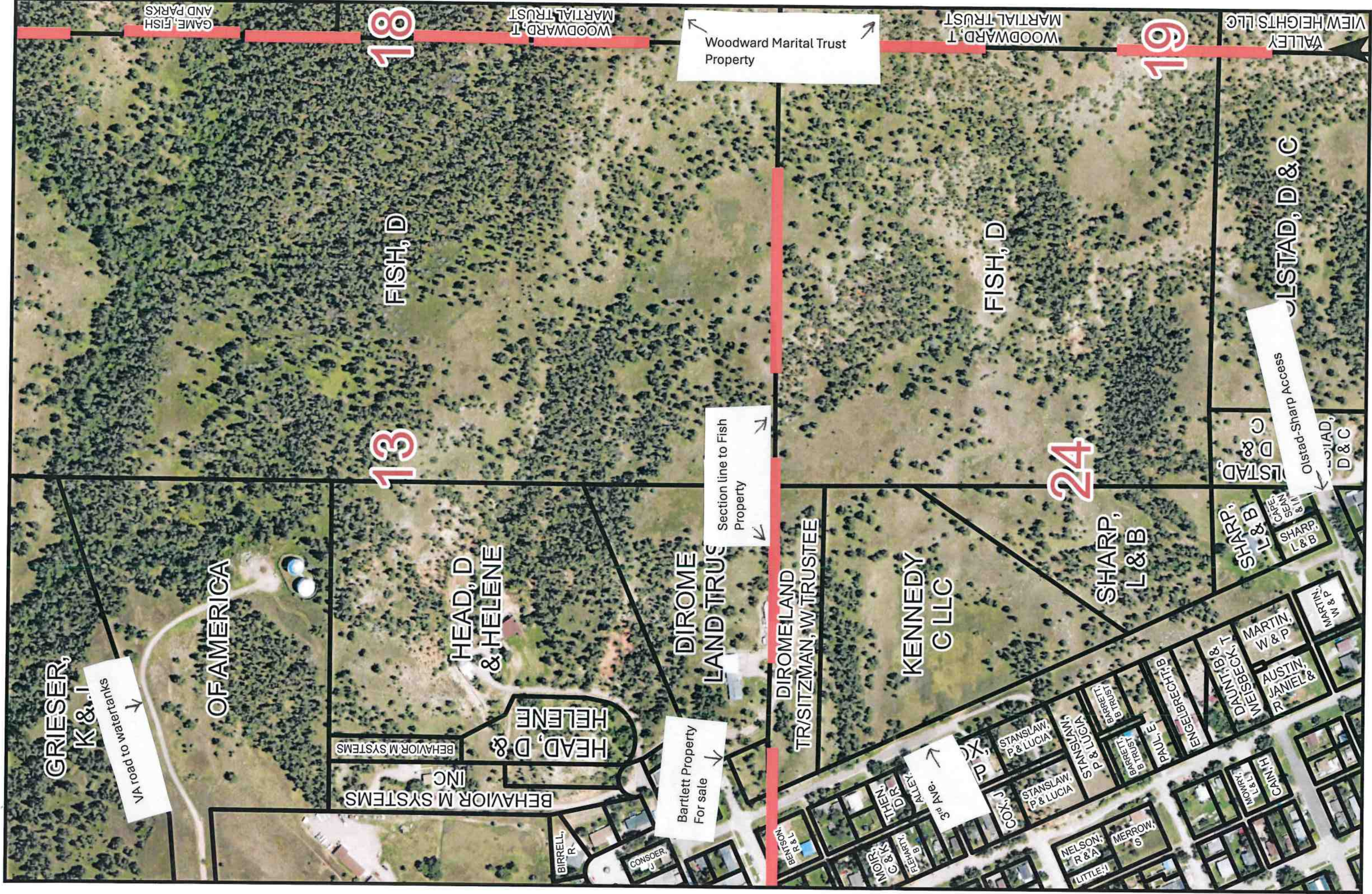
For these reasons, my clients, the Kennedy Clay LLC request that the Commission deny the Fish Application.

Respectfully submitted,



Jane M. Farrell

Cc: Quentin Riggins via em



THE UNDERSIGNED are qualified property owners of the Paha Sapa Subdivision herein described. We petition that the question of forming the Paha Sapa Road District be submitted for a vote of approval or rejection pursuant to law.

All lots of the Paha Sapa Subdivision located in the W 1/2 SE 1/4 of Section 26, Township 7 South, Range 5 East, Black Hills Meridian, Fall River County, South Dakota, according to Plats pages 219-219A in the Office of the Fall River Registrar of Deeds.

(a) The roads in this subdivision are not on the county road system and a road district is the only legal way to secure tax funds to do the road work.

(b) The undersigned landowners within the County Road District request that the Board of County Commissioners of Fall River County, South Dakota define the boundaries of the County Road District and the the Board of County Commissioners of Fall River County, South Dakota determine that such a district be created.

NAME	RESIDENCE	DATE/COUNTY
SIGN 1 PRINT KATKE LIVING TRUST	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 324 E PLUM CREEK CITY OR TOWN SIOUX FALLS, SD 57105	DATE OF SIGNING COUNTY OF REGISTRATION
SIGN 2 PRINT DAVID HARRY-CHARLES WALSH	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 27548 SUNFLOWER TRAIL CITY OR TOWN HOT SPRINGS, SD 57747	DATE OF SIGNING COUNTY OF REGISTRATION
SIGN 3 PRINT LESLIE STANSBERRY	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 9906 BRONTH CIRCLE CITY OR TOWN LONE TREE CO 80124	DATE OF SIGNING COUNTY OF REGISTRATION
SIGN 4 PRINT RANDY, CINDY GROHS	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 12852 PASQUE FLOWER TRL CITY OR TOWN HOT SPRINGS SD 57747	DATE OF SIGNING 6/25/25 COUNTY OF REGISTRATION Fall River
SIGN 5 PRINT WILLIAM AND CHRISTINE LENTSCH	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 12853 PASQUE FLOWER TRL CITY OR TOWN HOT SPRINGS SD 57747	DATE OF SIGNING 6/25/25 COUNTY OF REGISTRATION Fall River
SIGN 6 PRINT RANDY REDDERSON	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 27567 SUNFLOWER TRL CITY OR TOWN HOT SPRINGS SD 57747	DATE OF SIGNING 6/25/25 COUNTY OF REGISTRATION Fall River
SIGN 7 PRINT WILLIAM AND JUDITH MCPHERSON	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 27562 SUNFLOWER TRL CITY OR TOWN HOT SPRINGS SD 57747	DATE OF SIGNING 6/25/25 COUNTY OF REGISTRATION Fall River
SIGN 9 PRINT SHAD AND LAURA SOWERS	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 27676 WILD IRIS TRL CITY OR TOWN HOT SPRINGS SD 57747	DATE OF SIGNING 6/25/25 COUNTY OF REGISTRATION Fall River
SIGN 10 PRINT BARRY AND REBECCA OLANDER	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 15927 BISON VIEW ST CITY OR TOWN KINDRED ND 58051	DATE OF SIGNING COUNTY OF REGISTRATION
SIGN 11 PRINT SHANNON AND TARA TWOMEY	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 12873 PASQUE FLOWER TRL CITY OR TOWN HOT SPRINGS SD 57747	DATE OF SIGNING 6/26/25 COUNTY OF REGISTRATION Fall River
SIGN 12 PRINT ALVIN AND CAROL TILLMAN	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 27558 WILD IRIS TRL CITY OR TOWN HOT SPRINGS SD 57747	DATE OF SIGNING 6/25/25 COUNTY OF REGISTRATION Fall River
SIGN 13 PRINT RHONDA CARD	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 27559 WILD IRIS TRL CITY OR TOWN HOT SPRINGS SD 57747	DATE OF SIGNING 6/25/25 COUNTY OF REGISTRATION Fall River

SIGN 14 PRINT KELLY RIPHAWN	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 710 N GRANT AVE CITY OR TOWN NORTON KANSAS 67654	DATE OF SIGNING COUNTY OF REGISTRATION
SIGN 15 PRINT REBECCA AND JAMES STARBUCK	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 114 KNICKERBOCKER CIRCLE CITY OR TOWN DAYTON NEVADA 89403	DATE OF SIGNING COUNTY OF REGISTRATION
SIGN 16 PRINT SEAN AND JANET OCONNELL	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 10974 FOREST WAY CITY OR TOWN THORTON CO 80233	DATE OF SIGNING COUNTY OF REGISTRATION
SIGN 17 PRINT Mary Jo Charleston Mary Jo Charleston	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 27570 Sunflower Trl CITY OR TOWN Hot Springs, SD 57747	DATE OF SIGNING 6-26-25 COUNTY OF REGISTRATION Fall River
SIGN 18 PRINT	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER CITY OR TOWN	DATE OF SIGNING COUNTY OF REGISTRATION
SIGN 19 PRINT	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER CITY OR TOWN	DATE OF SIGNING COUNTY OF REGISTRATION
SIGN 20 PRINT	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER CITY OR TOWN	DATE OF SIGNING COUNTY OF REGISTRATION
	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER CITY OR TOWN	DATE OF SIGNING COUNTY OF REGISTRATION

VERIFICATION BY PERSON CIRCULATING PETITION

INSTRUCTIONS TO CIRCULATOR: This section **must** be completed following circulation and before filing.

Cindy Grohs 12852 Pasqueflower Trl. Hot Springs SD

Print name of the circulator

Residence Address

City

State

I, under oath, state that I circulated the above petition, that each signer personally signed this petition in my presence, and that either the signer or I added the printed name, the residence address of the signer, the date of signing, and the county of voter registration.

Cindy Grohs

Sworn to before me this 30th day of June, 2025.
(Seal)

My Commission Expires May 18, 2027

Signature of Circulator

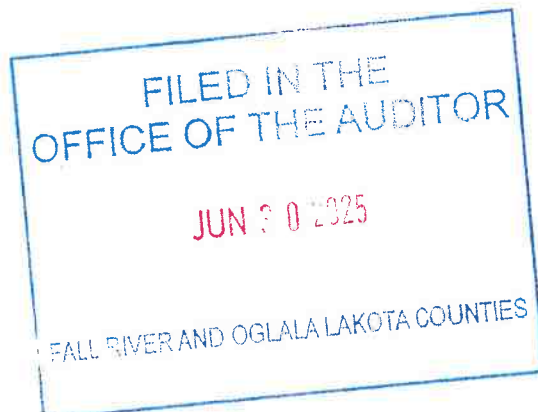
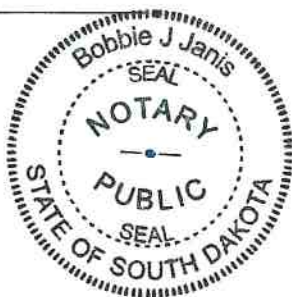
Bobbie J Janis

