

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 – 2028. 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 part 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)

*Salaries will be decreased 1/2 of same Admin Down \$75
+ moved to election*

4/07/25	FALL RIVER COUNTY	3+ YEAR BUDGET WORKSHEET	AUDITOR'S OFFICE (FR)	AS OF APRIL	25	25	LIBUDM	PAGE 7
ACCOUNT DESCRIPTION	GL#	22 ACTUAL	23 ACTUAL	24 ACTUAL	3-YEAR AVERAGE	25 BUDGET	25 YTD ACTUAL	26 REQUESTED
4110.141 AUDITORS SALARIES	10100X4110141	233,645.71	241,120.90	248,538.47	241,101.69	249,562.00	65,865.64	26
4120.141 AUDITORS SOC. SECURIT	10100X4120141	17,773.87	18,513.78	18,833.71	18,373.79	19,086.00	4,999.72	26
4310.141 AUDITORS RETIREMENT	10100X4130141	9,052.75	9,087.67	9,435.10	9,191.84	9,452.00	2,697.81	29
4140.141 WORKMAN'S COMP	10100X4140141	316.44	153.13	422.09	297.22	305.00	.00	
4150.141 AUD HEALTH INS.	10100X4150141	25,569.00	29,361.00	32,894.62	29,274.87	33,156.00	9,957.00	30
4151.141 REIMB BC/BS	10100X4151141	.00	.00	.00	.00	.00	.00	
4160.141 UNEMPLOYMENT	10100X4160141	.00	.00	.00	.00	.00	.00	
4180.141 AUD DENTAL INS	10100X4180141	1,973.79	1,995.45	2,164.00	2,044.41	2,214.00	.00	
ACCOUNT TYPE TOTALS	41	288,331.56	300,231.93	312,287.99	300,283.83	313,775.00	83,520.17	27
4210.141 INSURANCE	10100X4210141	165.92	163.09	194.09	174.37	175.00	.00	200
4241.141 POSTAGE LEASE	10100X4241141	.00	.00	.00	.00	.00	.00	
4250.141 AUDITORS COPIER	10100X4250141	4,231.29	4,344.25	5,091.57	4,555.70	4,500.00	1,242.95	28
4260.141 AUDITORS SUPPLY	10100X4260141	3,383.78	4,197.45	6,168.94	4,583.39	4,500.00	2,959.68	66
4261.141 AUDITOR FAX	10100X4261141	.00	.00	1,260.92	420.31	.00	11,249.78	
4263.141 AUDITORS LEASE	10100X4263141	.00	.00	.00	.00	.00	.00	
4265.141 POSTAGE SUPPLY	10100X4265141	1,382.28	1,711.69	1,072.39	1,388.79	2,000.00	.00	1500

1798 Admin May = 359.60 x 12

4500

1500

4/07/25	FALL RIVER COUNTY	3+ YEAR BUDGET WORKSHEET					AUDITOR'S OFFICE (FR)		AS OF APRIL		25	LPBUDW	PAGE
ACCOUNT DESCRIPTION	GL#	22 ACTUAL	23 ACTUAL	24 ACTUAL	3-YEAR AVERAGE	25 BUDGET	25 YTD ACTUAL	%	26 REQUESTED	26 APPROVED			
4270.141 AUDITORS TRAVEL	10100X4270141	1,111.08	2,659.24	433.00	1,401.11	2,000.00	.00		2000				
4271.141 VEHICLE MAINTENANCE	10100X4271141	40.00	.00	.00	13.33	100.00	.00		50				
4280.141 AUDITORS PHONE	10100X4280141	824.61	1,325.45	1,216.67	1,122.24	1,000.00	185.75	19	1200				
4290.141 AUDITOR SALES TAX	10100X4290141	.00	.00	.00	.00	.00	.00						
ACCOUNT TYPE TOTALS	42	11,138.96	14,401.17	15,437.58	13,659.24	14,275.00	15,638.16	110					
4340.141 EQUIPMENT	10100X4340141	3,825.08	3,991.32	404.50	2,740.30	1,500.00	88.50	6	1500				
ACCOUNT TYPE TOTALS	43	3,825.08	3,991.32	404.50	2,740.30	1,500.00	88.50	6					
FUND TOTALS	10100	303,295.60	318,624.42	328,130.07	316,683.36	329,550.00	99,246.83	30					
DEPT TOTALS	141	303,295.60	318,624.42	328,130.07	316,683.36	329,550.00	99,246.83	30					
* = BUDGET INCLUDES TRANSFERS AND/OR SUPPLEMENTS													

