

**PENNINGTON COUNTY BOARD OF COMMISSIONERS
PROPOSED REGULAR MEETING AGENDA
MAY 6, 2025 9:00 AM
Commission Chambers County Administration Building**



• Ron Weifenbach, Chair, District 2 • Deb Hadcock, Vice-Chair, District 3 • Ron Rossknecht, District 1
• Jerry Derr, District 4 • Gary Drewes, District 5

Agenda disclaimer: The preferred practice of the Board is to proceed through the agenda in the order it is published. From time to time, agenda items may be disposed of quickly leaving a gap in the meeting agenda prior to the next advertised agenda item start time. To utilize time effectively in those circumstances, the Board may move items up on the agenda to fill those gaps.

Welcome to the May 6, 2025 meeting. Please silence cell phones, pagers, and other electronic communication devices. Agendas and speaker request forms are located at the back of the Chambers.

1. Call to Order
2. Moment of Silent Reflection
3. Pledge of Allegiance
4. Review and Approve Agenda
5. Executive Proclamation
 - a. Proclamation Honoring our Professionals in Corrections and the Care Campus, May 4-12, 2025
6. Consent Agenda

The Board of Commissioners uses a Consent Agenda to act on non-controversial and routine items. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or a Citizen. The consent agenda contains the following items:

 - a. Approve the minutes of the regular meeting - April 15, 2025
 - b. Approve vouchers in the amount of \$460,643.22
 - c. To approve the renewals of the following Retail (on-off sale) Malt Beverage & SD Farm Wine licenses and to release the licenses upon payment of appropriate property taxes: Bear Country USA Inc, BJ's Country Store Hwy 16, Black Elk Resort, Black Hills Helicopters Inc, Black Hills Receptions and Rentals, Black Hills Speedway, Corner Pantry #21-B, Corner Pantry #21, Corner Pantry #16 Moon Meadows, Country Store At Three Forks, Happy Holiday RV Resort, Hart Ranch Camping Resort, Hart Ranch Golf Course, High Country Guest Ranch, Horse Creek Resort, Jolly Lane Greenhouse, Mt Meadow Store and Campground LLC, Mt Rushmore KOA, O' Malley's Casino, Pactola Pines Marina, Putz N Glo, Rafter J Bar Ranch Campground, Reptile Gardens, Rochford Mall, Rockerville Lodge and Cabins LLC, Rushmore Candy Company LLC, Rushmore Cave LLC, The Marina at Sheridan Lake, SOBO'S LLC, Summer Creek Inn, Valley Square Casino, Valley Square Sports Pub, Whispering Pines Campground, HTR Black Hills, The Prairie Dog Taproom (AUD)

- d. To approve the first half 2025 budgeted operating transfers from the General Fund: 24/7 Fund \$39,813; E911 Fund \$390,339; Emergency Management Fund \$136,940; Fire Administration Fund \$92,070 (*AUD*)
- e. Authorize the Auditor to modify the funding process to Central States Fair, Inc., transitioning from quarterly reimbursements to biannual grant payments (*COM*)
- f. Approval of a letter of support for Pennington County Housing and Redevelopment Commission for Section 18 Demolition Application for Edwards Manor (*COM*)
- g. Authorize the Auditor to disburse the \$10,000, that was donated to Pennington County for the WIR conference, to NACo (*COM*)
- h. To approve the abatement applications for tax year 2023 for Byron Schulz, Parcel #69885, \$1,567.94, Parcel #69886, \$357.62, for tax year 2024 for Byron Schulz, Parcel #69885, \$1,500.02, Parcel #69886, \$381.62; Kelley Kurtz, Parcel #8012221, \$1,526.88 (*DOE*)
- i. To approve the Joint Powers Agreement with the South Dakota Department of Transportation for sand/salt stockpile site use (*HWY*)
- j. Acknowledge personnel changes (*HR*)

Regular Agenda Items

- 7. Items from the Public per SDCL § 1-25-1
(Speaker request form is required. A time for the members of the public to discuss or express concerns to the Board of Commissioners on policies and issues affecting County government and its function. Action will not be taken during this section on any issues brought forth that are not properly noticed. Speakers under this section will be recorded in the minutes by name and area of interest.)
- 8. Western Dakota Regional Water Systems Update
 - a. Ms. Kristin Conzet, Executive Director
- 9. Items from Auditor
 - a. Transfer of the Retail (on-off sale) Malt Beverage and SD Farm Wine License and SD Farm Wine License and the Retail (on -off sale) Wine and Cider License From Larsson's Crooked Creek Resort To Happy Kampers RV Resorts Inc.
- 10. Items from Treasurer
 - a. Work of the Treasurer's Office Update
- 11. Items from Buildings & Grounds
 - a. Lead Electrician Position Description
 - b. Request for Purchasing Authority – IT Infrastructure for 900 Concourse Remodel
- 12. Items from Emergency Management
 - a. Administrative Specialist Position Description
- 13. Items from Highway Department
 - a. Award Recommendation - PM 2025 Pavement Marking
 - b. Meade County Road Maintenance Agreement Termination
 - c. Construction Change Order No. 11 – P 6403(10) PCN 08P3 South Rochford Road Reconstruction
 - d. First Reading Ordinance 33 Amendment - An Ordinance Prohibiting Unlawful Deposit of any Material Which May Be Harmful to the Road, Including Water, on any County Road or County Road Right-Of-Way