Signature of Officer Administering Oath

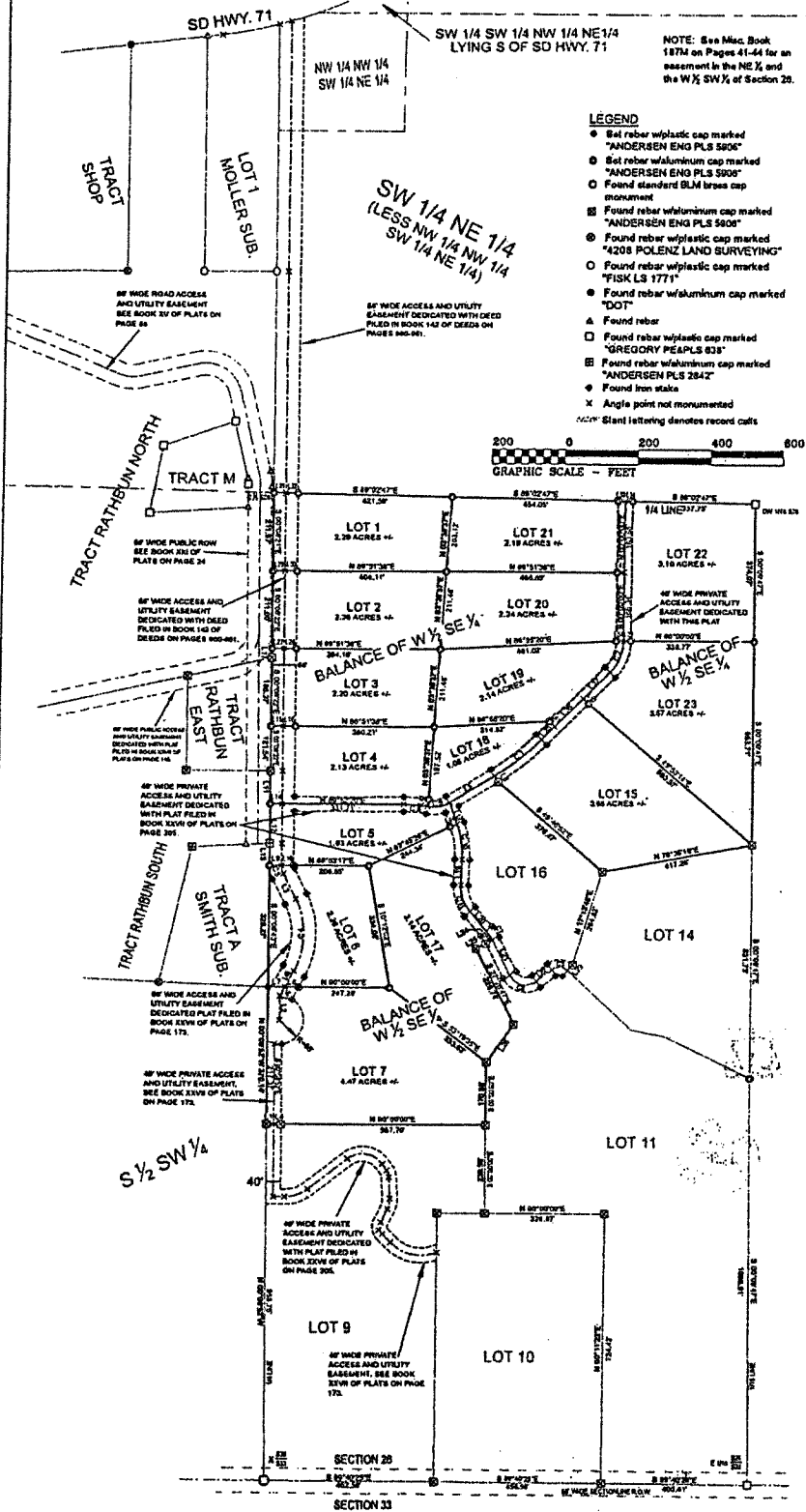
Notary

Title of Officer Administering Oath

Form Revised 2004 - 5:02:08:39

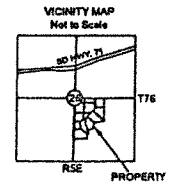


219
A PLAT OF
LOTS 1 THRU 7, LOT 15, LOTS 17 THRU 23 AND A PRIVATE ACCESS EASEMENT,
OF PAHA SAPA SUBDIVISION, LOCATED IN THE W 1/2 SE 1/4 OF SECTION 26, T7S,
R5E, BHM, FALL RIVER COUNTY, SOUTH DAKOTA

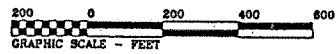


NOTE: See Misc. Book 187M on Pages 41-44 for an easement in the NE 1/4 and the W 1/2 SW 1/4 of Section 26.

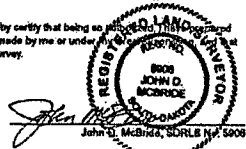
- LEGEND**
- Set rebar w/plastic cap marked "ANDERSEN ENG PLS 5008"
 - Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5008"
 - Found standard BLM brass cap monument
 - Found rebar w/aluminum cap marked "ANDERSEN ENG PLS 5008"
 - Found rebar w/plastic cap marked "4208 POLENZ LAND SURVEYING"
 - Found rebar w/plastic cap marked "FISK LS 1771"
 - Found rebar w/aluminum cap marked "DOT"
 - ▲ Found rebar
 - Found rebar w/plastic cap marked "GREGORY PEAPLS 838"
 - Found rebar w/aluminum cap marked "ANDERSEN PLS 2842"
 - Found iron stake
 - × Angle point not monumented
 - Stant lettering denotes record calls



DATE SURVEYED
3 Sept. 2020
BASIS OF BEARING - GPS OBSERVATION taken N 44°23'34"W 3811.90' from the SW Corner of Lot 7.
OPUS STATIC SOLUTION NA83(2011)
LAT: 43°24'52.82274"
LONG: -103°20'03.46835"



CERTIFICATE OF SURVEYOR
I, John D. McBride, Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so sworn and qualified and the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my supervision, to the best of my knowledge and belief, the same is a true and correct representation of said survey.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
Dated this 1st day of October, 2020.



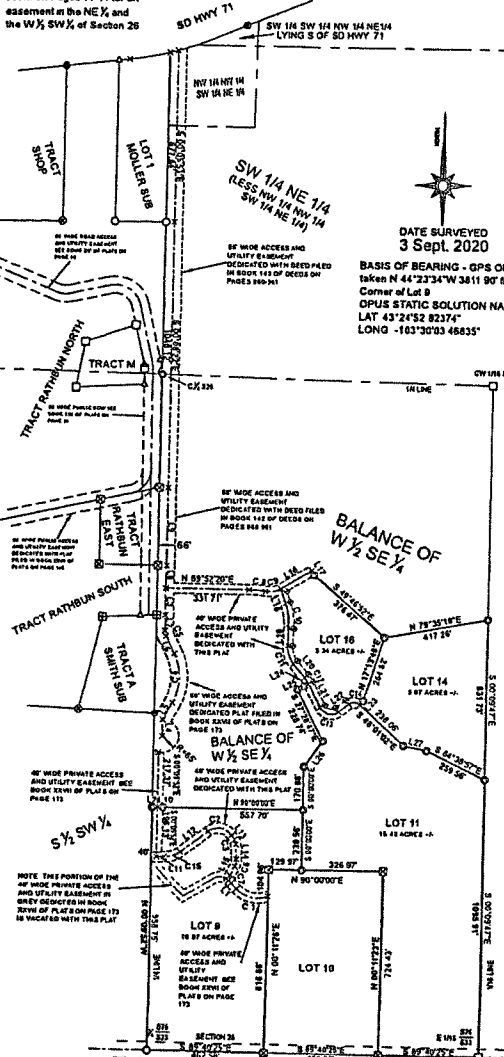
OFFICE OF THE REGISTER OF DEEDS
Filed for record this 11th day of November, 2020, at 10:55 a'clock A.M., and recorded in Book XXVII of Plats, Page 219
Melody S. Gabelman
Fall River County Register of Deeds

Presented by
ANDERSEN ENGINEERS
Land Surveying, Professional Engineering, & Environmental Consulting

Drawn by DR	Date 11/13/2020	P.O. Box 448 Edgemont, SD 57735 (605)-863-3500 andersenengineers@pwc.net
Approved by McB	Date 11/13/2020	
Scale 1"=200'	Sheet 1 of 2	File Name: L1-L7, L15, L17-L23, PWA, SAPA

205 A PLAT OF **LOTS 9, 11, 14, 16, AND PRIVATE ACCESS EASEMENTS, OF PAHA SAPA SUBDIVISION, LOCATED IN THE W 1/2 SE 1/4 OF SECTION 26, T7S, R5E, BHM, FALL RIVER COUNTY, SOUTH DAKOTA**

NOTE: See Map Book
 167M on Pages 41-44 for an
 easement in the NE 1/4 and
 the W 1/2 SW 1/4 of Section 26



DATE SURVEYED
 3 Sept. 2020

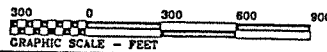
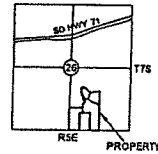
BASIS OF BEARING - GPS OBSERVATION
 taken N 44°23'34\"W 3411' 90\" from the NW
 Corner of Lot 8
 OPUS STATIC SOLUTION NAD83(2011)
 LAT 43°20'52\" 82274\"
 LONG -102°30'03\" 48835\"

LEGEND

- Set rebar w/plastic cap marked
 "ANDERSEN ENG PLS 5906"
- Set rebar w/aluminum cap marked
 "ANDERSEN ENG PLS 5906"
- Found standard BLM brass cap
 monument
- Found rebar w/aluminum cap marked
 "ANDERSEN ENG PLS 5906"
- Found rebar w/plastic cap marked
 "4208 POLENZ LAND SURVEYING"
- Found rebar w/plastic cap marked
 "FISK LS 1771"
- Found rebar w/aluminum cap marked
 "DOT"
- △ Found rebar
- Found rebar w/plastic cap marked
 "GREGORY PLS 631"
- Found rebar w/aluminum cap marked
 "ANDERSEN PLS 2642"
- Found iron stake
- × Angle point not monumented

///= Slant lettering denotes record calls

VICINITY MAP



Course	Bearing	Distance
L1	N 44°21'10\" W	31.00
L2	N 80°00'00\" E	30.00
L3	N 00°07'40\" W	107.86
L4	S 90°08'12\" E	85.00
L5	N 28°44'02\" E	78.51
L6	N 27°03'44\" W	76.81
L7	N 00°06'42\" W	60.00
L8	N 00°07'40\" W	89.30
L9	N 00°08'22\" W	307.82
L10	N 80°00'00\" E	30.00
L11	N 90°00'00\" E	30.00
L12	N 52°38'24\" E	137.01
L13	S 23°23'17\" E	61.20
L14	S 02°45'22\" E	16.20
L15	S 26°59'45\" W	39.47
L16	N 54°50'57\" E	149.20
L17	S 31°09'02\" E	20.00
L18	S 18°46'34\" E	62.50
L19	S 02°01'31\" W	89.11
L20	S 49°56'41\" E	68.50
L21	S 27°28'47\" E	105.10
L22	N 52°44'54\" E	31.60
L23	N 41°54'54\" E	30.00
L24	S 62°31'22\" W	20.00
L25	S 62°31'17\" W	30.00
L26	S 25°41'50\" W	124.84
L27	S 79°53'40\" E	84.74

Curve	Radius	Tangent	Length	Data	Degree	Chord	Chord Bear
C1	116.14	77.62	136.82	87°31'53\"	49°19'32\"	129.10	N 78°20'06\" W
C2	66.32	68.36	156.12	91°48'19\"	86°29'57\"	95.14	S 81°27'26\" E
C3	53.89	10.00	17.45	32°47'55\"	160°32'11\"	19.16	S 10°09'20\" E
C4	207.77	116.00	202.32	85°47'48\"	27°34'25\"	194.43	N 00°06'00\" E
C5	30.00	11.88	23.52	26°37'01\"	114°35'20\"	28.30	N 13°25'14\" W
C6	26.41	13.00	29.22	29°43'59\"	101°17'49\"	28.89	S 08°04'53\" E
C7	27.86	30.00	34.69	71°20'54\"	205°34'26\"	32.19	S 12°01'11\" W
C8	263.59	32.72	65.26	10°17'00\"	15°43'32\"	85.16	S 84°50'04\" E
C9	66.80	32.72	65.26	41°18'31\"	86°50'22\"	81.24	N 78°30'16\" E
C10	255.56	50.00	88.79	31°40'20\"	22°04'27\"	86.18	S 08°52'21\" E
C11	104.18	40.91	77.87	43°52'36\"	54°50'28\"	76.16	S 12°24'27\" E
C12	128.00	15.00	28.49	13°21'52\"	44°45'27\"	29.80	S 34°09'47\" E
C13	49.78	57.00	84.95	89°46'17\"	117°26'54\"	44.22	S 77°21'37\" E
C14	34.37	39.45	47.52	79°14'05\"	166°41'58\"	43.53	S 87°38'04\" E
C15	103.52	25.00	87.50	27°21'26\"	85°20'47\"	86.31	N 71°19'12\" E

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Fall River County, do hereby certify that my office has been furnished with a true copy of the within plat.

Dated this 12th day of Oct. 2020



[Signature]
 Director of Equalization of Fall River County

CERTIFICATE OF COUNTY TREASURER

I, Fall River County Treasurer, do hereby certify that all taxes and special assessments which are here upon the within described lands are fully paid according to the records of this office.

Dated this 12th day of Oct. 2020

[Signature]
 Treasurer of Fall River County

CERTIFICATE OF HIGHWAY AUTHORITY

It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.