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up 2

Salaries will include 1/2 of my Election Admin's salary

4/07/25	FALL RIVER COUNTY	3+ YEAR BUDGET WORKSHEET				ELECTIONS (FR)	AS OF APRIL	25	LPBUDM	PAGE 4
ACCOUNT DESCRIPTION	GL#	22 ACTUAL	23 ACTUAL	24 ACTUAL	3-YEAR AVERAGE	25 BUDGET	25 YTD ACTUAL	\$	26 REQUESTED	26 APPROVED
4110.120 ELECTION BD.SALARY	10100X4110120	42,032.54	21,020.03	44,853.68	35,968.75	17,940.00	.00			
4120.120 ELECTION SOCIAL SECUR	10100X4120120	2,053.72	1,384.80	1,223.35	1,553.96	1,372.00	.00			
4130.120 RETIREMENT	10100X4130120	1,476.40	1,180.47	962.80	1,206.56	1,076.00	.00			
4140.120 WORKMAN'S COMP	10100X4140120	35.16	1,531.34	84.42	550.31	1,472.00	.00			
4150.120 ELECT HEALTH INS	10100X4150120	2,841.00	3,077.00	3,564.00	3,160.67	3,684.00	.00			
REIMBURSE BLUE CROSS	10100X4151120	.00	.00	.00	.00	.00	.00			
4160.120 UNEMPLOYMENT	10100X4160120	.00	.00	.00	.00	.00	.00			
4180.120 ELECT DENTAL INS	10100X4180120	219.31	230.21	240.00	229.84	246.00	.00			
ACCOUNT TYPE TOTALS	41	48,658.13	28,423.85	50,928.25	42,670.08	25,790.00	.00			
4210.120 INSURANCE	10100X4210120	278.47	295.65	363.77	312.63	320.00	.00			
4230.120 ELECTION PUBLISHING	10100X4230120	2,463.84	43.50	3,048.91	1,852.08	50.00	.00			
4240.120 ELECTION RENTALS	10100X4240120	35.00	.00	.00	11.67	.00	500.00			
4241.120 POSTAGE LEASE	10100X4241120	.00	.00	.00	.00	.00	.00			
4250.120 HAVA MACHINE MAINTAIN	10100X4250120	.00	7,257.64	3,419.87	3,559.17	4,550.00	4,830.60			
4151.120 UNITY ONLINE CONTRACT	10100X4251120	.00	.00	.00	.00	.00	.00			
4260.120 ELECTION SUPPLIES	10100X4260120	16,257.57	334.15	9,108.83	8,566.85	450.00	116.03			

370

2750

4830

9100

26

370
2150
106 4830
9100
26

ACCOUNT DESCRIPTION	GL#	22 ACTUAL	23 ACTUAL	24 ACTUAL	(FR) 3-YEAR AVERAGE	25 BUDGET	25 YTD ACTUAL	26 REQUESTED	APPROVED
4261.120 POSTAGE SUPPLY	10100X4261120	885.81	539.49	883.83	769.71	600.00	.00	1000	
4270.120 TRAVEL	10100X4270120	778.94	125.14	1,171.82	691.97	800.00	.00	800	
4272.120 EARLY VOTING	10100X4272120	.00	.00	.00	.00	.00	.00		
4291.120 ELECTION TRAINING	10100X4291120	.00	.00	2,575.00	858.33	.00	.00	2575	
ACCOUNT TYPE TOTALS	42	20,699.63	8,595.57	20,572.03	16,622.41	6,770.00	5,446.63	80	1000
4340.120 ELECTION EQUIPMENT	10100X4340120	763.15	1,002.42	.00	588.52	1,000.00	.00		
ACCOUNT TYPE TOTALS	43	763.15	1,002.42	.00	588.52	1,000.00	.00		
FUND TOTALS	10100	70,120.91	38,021.84	71,500.28	59,881.01	33,560.00	5,446.63	16	
DEPT TOTALS	120	70,120.91	38,021.84	71,500.28	59,881.01	33,560.00	5,446.63	16	

* = BUDGET INCLUDES TRANSFERS AND/OR SUPPLEMENTS

Post Elec Audit
 Primary - now, had Recount
 Payroll - \$8470 - salaries
 bonus - \$30 - other - (Food, Rent)

9300

Request him of 2 temp pt-firm people during early vot
 in amt of \$6144
 will have \$9000 Hava Grant in 26

Sue

Other PEA items

\$435.4

Pizza Hut

+

Subway
- LYONS

395
830

Rent

CASH FUNDS BALANCES AS OF MAY 31, 2025

GENERAL FUND	\$	6,115,682.75
ROAD & BRIDGE	\$	1,171,386.85
SECONDARY ROAD	\$	903,407.96
BUILDING FUND	\$	2,074,794.81
911 FUND	\$	76,736.05
FIRE FUND	\$	13,980.85
TITLE III	\$	47,359.56
EMERGENCY MANAGEMENT	\$	170,134.19
SPOUSE FUND	\$	(476.99)
LEPC FUND	\$	6,018.86
24/7 FUND	\$	63,258.99
M & P FUND	\$	17,502.12
RURAL ACCESS INFRASTRUCTURE	\$	184,478.12