[Signature]
 Highway Authority

Date 10-6-20

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

Whereas, there has been presented to the County Commissioners of Fall River County, South Dakota, the within plat of the above described lands, and it appearing to this Board that the system of streets conforms to the system of streets of existing plat and section lines of the county, adequate provision is made for access to adjacent unimproved lands by public dedication or section line when physically accessible, all provisions of the county subdivision regulations have been complied with, all taxes and special assessments upon the property have been fully paid, and the plat and survey have been lawfully executed, now and therefore,
 BE IT RESOLVED that said plat is hereby approved in all respects.

Dated this 12th day of Oct. 2020

[Signature]
 Chairman, Fall River County Board of Commissioners

CERTIFICATE OF COUNTY AUDITOR

I, Fall River County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Fall River County, South Dakota, at a meeting held on the 12th day of Oct. 2020.

[Signature]
 Fall River County Auditor

Fall River County Auditor

CERTIFICATE OF SURVEYOR

I, John D. McBride, Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described, and that the same was taken during an actual survey made by me or under my direct supervision, and that the same is a true and correct representation of said survey.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Dated this 12th day of Oct. 2020

[Signature]
 John D. McBride, SD L.S. No. 5906

STATE OF SOUTH DAKOTA, COUNTY OF FALL RIVER

Quality Real Estate Inc., does hereby certify that it is the owners of the within described lands and that the within plat was made at its direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.

Dated this 12th day of Oct. 2020

[Signature]
 Steven L. Simunek (President)

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF SOUTH DAKOTA, COUNTY OF FALL RIVER
 On this the 12th day of Oct. 2020, before me, the undersigned officer, personally appeared Steven L. Simunek, who acknowledged himself to be the President of Quality Real Estate Inc., a corporation, and that he, as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

[Signature]
 Notary Public

My commission expires Nov. 13, 2024

ROBIN R. WYNIA
 Notary Public
 South Dakota

OFFICE OF THE REGISTER OF DEEDS

Filed for record this 14th day of Oct. 2020, at 10:25 a'clock A.M., and recorded in Book XXVII of Plats on page 205.

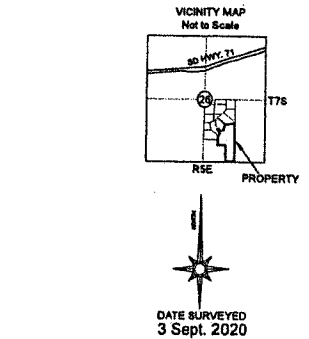
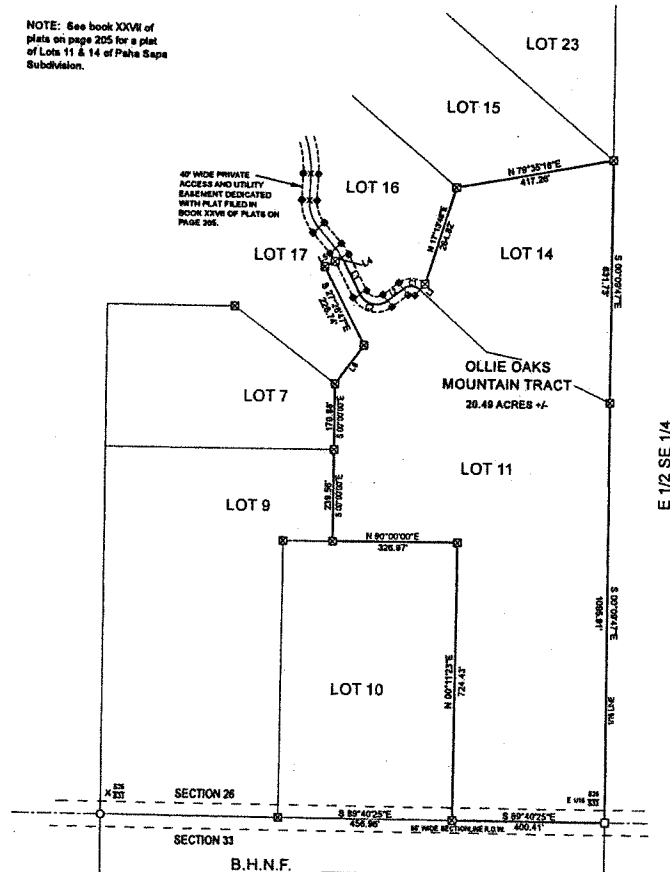
[Signature]
 Fall River County Register of Deeds

Prepared by
ANDERSEN ENGINEERS
 Land Surveyors Registered Engineers, R. Licensed Land Surveyors

Drawn by DR	Date 11/14/2019	P.O. Box 446 Edgemont, SD 57735 (605)-662-5500 andersonengineers@gmail.com
Approved by McB	Date 11/14/2018	
Scale 1"=300'	Sheet 1 of 1	File Name L10_PAHA_SAPA_2

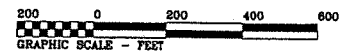
**OLLIE OAKS MOUNTAIN TRACT, OF PAHA SAPA SUBDIVISION, LOCATED IN THE
W1/2 SE1/4 SECTION 26, T7S, R5E, BHM, FALL RIVER COUNTY, SOUTH DAKOTA
FORMERLY LOT 11 AND LOT 14**

NOTE: See book XXVII of
plats on page 205 for a plat
of Lots 11 & 14 of Paha Sapa
Subdivision.



BASIS OF BEARING - GPS OBSERVATION
taken N 83°46'42\"W 4441.54' from the NE
Corner of Ollie Oaks Mountain Tract.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43°24'31.82374\"
LONG: -103°30'31.48835\"

- LEGEND**
- Found rebar/aluminum cap marked
\"ANDERSEN ENG PLS 5806\"
 - Found rebar/wplastic cap marked
\"GREGORY PEAPLS 631\"
 - Found rebar/wplastic cap marked
\"ANDERSEN ENG PLS 5806\"
 - Found standard BLM brass cap monument
 - Angle point not monumented
 - Slant lettering denotes record calls



Course	Bearing	Distance
L1	S 77°28'47\"E	105.10'
L2	N 53°42'34\"E	51.80'
L3	N 11°12'56\"E	23.00'
L4	S 82°31'17\"W	30.00'
L5	S 82°31'17\"W	30.00'
L6	S 30°41'50\"W	124.60'

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	34.37'	21.46'	47.52'	79°14'09\"	164'41'54\"	43.82' S 67°30'04\"E
C2	48.75'	37.90'	84.80'	89°48'19\"	117'28'56\"	74.82' S 77°31'19\"E

CERTIFICATE OF SURVEYOR

I, John D. McBride, Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from actual surveying and actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Dated this 12 day of Dec, 2020.



CERTIFICATE OF COUNTY TREASURER

I, Fall River County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.
Dated this 12 day of Dec, 2020.



Mike A. Dorn
Fall River County Treasurer

STATE OF South Dakota COUNTY OF Fall River

We, Shad A. Sowers and Laura M. Sowers, do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.
Dated this 11 day of Dec, 2020.

Shad A. Sowers
Shad A. Sowers
Laura M. Sowers
Laura M. Sowers

CERTIFICATE OF HIGHWAY

It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.
R. Zacher
Highway Authority

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

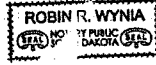
Whereas, there has been presented to the County Commissioners of Fall River County, South Dakota, the within plat of the above described lands, and it appearing to this Board that the system of streets conforms to the system of streets of existing plats and section lines of the county, adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible; all provisions of the county subdivision regulations have been complied with; all taxes and special assessments upon the property have been fully paid; and the plat and survey have been lawfully executed; now and therefore,
BE IT RESOLVED that said plat is hereby approved in all respects.
Dated this 12 day of Dec, 2020.

Joe Falken Guss
Chairperson, Fall River County Board of Commissioners

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF South Dakota COUNTY OF Fall River
On this 11 day of Dec, 2020, before me, a Notary Public, personally appeared Shad A. Sowers and Laura M. Sowers, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Robin R. Wynia
Notary Public
My commission expires Nov. 13, 2024



CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Fall River County, do hereby certify that my office has been furnished with a true copy of the within plat.
Dated this 12 day of Dec, 2020.



Robin R. Wynia
Director of Equalization of Fall River County

CERTIFICATE OF COUNTY AUDITOR

I, Fall River County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Fall River County, South Dakota, at a meeting held on the 12 day of Dec, 2020.



[Signature]
Fall River County Auditor

OFFICE OF THE REGISTER OF DEEDS

Filed for record this 12 day of December, 2020, at 10:00 o'clock A.M., and recorded in Book XXVII of Plats on page 224
Wendy C. Gribb
Fall River County Register of Deeds

ANDERSEN ENGINEERS
Land Surveyors, Professional Engineering, & Environmental Consultants

Drawn by RW	Date 12/10/2020	P.O. Box 446 Edgemont, SD 57735 (605)-862-5500 andersenengineers@gmail.com
Approved by McB	Date 12/10/2020	Scale 1"=200'
Sheet 1 of 1	File Name: L11_14_PAHA_SAPA	



*Emergency Management
Fall River County*

*Dar Coy
906 N. River St.
Hot Springs, SD 57747*

605 745-7562 605 890-7245 em@frcounty.org



1. Attended BHE meeting July 8 in Rapid City
2. Attended Sturgis Rally meeting Camp Rapid
3. SDEMA conference Sept. 8-11, 2025 in Sioux Falls

Agenda items and Action items: BHE update to commissioners during regular meeting, Crisis Track training July 29, in Pierre, need approval for travel and room

Fires and Incidents: 7/1 Feed fire (fireworks), 7/4 grass fire near intersection of Ardmore Rd. and Edgemont Rd., 7/4 28345 N. butte Rd. small grass fire, 7/4 Edgemont mutual aid Elk Mountain, 7/6 28952 Coffee Flats baler fire, 7/6 mutual aid 7-11 Rd. 1 vehicle rollover, 7/7 Fire Alarm 1401 hwy 18, 7/8 407 University Ave. Structure call, 7/9 1 vehicle rollover Cold Brook Dam, 7/10 2 motorcycle signal 1 Hwy 71 and Pine Hills Rd.

*Dar Coy
Emergency Manager
Fall River County
906 N. River Street
Hot Springs, SD 57747*

Reliance Telephone – Voice and Video Call Location Agreement

STATE OF **SOUTH DAKOTA**
COUNTY OF **FALL RIVER**

This Inmate Telephone Voice and Video Call Location Agreement made this the 17th day of JULY, 2025 by and between, **FALL RIVER COUNTY**, hereinafter called CUSTOMER and Reliance Telephone of Grand Forks Incorporated, 1533 South 42nd Street, Grand Forks, ND 58201, hereinafter called SELLER, with the following terms and conditions.

- (A) CUSTOMER, for and in consideration of the payments to be received as hereinafter set out and the services to be provided by SELLER, does hereby agree to allow SELLER access to locations upon and within the property known as **FALL RIVER COUNTY JAIL**, located in **HOT SPRINGS SOUTH DAKOTA** and does hereby grant to SELLER, an exclusive right and license, for a term of (5) years for the purpose of installing and operating inmate telephones and other inmate devices using a graphical user interface. This Agreement shall be automatically renewed on the same terms and conditions for consecutive five (5) year periods, unless a notice is given by either party thirty (30) days prior to the renewal date. The effective start date shall be the install date of the _____ DAY OF _____ 2025.
- (B) SELLER shall pay CUSTOMER as per **allowed by the Federal Communications Commission, cost recovery fees, for safety and security measures required for the operation of the inmate telephones.** iPods, and iPads in return for the exclusive right to install and operate the inmate telephones and other inmate devices using a graphical user interface on the premises. Payments to CUSTOMER shall be on a monthly basis within thirty days after the end of each calendar month.
- (C) SELLER shall, at its sole expense, cause collections to be made from the inmate telephones and other inmate devices using a graphical user interface on a regular basis and shall provide CUSTOMER, a monthly billing report, certified by an officer of SELLER. Reports shall be in a form and contain sufficient information to allow CUSTOMER to reasonably monitor and calculate compensation due from SELLER under the terms of this agreement.
- (D) CUSTOMER and SELLER hereby agree that: CUSTOMER shall notify SELLER of any malfunction or loss of inmate voice and video service and shall allow SELLER access to CUSTOMER'S place of business during normal business hours for inmate telephones and other inmate devices using a graphical user interface maintenance. SELLER shall promptly

repair or replace faulty equipment and otherwise assure inmate voice and video communications service is available at all times.

(E) CUSTOMER shall exercise reasonable care in preventing damage or destruction to the inmate telephones and other inmate devices using a graphical user interface installed under this Agreement but shall not be liable or responsible for such loss, damage, or destruction unless caused by the willful conduct of CUSTOMER.

(F) All inmate telephones and other inmate devices using a graphical user interface, shall be installed by SELLER at its expense. SELLER shall install inmate telephones and other inmate devices using a graphical user interface at locations specified by CUSTOMER.

(G) All inmate telephones and inmate devices using a graphical user interface and other equipment fixtures and supplies furnished by SELLER shall remain its property. Upon termination of the agreement SELLER shall have the right to enter upon the location to remove all of its property and shall do so upon request of CUSTOMER.

(H) Reliance *Relcore Analytical Software Tools* shall be provided free as part of this contract. These tools are used to manage all services and information provided by Reliance Telephone of Grand Forks Inc. and/or Reliance Systems Inc.

(I) CUSTOMER shall obtain all necessary and required approvals for validity and enforceability of this contract. Such approval shall be obtained prior to the installation date set forth in Paragraph (A) above.

(J) This is the sole Agreement between the parties hereto superseding all previous Agreements and shall bind the parties, their successors, and assigns. Each acknowledges the receipts and retention of a fully executed copy hereof.

EXECUTED this **17th** day of **JULY, 2025**, by the undersigned parties.

CUSTOMER: FALL RIVER COUNTY JAIL,
HOT SPRINGS SOUTH DAKOTA

BY _____

SELLER: Reliance Telephone of Grand Forks, Inc.

BY _____
Dave Hangsleben, President

Appendix A

Inmate Voice and Video Call Rates

And

Cost Recovery Fees

Inmate Voice Calling

FCC Required Rate for Jails

Very Small (0-99) Inmate Population	\$0.12/minute
Small (100- 349)	\$0.09/minute

Inmate Video Calling

FCC Required Rate for Jails

Very Small (0-99) Inmate Population	\$0.25/minute
Small (100- 349)	\$0.14/minute

Cost Recovery Fees

Currently we are allowed to pay 35% until further notice from the FCC.

** Additional costs for taxes, Telcom Relay Service (TRS) and Federal Universal Service Fund (FUSF) shall be applied as required by law.*

Reliance Systems Inc. - Inmate Texting (SMS) Location Agreement

"Not subject to FCC regulations."

STATE OF **SOUTH DAKOTA**
COUNTY OF **FALL RIVER**

(A) This Inmate Texting (SMS) Location Agreement made this the **17th** day of **JULY, 2025** by and between, **FALL RIVER COUNTY SOUTH DAKOTA** hereinafter called CUSTOMER and Reliance Systems Incorporated with operations located at 1533 South 42nd Street, Grand Forks, ND 58201, hereinafter called SELLER, with the following terms and conditions.

(B) CUSTOMER, for and in consideration of the payments to be received as hereinafter set out and the services to be provided by SELLER, does hereby agree to allow SELLER access to locations upon and within the property known as: **FALL RIVER COUNTY JAIL**, located in, **HOT SPRINGS SOUTH DAKOTA** and does hereby grant, an exclusive right and license, for a term of (5) years, to install and operate texting service (SMS). This agreement shall be automatically renewed on the same terms and conditions for consecutive Five (5) year periods, unless a notice is given by either party thirty (30) days prior to the renewal date. The effective start date shall be the install date of ____ day of ____ 2025.

(C) SELLER shall pay CUSTOMER a **(35%)** cost recovery fee calculated from the gross revenue based on SMS message delivery at a rate of \$0.09 per message. In return for the exclusive right to install and operate the SMS on the premises. Payments to CUSTOMER shall be on a monthly basis within thirty days after the end of each calendar month.

(D) SELLER shall, at its sole expense, cause collections to be made from the SMS service. SELLER shall provide the ability for the CUSTOMER to monitor and review all communications leaving the jail. SELLER shall provide a detailed report of all of the SMS messages that are used to determine gross revenue.

(E) CUSTOMER and SELLER hereby agree that: CUSTOMER shall notify SELLER of any malfunction or loss of communications and shall allow SELLER access to CUSTOMER'S place of business during normal business hours for repair and maintenance. SELLER shall promptly repair or replace faulty equipment and otherwise assure SMS service is available at all times.

(F) CUSTOMER shall exercise reasonable care in preventing damage or destruction to equipment installed and provided under this Agreement but shall not be liable or responsible for such loss, **damage**, or destruction unless caused by the willful misconduct of CUSTOMER.

(G) SELLER is responsible for installation of all equipment, Relcore Software, and training at no cost to the CUSTOMER. All equipment, supplies, and Relcore Software furnished remains the property of the SELLER.

(H) This is the sole agreement between the parties hereto superseding all previous agreements and shall bind the parties, their successors, and assigns. Each acknowledges the receipts and retention of a fully executed copy hereof.

CUSTOMER: **Fall River County Jail, Hot Springs South Dakota**

BY _____

SELLER: Reliance Systems Incorporated.

BY _____
Dave Hangsleben, President

Fall River County VSO 2025 2nd Quarter report

1. Attended South Dakota Veterans Council meeting at Michael J. Fitzmaurice State Veterans Home on 16 APR
2. Attended SDDVA Mini Conference at the CARE Center in Rapid City on 06 MAY
3. Attended a VSO/Monument Health event at the Hot Springs Senior Center 22 MAY
4. Attended the Pine Ridge Stand Down on 06 June
5. Explained filing of claims, additional benefits, and answered questions to more than 70 veterans.
6. Filed for Burial Benefits and Headstones for nine veterans.
7. Filed 163 disability and/or pension claims with the South Dakota State of Veterans Affairs.
8. Over \$519,000 of disability or pension awards this quarter (Monthly breakdown)

Total Monthly Awards For Periods APR 01 2025 – JUN 30 2025

For month	Number of awards	Total Amount
April 2025	30	\$54,466.75
May 2025	13	\$44,157.01
June 2025	14	\$75,216.35
Quarterly Retroactive Amount		\$346,070.46

APPLICATION FOR PERMIT TO OCCUPY COUNTY HIGHWAY RIGHT-OF-WAY

TO: THE BOARD OF COUNTY COMMISSIONERS

DATE: July 3, 2025

FALL RIVER COUNTY,
HOT SPRINGS, SOUTH DAKOTA

GW PROJECT NUMBER: 49713/T25300

Application is hereby made by Golden West Telecommunications, South Dakota for permit to occupy highway right-of-way located from: an existing vault on the north side of Erskine Rd near the driveway to 12384
To: across Erskine Rd and onto private property.

AERIAL FACILITIES: Location, type and size of the proposed line and anchors with respect to the centerline of the road or outer edge of the right-of-way and location of crossings showing any right-of-way are shown on Exhibit "A" (Sketch) attached.

UNDERGROUND FACILITIES: A sketch showing the approximate route and location of the proposed facility for which a permit is hereby requested is attached as Exhibit "A" and made a part hereof.

The following information is pertinent to the proposed installation:

1. Intended usage or rating: To provide service to new residence.
2. Pipe size, cable size and type: 2pr fiber drop (0.39" O.D.) inside PVC innerduct.
3. Outside diameter: 1.660"
4. Maximum pressure at which pipeline will be operated: N/A
5. Size and Type of metal casing: N/A
6. Minimum depth of cable or pipeline: 36"
7. Casing will be installed by minimum size boring and will extend from toe of in-slope to toe of in-slope.
8. This installation will comply with the most recently adopted ASA, Code for Gas Transmission and Distribution Pipe systems or the National Safety Code. Marker sign(s) will be installed where appropriate.

The installation and maintenance of said utility facilities will not interfere with or impair construction, maintenance or use of any highway and will comply with all safety regulations of the State and Federal Government. When trenching is done on County R.O.W. the trenches must be tamped to avoid any settlement.

Future adjustments and maintenance will be in accordance with State and Federal Laws and Regulations and will be performed at not cost to the County or the Federal Government.

APPROVED _____ 20 ____

SUBMITTED July 3 _____ 20 25

County Chairman

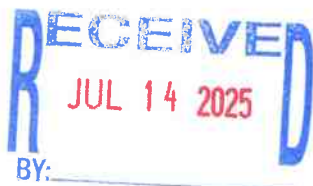
Golden West Telecommunications

County Auditor

By Mickie Abell

ROW Specialist

Title



5-20-25

Turned in

APPLICATION FOR PERMIT TO OCCUPY COUNTY HIGHWAY RIGHT-OF- WAY**TO: THE BOARD OF COUNTY COMMISSIONERS****DATE:** 7-14-25 **FALL RIVER COUNTY,** Hot Springs, **SOUTH DAKOTA**

Application is hereby made by Black Hills Energy, South Dakota for permit to occupy highway right-of-way located from: North Side of Eagle Rock Rd
To: South side of Eagle Rock Rd.

AERIAL FACILITIES: Location, type and size of the proposed line and anchors with respect to the center line of the road or outer edge of the right-of-way and location of crossings showing any right-of-way are shown on Exhibit "A" (Sketch) attached.

UNDERGROUND FACILITIES: A sketch showing the approximate route and location of the proposed facility for which a permit is hereby requested is attached as Exhibit "A" and made a part hereof.

The following information is pertinent to the proposed installation:

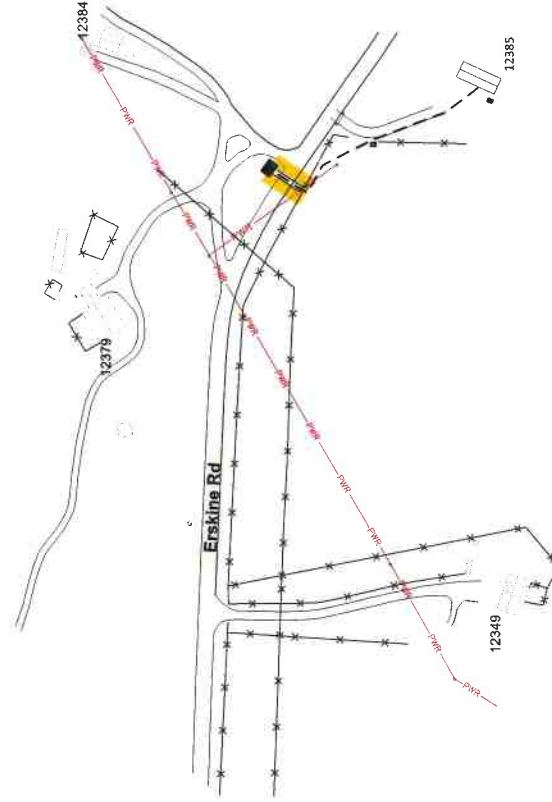
1. Intended usage or rating: Electric to lot 5 acres E/RB (Owner)
2. Pipe size, cable size and type: 3 inch schedule 80 conduit
3. Outside diameter: _____
4. Maximum pressure at which pipeline will be operated: _____
5. Size and Type of metal casing: _____
6. Minimum depth of cable or pipeline: 47 inches
7. Casing will be installed by minimum size boring and will extend from toe of in-slope to toe of in-slope.
8. This Installation will comply with the most recently adopted ASA, Code for Gas Transmission and Distribution Pipe systems or the National Safety Code. Marker sign(s) will be installed where appropriate.

The installation and maintenance of said utility facilities will not interfere with or impair construction, maintenance or use of any highway and will comply with all safety regulations of the State and Federal Government. When trenching is done on County R.O.W. the trenches must be tamped to avoid any settlement.

Future adjustments and maintenance will be in accordance with State and Federal Laws and Regulations and will be performed at no cost to the County or the Federal Government.

APPROVED _____ 20____

SUBMITTED 7-14-25 20 25_____
County Chairman_____
County AuditorBy Kelsey PetersonBlack Hills Energy Job Planner
Title
605-415-2751



CONFIDENTIAL



Proposed Bore

State: South Dakota
County: Fall River
Twsp: 7S
Range: 4E



CAUTION: BURIED FACILITIES MAY BE PRESENT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING PRIOR TO CONSTRUCTION.

Sheet	1	of	1
-------	---	----	---

Exhibit A Customer would like to dig-backhoe



FALL RIVER COUNTY RESOLUTION #2025-_____

A Plat of Bohlman Tract 1 and Bohlman Tract 2, located in the SW1/4 of Section 12, T7S, R5E, BHM, Fall River County, South Dakota, formerly Tract A

WHEREAS, there has been presented to the County Commissioners of Fall River County, South Dakota, the within plat of the above described lands, and it appearing to this Board that the system of streets conforms to the system of streets of existing plats and section lines of the county; adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible; all provisions of the county subdivision regulations have been complied with; all taxes and special assessments upon the property have been fully paid; and the plat and survey have been lawfully executed; now and therefore,

BE IT RESOLVED that said plat is hereby approved in all respects.

Dated this 17th day of July, 2025.

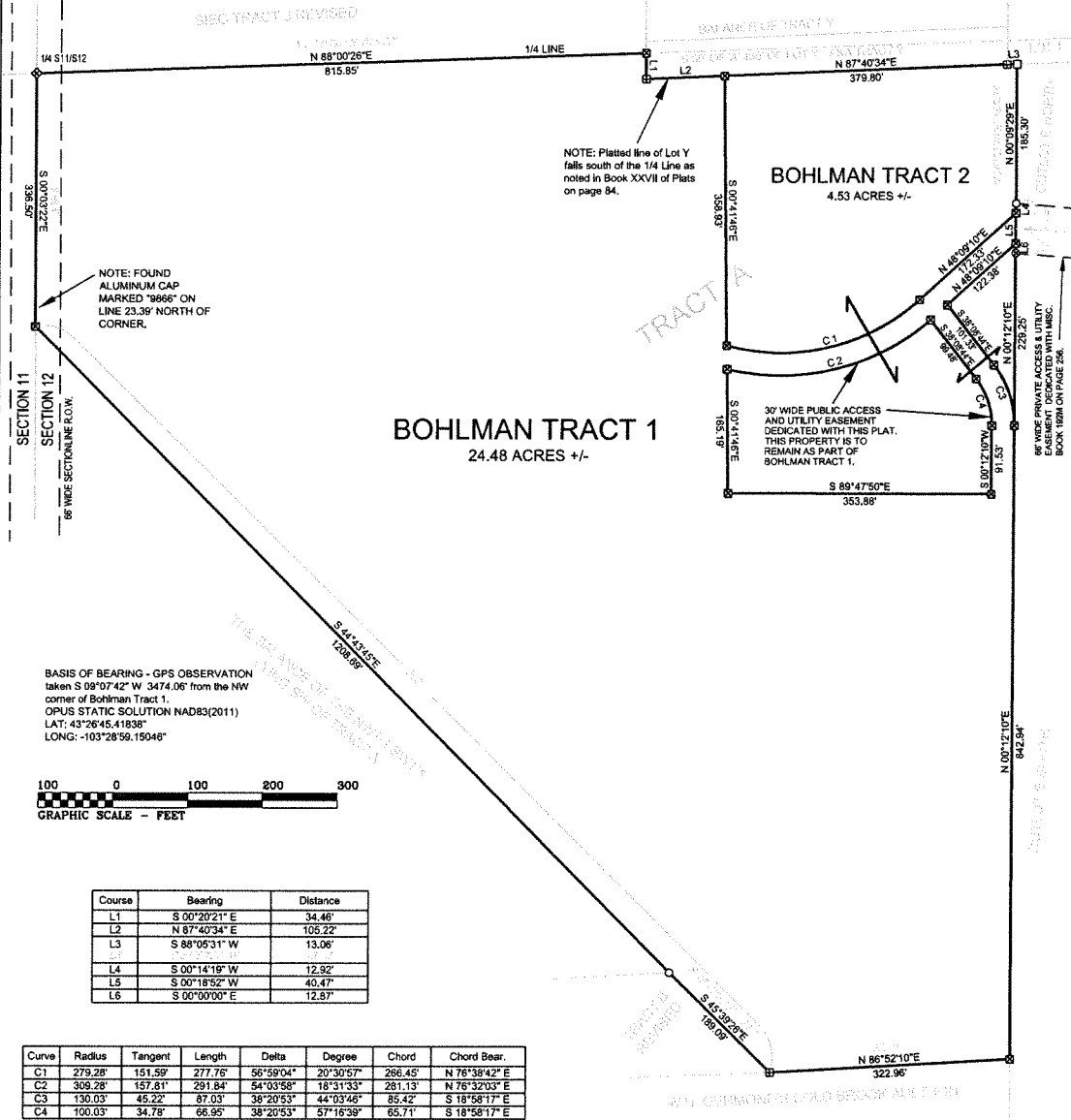
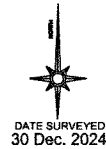
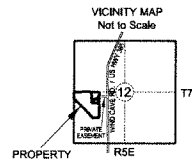
Joe Falkenburg, Chairman
Fall River County Board of Commissioners

ATTEST:

Sue Ganje, Auditor
Fall River County Auditor

BOHLMAN TRACT 1 AND BOHLMAN TRACT 2, LOCATED IN THE SW1/4 OF SECTION 12, T7S, R5E, BHM, FALL RIVER COUNTY, SOUTH DAKOTA FORMERLY TRACT A

NOTE: See Book IX of Plats on
Page 54 for plat of TRACT A.



CERTIFICATE OF SURVEYOR
I, John D. McBride, Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Dated this ____ day of ____ 2025.

John D. McBride, SDRLS No. 5906

OFFICE OF THE REGISTER OF DEEDS
Filed for record this ____ day of ____, 2025, at ____ o'clock ____ M., and recorded in Book ____ of Plats on page ____.
Document No. ____

Fall River County Register of Deeds

LEGEND

- ☑ Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
- ☐ Found rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
- ☑ Found rebar w/aluminum cap marked "ANDERSEN PLS 2842"
- ☑ Found rebar w/plastic cap marked "ANDERSEN PLS 2842"
- ☑ Found USFS brass cap monument
- Found rebar
- Slant lettering denotes record calls

Drawn by	Date	P.O. Box 446
DR/RW	1/22/2025	Edgemont, SD 57735
Approved by	Date	(805)-662-5500
McB	1/22/2025	andersenengineers@gwtc.net
Scale	Sheet	File Name:
1"=100'	1 of 2	TR_A_S12_T7S_R5E

A PLAT OF
**BOHLMAN TRACT 1 AND BOHLMAN TRACT 2, LOCATED IN
THE SW1/4 OF SECTION 12, T7S, R5E, BHM, FALL RIVER
COUNTY, SOUTH DAKOTA**
FORMERLY TRACT A

STATE OF _____ COUNTY OF _____
We, Michael Bohlmán and Jaime Bohlmán, do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.
Dated this ____ day of _____, 2025.

Michael Bohlmán

Jaime Bohlmán

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ____ day of _____, 2025, before me, a Notary Public, personally appeared Michael Bohlmán and Jaime Bohlmán, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public My commission expires _____

STATE OF _____ COUNTY OF _____
I, Krinstin Joe, do hereby certify that I am the owner of the within described lands and that the within plat was made at my direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.
Dated this ____ day of _____, 2025.

Krinstin Joe

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ____ day of _____, 2025, before me, a Notary Public, personally appeared Krinstin Joe, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public My commission expires _____

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION
I, Director of Equalization of Fall River County, do hereby certify that my office has been furnished with a true copy of the within plat.
Dated this ____ day of _____, 2025.

Director of Equalization of Fall River County

CERTIFICATE OF COUNTY TREASURER
I, Fall River County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.
Dated this ____ day of _____, 2025.

Fall River County Treasurer

CERTIFICATE OF HIGHWAY AUTHORITY
It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.


Highway Authority Date: _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
Whereas, there has been presented to the County Commissioners of Fall River County, South Dakota, the within plat of the above described lands, and it appearing to this Board that the system of streets conforms to the system of streets of existing plats and section lines of the county; adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible; all provisions of the county subdivision regulations have been complied with; all taxes and special assessments upon the property have been fully paid; and the plat and survey have been lawfully executed; now and therefore,
BE IT RESOLVED that said plat is hereby approved in all respects.
Dated this ____ day of _____, 2025.

Chairperson, Fall River County Board of Commissioners

CERTIFICATE OF COUNTY AUDITOR
I, Fall River County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Fall River County, South Dakota, at a meeting held on the ____ day of _____, 2025.

Fall River County Auditor

 Prepared by ANDERSEN ENGINEERS <i>Land Surveyors</i>		
Drawn by CNRW	Date 1/22/2025	P.O. Box 446 Edgemont, SD 57735 (605)-682-5500
Approved by McB	Date 1/22/2025	andersenengineers@gwtc.net
Scale NA	Sheet 2 of 2	File Name: TR_A_S12_T7S_R5E



LIUNA!

RECEIVED
JUL 07 2025

GREAT PLAINS LABORERS' DISTRICT COUNCIL

4208 W. Partridge Way, Unit 2, Peoria, IL 61615

Phone 309-692-8750 • Fax 309-692-2698

Website www.greatplainslaborers.org

FORTUNATO SALAMONE
President

BRAD LONG
Vice President

ANTHONY PENN
Business Manager
Secretary-Treasurer

MIKETUTHILL
Executive Board

MIKE WECKMAN
Executive Board

KEVIN DALE
Executive Board

STEVE SCHROEDER
Executive Board

JAMIE LAWSON
Sergeant-At-Arms

DANNY HEMMINGER
Auditor

RON ELLIS
Auditor

CERTIFIED MAIL RETURN RECEIPT

June 26, 2025

County Commissioner
Fall River County South Dakota
906 N River Street
Hot Springs, SD 57747

Re: Contract Opening – Laborers' Local 620

Dear Sir:

In accordance with the Labor Management Relations Act of 1947, as amended by the Labor Management Reporting and Disclosure Act of 1959, Section 8(f) and our present Agreement which expires December 20, 2025, please be advised that it is the desire of the Great Plains Laborers District Council and Laborers Local 620 to negotiate changes in hours, wages and working conditions.

We would like to start negotiations as soon as possible. Please advise when it would be convenient for you to meet.

Sincerely,

Anthony Penn
Business Manager

jcs

cc: Federal Mediation & Conciliation Service
Mr. Pete Bardeson, Laborers Local 620
Mr. Mike Smith, GPLDC



Albertson Engineering Inc.

605-343-9606

www.albertsonengineering.com

3202 W. Main, Suite C
Rapid City, SD 57702

315 N. Main Ave., Suite 200
Sioux Falls, SD 57104

201 S. Monroe St., Suite 203A
Winner, SD 57580

5908 Yellowstone Rd.
Cheyenne, WY 82009

MEMO

Date: July 9, 2025
To: Dave Weishaupl, Fall River County
From Engineer: Stephen Kilber, Albertson Engineering Inc.
Project: Fall River County Courthouse Grand Stair Repairs
AEI Project #: 2025-105
RE: 100% CD's – Request to Pursue Bids

The repair drawings and project specifications for the Fall River County Courthouse Grand Stair Repairs are complete and ready for contractors to review and provide bids. Albertson Engineering Inc. believes the overall project repair costs will be below the \$100,000 bid limit. Thus, it is our intention to send the complete documents to pre-selected contractors. At this time, the three contractors who have expressed interest in providing bids for this project are:

- RCS Construction – Rapid City
- Rangel Construction – Rapid City
- Complete Concrete/Complete Contracting – Rapid City

Please advise if there are any concerns with the proposed plan to pursue bids from these three contractors. Also, please provide names of other general contractors you would like to see included on the pre-selected list.

The plan is to send out the formal project documents to the contractors following the July 17, 2025 Fall River County Commissioners meeting. Bids will be due by Wednesday, August 6. The bids will then be read at the August 7 Commissioners meeting.

GENERAL NOTES:

1. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE REPAIRS.
 2. THE REPAIRING IS TO BE COMPLETED WITHIN TWO (2) WEEKS AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS, INSURANCE, AND QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE, AND QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE, AND QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE, AND QUALITY CONTROL.
 3. ADDITIONAL OBSERVATIONS AS A RESULT OF REVISIONS OF WORK COMPLETED SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE, AND QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE, AND QUALITY CONTROL.
 4. THE DESIGN OF THE STRUCTURE SHOWN IN THESE CONSTRUCTION DOCUMENTS IS FOR THE ONE-TIME USE AT THE SPECIFIC SITE REFERENCED IN THE TITLE BLOCK.
- CONCRETE REPAIR NOTES:
1. PREPARE REPAIR AREA IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS. THE REPAIR AREA SHALL BE PREPARED BY REMOVING ALL WEAK, CRUMBLY, OR DISINTEGRATED CONCRETE TO EXPOSE SOUND MATERIAL. THE REPAIR AREA SHALL BE PREPARED BY REMOVING ALL WEAK, CRUMBLY, OR DISINTEGRATED CONCRETE TO EXPOSE SOUND MATERIAL. THE REPAIR AREA SHALL BE PREPARED BY REMOVING ALL WEAK, CRUMBLY, OR DISINTEGRATED CONCRETE TO EXPOSE SOUND MATERIAL.
 2. REMOVE ALL DISINTEGRATED AND LOOSE CONCRETE WITH SMALL CHIPPING HAMMER (16 LB. OR LESS).
 3. SAW-CUT OR CHIP REPAIR PERIMETER TO A 1/2" MINIMUM DEPTH AND REMOVE DISINTEGRATED MATERIAL USING A SMALL CHIPPING HAMMER (16 LB. OR LESS). THE REPAIR PERIMETER SHALL BE CHIPPED TO A 1/2" MINIMUM DEPTH AND REMOVE DISINTEGRATED MATERIAL USING A SMALL CHIPPING HAMMER (16 LB. OR LESS). THE REPAIR PERIMETER SHALL BE CHIPPED TO A 1/2" MINIMUM DEPTH AND REMOVE DISINTEGRATED MATERIAL USING A SMALL CHIPPING HAMMER (16 LB. OR LESS).
 4. DO NOT CUT EXISTING REINFORCING. UNDERCUT EXISTING EXPOSED REINFORCING BY 1/4" ON BARS THAT HAVE ONE-HALF OR MORE OF THEIR DIAMETER EXPOSED.
 5. REPAIR EXISTING REINFORCING WITH EPOXY RESIN. THE REPAIR SHALL BE COMPLETED WITHIN TWO (2) WEEKS AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS, INSURANCE, AND QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE, AND QUALITY CONTROL.
 6. TEST EXISTING CONCRETE SURFACES AFTER SURFACE PREPARATION BY LOFTLY CHIPPING WITH A 16 LB. CHIPPING HAMMER TO DETERMINE IF ADDITIONAL DISINTEGRATIONS ARE PRESENT. IF ADDITIONAL DISINTEGRATIONS ARE PRESENT, REPEAT STEPS 1 AND 2 AS REQUIRED TO ELIMINATE THE LOOSE MATERIAL.
 7. IF ADDITIONAL DISINTEGRATIONS ARE PRESENT, REPEAT STEPS 1 AND 2 AS REQUIRED TO ELIMINATE THE LOOSE MATERIAL.
 8. PROVIDE REINFORCEMENT AS SHOWN IN THE REPAIR DETAILS.
 9. FORM AND POUR REPAIR MORTAR WITHIN TWO (2) HOURS OF APPLYING A BONDING AGENT. THE REPAIR MORTAR SHALL BE PLACED IN THE REPAIR AREA AND SHALL BE CURED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 10. APPLY CURING COMPOUND OVER THE PATCH PER THE MANUFACTURER'S INSTRUCTIONS. THE CURING COMPOUND SHALL BE A PRODUCT RECOMMENDED BY THE REPAIR MORTAR MANUFACTURER.



ALBERTSON ENGINEERING INC.
13786
ST. PAUL, MN 55120
ALBERTSON ENGINEERING INC.
13786
ST. PAUL, MN 55120

Albertson Engineering Inc.
13786
ST. PAUL, MN 55120
Office in Saint Paul, MN
Phone: 612.442.1111 & 612.442.1112

CONSULTANT

PROJECT IDEN:
FALL RIVER COUNTY
COURTHOUSE
GRAND STAIR
REPAIRS

ISSUE BLOCK

NO.	ISSUE TYPE	DATE
1	ISSUE TYPE	DATE
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100	ISSUE TYPE	DATE

MANAGEMENT:
PROJECT NO. 2022-105
CONTRACT NO. 2022-105
CHECKED BY: SA
SHEET TITLE:
GENERAL NOTES



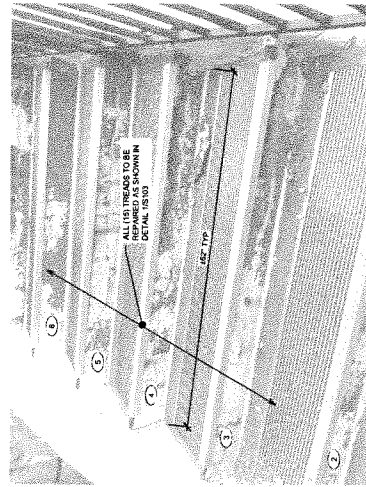
FIGURE 1
CSP 10 SURFACE CHARACTERISTICS - SURFACE PREPARED USING HAND-HELD CONCRETE BREAKER FOLLOWED BY ABRASIVE BLASTING.



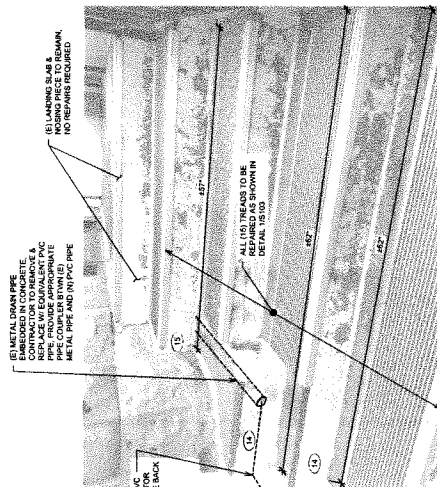
FIGURE 2
CSP 10 SURFACE CHARACTERISTICS - SURFACE PREPARED USING HIGH-PRESSURE WATER JETTING.



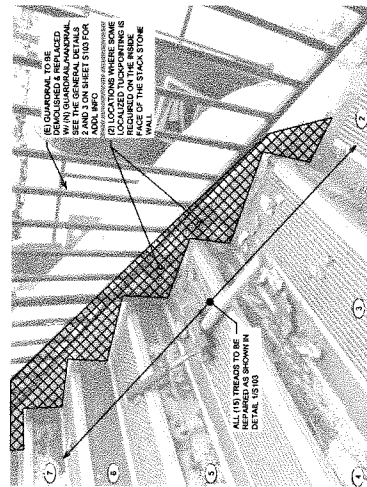
TREAD REPAIR - PHOTOGRAPH 1



TREAD REPAIR - PHOTOGRAPH 2



TREAD REPAIR - PHOTOGRAPH 3



TREAD REPAIR - PHOTOGRAPH 4

SHEET NOTES

- ## **TREAD & INTERIOR WALL REPAIR PHOTOGRAPH NOTES**
- VERIFY ALL DIMENSIONS AND ELEVATIONS W/ FIELD CONDITIONS BEFORE CONSTRUCTION COMMENCES.
 - PHOTOGRAPH TO DOCUMENT EXISTING GLUING AND METAL NEW GUARDRAIL AND HANDRAIL. SET OUTLINE OF EXISTING GUARDRAIL AND HANDRAIL WITH CHALK OR WHITE PAINT TO FIELD VERIFY EXISTING CONDITIONS AND SUBMIT SHOP DRAWINGS THAT CLEARLY SHOW THE LOCATION OF EXISTING GUARDRAIL AND HANDRAIL. PHOTOGRAPH TO BE CONSIDERED CONSTRUCTION BLACK.
 - ALL IN-USE EXISTING TREADS ARE TO BE REPAIRED AS SHOWN IN THE PHOTOGRAPHS ON THIS PAGE AND IN DETAIL 103.03.
 - THE CONTRACTOR IS TO REMOVE THE EXISTING TREAD COVERS AND RETURN THEM TO FALL.
 - THE CONTRACTOR IS TO CAREFULLY PROTECT THE EXISTING STONE FROM ANY DAMAGE TO THE INSIDE AREA OF THE STAINED STONE WALL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE UNKNOWN CONTRACTOR TO TUCK POINT AREAS OF GREATEST NEED AS REQUIRED. SEE THE PHOTOGRAPH ON THIS PAGE SHOWS TWO SPECIFIC LOCATIONS WHERE LOCALIZED TUCKPOINTING WILL BE REQUIRED TO REPAIR THE AREA OF THE WALL.
 - ABBREVIATIONS
 - IN - IN-USE
 - IN - NEW

SHEET LEGEND

-  DENOTES TREAD NUMBER
-  DENOTES AREA OF EXISTING EPOXY PAINT TO BE REMOVED FROM PERIMETER STACKED STONE WALL

FALL RIVER COUNTY
COURTHOUSE
GRAND STAIR
REPAIRS

SHEET IDENTIFICATION:

S102

03 OF 04

HUSTEAD LAW OFFICE

A Professional Law Corporation

ATTORNEYS AT LAW

William R. Husted
Shareholder

Cole J. Romey*
Austin M. Schaefer†

July 7, 2025

Sent via email only

FALL RIVER COUNTY AUDITOR

Attn: Sue Gange
auditor@frcounty.org

RE: Rural Attorney Program Grant – Austin Schaefer

Dear Sue:

Please see below invoice for the successful completion of **Year Two**, pursuant to paragraph 3(B) of the Contract, and the First Amendment to Contract.

\$4,379.76 payable to Austin M. Schaefer. SSN # xxx-xx-8527.

Please put this on the July 17, 2025, Agenda for the County Commissioners.

Please also note that my address has updated to the following:

AUSTIN M. SCHAEFER
27146 Emerald Ln
Hot Springs, SD 57747

Lastly, let me know if you need me to fill out an invoice form. Thank you for your support.

Cordially,



AUSTIN M. SCHAEFER
ATTORNEY AT LAW

cc: Caroline Srstka, RARP Staff Attorney



T: 605-745-5161 • F: 605-745-3154
145 N. Chicago St.
Hot Springs, SD 57747

T: 605-279-2021 • F: 605-279-1080
418 Main St., Suite 111 • PO Box 424
Wall, SD 57790-0424

aschaefer@husteadlaw.com

*Licensed in Nebraska †LL.M. Master of Laws in Taxation

Sue Ganje

County Auditor

Fall River County

7-16-25

Special Assessment Issue, Boulder Falls Addn Street Improvement

The City of Hot Springs Certified a total of \$74,434.35 for the Boulder Falls Addn Street Improvement Special Assessment for pay 2025.

When calculating Boulder Falls pay 2025 Assessment, our software required that we calculate them for Tax District 6 (City of Hot Springs) in the amount of \$56,586.35, and for Tax District 61 (City of HS Rural District) in the amount of \$17,848.00. In prior years, special assessments have been levied together.

We calculated the specials as required with 2 projects, using the same code of 2131. When the specials were uploaded, we did the Rural District first, and then the City of HS. We found that software was only programmed to accept one assessment under each code, so only the Boulder Falls Rural District assessments were uploaded to the tax notices.

The City of Hot Springs is owed \$56,586.35 for the Boulder Falls, City of Hot Springs portion, assessment.

**CERTIFICATION RECAP FOR 2024 SPECIAL ASSESSMENTS
TO BE COLLECTED IN 2025**

SPECIAL ASSESSMENT	AMOUNT CERTIFIED TO COUNTY
Boulder Falls Addn Street Improvement 2016-1	\$74,434.35
26th Street Water Improvement District 2020-4	\$8,584.53
Martin Street Sewer Improvement District 2021-13	\$2,339.08
Martin Street Water Improvement District 2021-13	\$2,817.53
TOTAL	\$88,175.49

The City of Hot Springs hereby certifies the above amount of **\$88,175.49** for 2024 Special Assessments to Fall River County.

Misty Summers-Walton, Finance Officer

Current Database Fees

Database	Cost
Working Database	\$250
Certified Database	\$250
Tax Database	\$250
Sales Database	\$75

New GIS Data Fee

Layer	Attributes	Cost
Parcel	Parcel ID only	\$0
Parcel, up to 500	with one database	\$60
Parcel, County-wide	with one database	\$300

Additional attributes: \$50 join fee + cost of database

Additional customization or GIS work: \$50/hour

* * * * *

Old Layer Fees

Parcel Shapefile with:

- Current landowner name and mailing address (Working)
- Taxing Districts (Working)
- Legal Description (Working)
- Classification (Certified)
- Assessed Values (Certified)
- Yearly Total Taxes (Tax)
- Last Sale of Record (Sales)

Cost: \$1,100

New Layer Fees

Parcel Shapefile - \$0

Working Database - \$250

Certified Database - \$250

Tax Database - \$250

Sales Database - \$75

4 Database Join Fees - \$200

Cost: \$1,025



401 CERTIFICATION 15-DAY PUBLIC NOTICE

The South Dakota Department of Agriculture and Natural Resources (DANR) has received an application for state certification under Section 401 of the Clean Water Act. The U.S. Army Corps of Engineers (Corps) is proposing to reissue the 56 existing nationwide permits (NWP), issue one new NWP, and not reissue one NWP. The proposed NWPs would cover permitted activities within the state of South Dakota.

Nationwide permits are general permits issued on a nationwide basis to streamline the authorization of activities that result in no more than minimal individual and cumulative adverse environmental effects. Many of the proposed NWPs require notification to the district engineer before commencing those activities, to ensure that the activities authorized by those NWPs cause no more than minimal individual and cumulative adverse environmental effects. A full text copy of the NWPs is available at: <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Nationwide-Permits/>, at www.regulations.gov in docket number COE-2025-0002, or at <https://www.federalregister.gov/d/2025-11190>.

Written comments regarding 401 water quality certification for the proposed NWPs must be received by the department on or before **July 18, 2025**. Questions and/or written comments should be directed to: Water Quality at DANRmail@state.sd.us. Written comments may also be mailed to the following address: SD DANR WQP, 523 E Capitol, Pierre, SD 57501-3181 or submitted using the online comment form, accessible via the "Comment Deadline" link at <https://danr.sd.gov/public/default.aspx>. If no objections are received within the specified 15-day period, the Secretary will issue a final determination by September 12, 2025. Any person may request, in writing, within the 15-day comment period, that a public hearing pursuant to ARSD Chapter 74:50:02 be held to consider the water quality certification. Requests for public hearings must state the reasons for holding a public hearing.

Secretary Hunter Roberts





Commissioners,

I hope this message finds you well. I am writing to you on behalf of Anchor'D Recovery Inc., a faith-based 501(c)3 nonprofit organization dedicated to providing compassionate, holistic addiction treatment services in Davison County as well as all surrounding counties in South Dakota.

As you are undoubtedly aware, substance use and abuse continue to profoundly affect individuals and families throughout our region, state, and the world. In response to this ever-growing crisis, we are diligently working to establish a comprehensive, faith-based residential treatment facility that offers individuals the tools for lasting recovery and transformation, emotionally, physically, and spiritually, allowing these individuals to break free from the chains of addiction once and for all. The Anchor'D Recovery Center will be opening its doors on August 1st, 2025, with a 40-day inpatient program, as well as a 40-hour outpatient program, among other services offered.

Our approach integrates evidence-based practices with the transformative power of faith and community support. We serve those who are often **overlooked**—people without access to financial resources, family support, or consistent care. Our mission is to have a safe and compassionate place of restoration and second chances, grounded in faith, love, and support.

We are reaching out to respectfully request the county's support as we pursue this mission. Specifically, we would be grateful for your consideration of:

- Being a part of your 2026 budget.
- Financial assistance or partnership through local funding streams
- A letter of support or endorsement for upcoming grant applications
- Opportunities to collaborate with county health and human services departments

With your leadership and support, this can be a model of compassionate, effective, faith-informed addiction recovery. The Anchor'D Recovery Center would help reduce the jail population and hospitalizations, ultimately saving county dollars. We would welcome the opportunity to meet with you to discuss our plans in more detail and explore how we can collaborate to serve those in need.

Thank you for your time and commitment to the well-being of our communities. We are grateful for the work you do and look forward to your partnership in this vital endeavor.

With respect and appreciation,
Jai Mimmack
Executive Director / Founder
Anchor'D Recovery Inc.
help@anchordrecovery.com

HYI

1809 North Wisconsin Street – Mitchell, SD 57301
Contact Jai Mimmack 605-770-0555

SUBSTANCE USE EVALUATIONS

The ARC provides professional evaluations that review history, patterns, and the impact on physical, emotional, social, and occupational health. We determine the level of severity and provide recommendations for treatment and action.



BIBLICAL INTERVENTIONS

The ARC provides assistance in the wisdom and the partnership of true Biblical Interventions how God intended them to be and bring internal and eternal peace.

THE ARC SERVICES

IN-PATIENT TREATMENT

The ARC offers a 100% faith-based, 40-day in-patient treatment program for life-long transformation and healing from any addiction.



"We have this hope as an anchor for the soul, firm and secure."

Hebrews 6:19

OUT-PATIENT TREATMENT

The ARC's intensive 40-hour outpatient treatment program brings the heart of addiction to the forefront of your priorities for lasting change.





ABOUT THE ARC

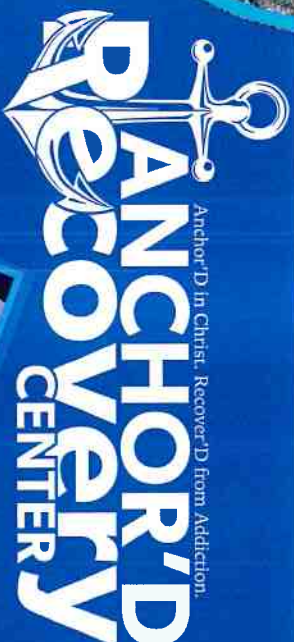
What we do...

The Anchor'D Recovery Center is your all-encompassing addiction recovery stop for all Christians struggling with any form of addiction. The ARC will house a maximum of 8 men and 6 women for a 40-day in-patient treatment program. The Anchor'D program will consist of individual counseling with commissioned biblical addiction counselors, individual mentoring, group counseling, group meetings, family time, and much more in a safe and comforting environment.

The ARC will also have an intensive 40-hour out-patient treatment program spanning 5 weeks, consisting of group and individual counseling from our commissioned biblical addiction counselors.

We are here to help plant any and all seeds we can for God to water and grow them into the beautiful life that our clients were put on this earth to have.

Anchor'D to Christ. Recover'D from addiction.



CONTACT US

24/7 Assistance and Additional Information

Phone

605-770-0555 - Jai Mimmack / South Dakota 605.

E-mail

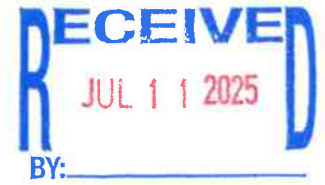
help@anchordrecovery.com

Office

1809 N Wisconsin St. - Mitchell, SD



anchordrecovery.com



**NOTICE OF PUBLIC HEARING ON APPLICATION
FOR A CHANGE IN ZONING DESIGNATION**

Notice is hereby given that the City of Hot Springs City Council will hold a public hearing during the regularly scheduled City Council meeting on Monday, July 21, 2025 at the Mueller Civic Center, 801 South 6th St, Hot Springs, South Dakota, 57747 at 7:15 p.m. to consider the following:

A request by Kara Hagen to change the Residential (RA) zoning designation of the property located at 1829 Minnekahta, legally described as Moccasin Springs Lot 1 and 2 of Block 28 Second Minnekahta Addition to Hot Springs, Fall River County, South Dakota, to a Mixed Use-I (MXD-I) designation.

All interested persons are encouraged to attend the hearing and provide comments. Written comments may be filed by emailing the Zoning Administrator at hsinspect@hs-sd.org or by mail to 303 N. River St. Hot Springs, SD 57747. Written comments must be received on or before 12pm on July 21, 2025 to be read during the hearing.

Dated this 2nd day of July, 2025

Misty Summers-Walton
Finance Officer

Published once (7/10) at the approximate cost of \$ _____

July 3, 2025

To Whom it May Concern,

I'm currently working with Anderson Engineering toward re-platting the following several lots into 3.

The Moccasin Springs, LLC lots zoning was all changed to mixed use previously. When this was done, the Lots 1 & 2 of Block 28, Minnekahta 2nd addition were missed during this process.

Please reference the Anderson Engineering diagram enclosed for a description of this zoning change.

Future plans for the Moccasin Springs Tract 3 include; building 3-asthetically pleasing Bungalows, similar in style to Moccasin Springs. There will be red rock retaining walls, landscaping and new trees around the property. The parking will be on the far-left side. These Bungalows will sleep up to 2 people each with their own back yard.

If you have any questions at all, please contact via email or phone.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kara Hagen', with a stylized, cursive script.

Kara Hagen

605-890-1321

Karajhagen@gmail.com

A PLAT OF

MOCCASIN SPRINGS TRACTS 1, 2 AND 3 OF SECOND MINNEKAHTA ADDITION TO HOT SPRINGS, FALL RIVER COUNTY, SOUTH DAKOTA

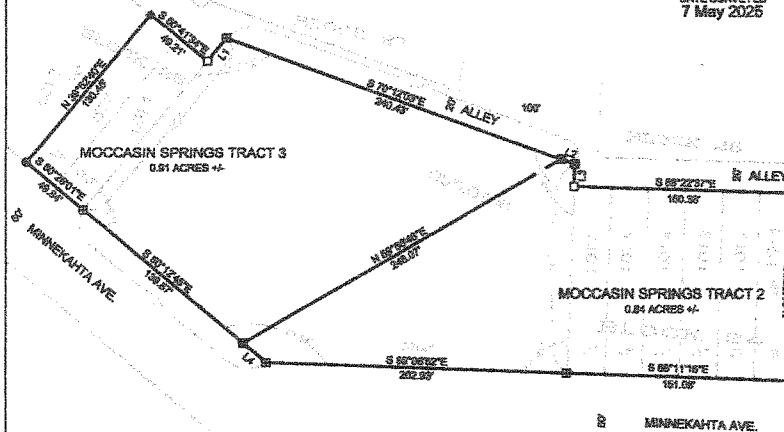
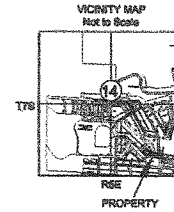
FORMERLY LOTS 1 & 2 OF BLOCK 28, OUTLOT #1, LOTS 1 THRU 6 OF BLOCK 24, AND
LOTS 24 THRU 27 OF BLOCK 23, ALL OF SECOND MINNEKAHTA ADDITION

NOTE: See Book 1 of Plats on Page 3 for plat of Second Minnekahta Addition to Hot Springs.

NOTE: See Book IX of Plats on Page 103 for plat of Outlot #1 of Minnekahta Second Addition.



DATE SURVEYED
7 May 2025



Course	Bearing	Distance
L1	N 30°45'50\"E	18.86'
L2	S 70°12'02\"E	8.81'
L3	S 32°12'14\"W	15.83'
L4	S 50°12'42\"E	20.81'



BASES OF BEARING - GPS OBSERVATION
taken S 60°17'41\"E 1828.35' from the SE corner of Moccasin Springs Tract 1.
OPLS STATIC SOLUTION NAD83(2011)
LAT: 48°25'39.42849\"N
LONG: -100°28'40.58112\"W

LEGEND

- Set rebar with aluminum cap marked "ANDERSEN ENG PLS 0906"
- Found rebar with aluminum cap marked "ANDERSEN PLS 2942"
- Found rebar with plastic cap marked "PSK 1771"
- Found rebar with plastic cap marked "PROPERTY CORNER"
- ▲ Found rebar with plastic cap marked "CLINT GREGORY PEPLS 639"
- Found rebar
- ◆ Found iron rod
- ◆ Found pipe
- Slight lettering denotes record call

CERTIFICATE OF SURVEYOR

I, John D. McBride, Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dated this ____ day of ____, 2025.

John D. McBride, SDRLS No. 5906

CERTIFICATE OF COUNTY TREASURER

I, Fall River County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.

Dated this ____ day of ____, 2025.

Fall River County Treasurer

STATE OF _____ COUNTY OF _____

Moccasin Springs, LLC, does hereby certify that it is the owner of the within described lands and that the within plat was made at its direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.

Dated this ____ day of ____, 2025.

Moccasin Springs, LLC.

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____ COUNTY OF _____
On this the ____ day of ____, 2025, before me, the undersigned officer, personally appeared _____ who acknowledged himself to be a member of Moccasin Springs, LLC, a Limited Liability Company, and that she, as such member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires ____

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Fall River County, do hereby certify that my office has been furnished with a true copy of the within plat.

Dated this ____ day of ____, 2025.

Director of Equalization of Fall River County

CERTIFICATE OF HIGHWAY AUTHORITY

It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.

Date: _____

Highway Authority

RESOLUTION OF THE CITY COUNCIL

Whereas there has been presented to the City Council of Hot Springs, South Dakota, the within plat of the above described lands, and it appearing to the Council that said plat conforms to the existing plat of said City, that the streets set forth therein conform to the system of streets of the municipality, that all provisions of the subdivision regulations have been complied with, that all taxes and special assessments upon the tract have been fully paid, and that said plat and the survey thereof have been executed according to law, now therefore,

BE IT RESOLVED, that said plat is hereby approved in all respects.

Dated at Hot Springs, South Dakota this ____ day of ____, 2025.

Mayor

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Hot Springs, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Council of Hot Springs, South Dakota at a meeting held on the ____ day of ____, 2025.

Hot Springs City Finance Officer

OFFICE OF THE REGISTER OF DEEDS

Filed for record this ____ day of ____, 2025, at ____ o'clock ____ M., and recorded in Book ____ of Plats on page ____.

Document No. ____

Fall River County Register of Deeds

Prepared by ANDERSEN ENGINEERS <i>Land Surveyors</i>	
Drawn by CRW	Date 5/27/2025
Approved by McB	Date 5/27/2025
Scale 1"=50'	Sheet 1 of 1
P.O. Box 446 Gedern, SD 57735 (605) 682-5500 andersenengineers@outlook.net File Name: L1_224_MINN_24D	

Site Map Details:

Green-Retaining wall

25' between bungalow 2 and 3, including retaining wall.

There is 20' from carport to Bungalow 1, which includes the 10' st back for each lot

White-Sidewalks

Red-Building

- Front patio 6'

- Structure 24' wide x 28' deep

- Back patio 12' with 5' landscape area to retaining wall

- *Entire red area 51' front to back

Pink-Utilities

- The main electric panel and Gas Meter is on the back left side of Bungalow 1.

Purple-Storage on back side of car port.

- Car Port Structure is 55'

Brown-Concrete slab for trash

Blue-Entire entry, car port, trash area is concrete (89' deep for drive in, carport and end slab total 70')

11:13

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FALL RIVER

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Offline Maps



My Content



Tools



Tracker

COUNTY LAND LEASE

This Agreement made and entered into this 17th day of July, 2025 and ending July 17, 2028, between Fall River County, a political subdivision of the State of South Dakota, party of the first part, lessor and **BENJAMIN C. OR REBECCA L. REUTTER**, P.O. Box 140, Edgemont S.D., County of Fall River, State of South Dakota, party of the second part, lessee.

WITNESSETH: That the said party of the first part, in consideration of the rents and covenants therein-after mentioned, does hereby lease and let unto the party of the second part, the following described premises situated in the County of Fall River and the State of South Dakota, to wit:

SE1/4, Section 19, W1/2SW1/4 Section 20 all in Township 8 South, Range 3 East, Black Hills Meridian.
Containing 240.00 acres, more or less.

“It is hereby agreed to by the party of the second part that whenever the gravel pit is in operation or gravel is being hauled out of the pit, the gates will be left open during that time.”

TO HAVE AND TO HOLD, the premises just as they are, without any liability or obligation on the party of the first part of making any alterations, improvements or repairs of any kind on or about said premises for the period of Three (3) years, commencing July 17th, 2025, and ending July 17th, 2028.

The said party of the second part agrees to and with said first party that he will pay as rent for the above-mentioned premises the sum of ONE THOUSAND FIVE HUNDRED DOLLARS PER YEAR FOR THE YEARS 2025 – 2026; 2026 – 2027; 2027 – 2024. Rental payment to be paid yearly to the office of the County Auditor, 906 North River Street, Hot Springs, South Dakota. Payment should be made upon signing of the agreement, and by July 17th of each following year. It is agreed that the second party may use the said premises for any legitimate purpose connected with farming or ranching industry.

Second Party covenants with first party that he will not assign this lease or underlet the above premises or any part thereof without the written permission of first party, and that he will, at the expiration of the period of this lease quietly yield and surrender the aforesaid premises to first party in as good condition as when taken, reasonable wear and tear and damage by the elements alone excepted. No notice on the party of the first part shall be required to terminate this lease at the expiration of the time specified therein and no extension hereof shall be valid or binding on first party unless the same shall be in writing duly authorized.

The second party further covenants with first party that any failure to pay the rental herein specified shall operate as a full surrender of the premises to first party without notice or other proceedings.

Second party agrees that if the first party shall sell said premises, he will surrender up possession of said lands and terminate this lease on the second day of December next succeeding such sale.

The parties agree that this lease shall be binding upon the heirs and successors in the interest of Benjamin C. or Rebecca L. Reutter.

IN WITNESS WHEREOF, the said party of the first part has caused this lease to be executed in the name of the County of Fall River County, by the Chairman of the Board of County Commissioners of said County, and the said second party has hereunto set his hand this 17th day of July 2025.

FALL RIVER COUNTY, SOUTH DAKOTA

BY: _____

Joe Falkenburg, Chair
Board of County Commissioners
Fall River County

ATTEST:

Sue Ganje
Auditor

Fall River County

Benjamin C. Reuter and Rebecca L. Reutter

Sworn to before me this ____ day of ____, 2025.

Signature and title of Officer Administering Oath

My Commission expires _____
Notary (Seal)

ACCOUNT DESCRIPTION	GL#	COURTHOUSE BUILDING FUND			AS OF APRIL		LPEUDW	26 REQUESTED	26 APPROVED
		22 ACTUAL	23 ACTUAL	24 ACTUAL	25 BUDGET	25 YTD ACTUAL			
4110.161 GOV BUILDING SALARIES	10100X4110161	123,250.63	132,156.84	122,525.33	131,409.00	33,084.32	25		
4120.161 GOVERN BUILD SOC SEC	10100X4120161	9,346.83	10,027.68	9,075.83	10,052.00	2,413.78	24		
4130.161 BLDG RETIREMENT	10100X4130161	7,395.06	7,929.45	7,075.82	7,884.00	1,985.07	25		
4140.161 WORKMAN'S COMP	10100X4140161	3,290.16	3,774.25	3,915.49	4,800.00	.00			
4150.161 BLDG GROUP INS	10100X4150161	12,296.00	13,453.36	12,966.00	22,104.00	4,105.20	19		
4160.161 UNEMPLOYMENT	10100X4160161	.00	.00	.00	.00	.00			
4180.161 BLDG DENTAL INS	10100X4180161	1,315.86	1,385.26	1,322.40	1,476.00	.00			
ACCOUNT TYPE TOTALS	41	156,894.54	168,726.84	156,880.87	177,725.00	41,588.37	23		
4210.161 INSURANCE	10100X4210161	13,538.67	22,632.05	23,633.43	11,100.00	.00			
4220.161 CONTRACT SERVICES	10100X4220161	15,836.01	14,017.49	12,029.57	18,000.00	6,034.49	34		
4230.161 CLEAN UP CRTHSE	10100X4230161	.00	.00	73.00	.00	.00			
4240.161 ROCK/JAIL EXPENSES	10100X4240161	.00	.00	.00	.00	.00			
4250.161 BLDG REPAIRS	10100X4250161	65.70	.00	125.03	1,000.00	4,205.00	421		
4251.161 TUCKPOINTING	10100X4251161	.00	.00	.00	.00	.00			
4260.161 BLDG SUPPLIES	10100X4260161	15,629.79	14,641.11	15,579.20	22,000.00	2,840.43	13		
4261.161 JAIL SUPPLIES	10100X4261161	.00	.00	.00	.00	.00			

ACCOUNT DESCRIPTION	GL#	22 ACTUAL	23 ACTUAL	24 ACTUAL	3-YEAR AVERAGE	25 BUDGET	25 YTD ACTUAL	26 REQUESTED	26 APPROVED
4262.161 PROPANE TANK EXPENSES	10100X4262161	507.78	.00	.00	169.26	.00	.00		
4270.161 BLDG TRAVEL	10100X4270161	250.53	75.00	307.00	210.84	1,000.00	.00		
VEHICLE MAINTENANCE	10100X4271161	30.49	3,070.48	1,362.41	1,487.79	6,200.00	328.95	5	
4280.161 BLDG UTILITIES	10100X4280161	82,842.38	76,799.58	69,307.81	76,316.59	70,800.00	22,930.88	32	
4281.161 JAIL UTILITIES	10100X4281161	.00	.00	.00	.00	.00	.00		
4293.161 UNIFORM ALLOWANCE	10100X4293161	.00	223.95	79.99	101.31	500.00	.00		
ACCOUNT TYPE TOTALS	42	128,701.35	131,459.66	122,497.44	127,552.82	130,600.00	36,339.75	28	
4300.161 CAPITOL ASSET	10100X4300161	.00	.00	.00	.00	.00	.00		
4340.161 EQUIPMENT	10100X4340161	51.50	173.24	1,760.75	661.83	3,500.00	.00		
ACCOUNT TYPE TOTALS	43	51.50	173.24	1,760.75	661.83	3,500.00	.00		
FUND TOTALS	10100	285,647.39	300,359.74	281,139.06	289,048.73	311,825.00	77,928.12	25	
DEPT TOTALS	161	285,647.39	300,359.74	281,139.06	289,048.73	311,825.00	77,928.12	25	

* = BUDGET INCLUDES TRANSFERS AND/OR SUPPLEMENTS

4/07/25	FALL RIVER COUNTY	3+ YEAR BUDGET WORKSHEET	COURTHOUSE BUILDING FUND			AS OF APRIL		25	LPEUDN		PAGE	21
ACCOUNT DESCRIPTION	GL#	22 ACTUAL	23 ACTUAL	24 ACTUAL	3-YEAR AVERAGE	25 BUDGET	25 YTD ACTUAL	26 REQUESTED	26 APPROVED			
4250.161 BDLG REPAIR & MAINT	30100X4250161	50,466.48	111,902.33	37,829.66	66,732.82	75,000.00	60,535.04	81				
ACCOUNT TYPE TOTALS	42	50,466.48	111,902.33	37,829.66	66,732.82	75,000.00	60,535.04	81				
4320.161 BUILDING PROJECT	30100X4320161	.00	.00	.00	.00	.00	.00					
ACCOUNT TYPE TOTALS	43	.00	.00	.00	.00	.00	.00					
FUND TOTALS	30100	50,466.48	111,902.33	37,829.66	66,732.82	75,000.00	60,535.04	81				
DEPT TOTALS	161	50,466.48	111,902.33	37,829.66	66,732.82	75,000.00	60,535.04	81				

* = BUDGET INCLUDES TRANSFERS AND/OR SUPPLEMENTS

100,000.00

4/07/25	FALL RIVER COUNTY	3+ YEAR BUDGET WORKSHEET	INFORMATION TECHNOLOGY				AS OF	25	LPBUDW		PAGE	33
ACCOUNT DESCRIPTION	GL#	22 ACTUAL	23 ACTUAL	24 ACTUAL	3-YEAR AVERAGE	25 BUDGET	25 YTD ACTUAL	%	26 REQUESTED	26 APPROVED		
1220.171 IT COMPUTER SUPPORT	10100X4220171	29,827.96	59,755.23	67,294.41	52,292.53	73,591.00	44,616.00	61				
1250.171 IT MAINTENANCE	10100X4250171	3,798.92	4,026.91	34.64	2,620.16	.00	.00					
1260.171 IT POSTAGE LEASE/SUPP	10100X4260171	3,791.55	3,598.61	3,772.79	3,720.98	.00	1,339.75					
1261.171 GIS SUPPLY	10100X4261171	.00	.00	12.00	4.00	.00	.00					
ACCOUNT TYPE TOTALS	42	37,418.43	67,380.75	71,113.84	58,637.67	73,591.00	45,955.75	62				
1342.171 GW TECHNOLOGY	10100X4342171	77,729.07	98,115.76	103,600.54	93,148.46	98,115.00	19,672.07	20				
ACCOUNT TYPE TOTALS	43	77,729.07	98,115.76	103,600.54	93,148.46	98,115.00	19,672.07	20				
FUND TOTALS	10100	115,147.50	165,496.51	174,714.38	151,786.13	171,706.00	65,627.82	38				
DEPT TOTALS	171	115,147.50	165,496.51	174,714.38	151,786.13	171,706.00	65,627.82	38				

FOR NEW SERVER +60,000

* = BUDGET INCLUDES TRANSFERS AND/OR SUPPLEMENTS