- e. First Reading Ordinance 11 Amendment - Criteria for the Installation, Relocation, Repair or Expansion of Utilities or Excavation within Public Right-Of-Ways Under Pennington County's Jurisdiction
- 14. Items from Human Resources
 - a. Website Vendor Selection and Redesign
 - b. Overtime Policy
- 15. Items from Natural Resources
 - a. Black Hills National Forest Invasive Weed Funding Resolution
- 16. Items from Planning & Zoning
 - a. Building Code Discussion
 - b. Rochford Mineral Exploratory Drilling Project

Items from Planning & Zoning - **10:30 a.m.**

- 17. Planning - Board of Adjustment Hearings
 - a. Appeal of Planning Director's Decision: Dave and Connie Merchen; Ron Davis-Agent.
- 18. Planning - Consent Agenda

The Board of Commissioners uses a Consent Agenda to act on non-controversial and routine Planning and Zoning items. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or a Citizen. The Planning and Zoning consent agenda contains the following items:

 - a. Planned Unit Development Overlay Review / PUR 22-08: Black Hills Tiny Resort, LLC; Joleen Zoller. To review a Recreational Resort in a Highway Service District. (*Planning Commission recommended approval of PUR 22-08*)
 - b. Planned Unit Development Overlay Review / COPUR 24-0001: Michael Vallone; Provallone, LLC. To review a Specialty Resort in a Highway Service District and Agriculture District. (*Planning Commission recommended to end COPUR 24-0001*)
- 19. Planning - Regular Agenda
 - a. Public Hearing of Planned Unit Development Overlay / COPU 25-0001: Jenna Wilburn. To allow a Specialty Resort in a Ranchette District.
 - b. Public Hearing of Planned Unit Development Overlay / COPU 25-0002: Garrett and Katelyn Shields, Hinterwood, LLC. To allow a Specialty Resort in an Agriculture District.
 - c. Public Hearing of Rezone / CORZ 25-0002: Tyler Mills. To rezone from Agriculture District to Rural Residential District.
 - d. Public Hearing of Comprehensive Plan Amendment / COCA 25-0002 – Approval by Resolution: Gary Mitzel; Andrew Busse-Agent. To amend the Comprehensive Plan to change the Future Land Use from Ranchette District to Rural Residential District.
 - e. Public Hearing of Rezone / CORZ 25-0003: Gary Mitzel; Andrew Busse-Agent. To rezone from Agriculture District to Rural Residential District.
- 20. Items from Commission Office
 - a. Finance and Policy Analyst Position Description
 - b. 2026 Budget Process Guidance

21. Items from Commissioners
a. Centralized Filing and Review of County Contracts, Agreements, and MOUs
(*Commissioner Derr*)
22. Items from Chair/Commission Members
(A time for individual members to bring forth ideas or concerns to the full Board. Official action will not be taken on any items brought forth at this time. Direction may be given to bring items back before the Board for future consideration.)
23. Meetings/Committee Reports
GD - WIR Public Land Steering Committee, Complete Health Center
JD - Weed & Pest Board, Alternative Energy Committee, Central States Fair Board Retreat
DH - PC Housing & Redevelopment, MPO Executive Policy Committee, BH Council of Local Government
RR - PC Housing & Redevelopment, WIR Public Land Steering Committee
RW - MPO Executive Policy Committee, BH Council of Local Government, Planning Commission
ALL - Wall and Hill City Chamber of Commerce Annual meetings, PC Comprehensive Plan - View to 2040 Public Workshop, Faith & Hope Community Breakfast, SDACC Monthly webinar
24. Executive Session per SDCL § 1-25-2
Personnel Matters(s) per 1-25-2(1) and/or Contractual/Pending Litigation per 1-25-2(3) and/or Emergency Planning per 1-25-2(6) subparts (a),(b),(d) and (g) to discuss the protection of public property
a. Personnel Matters(s) per 1-25-2(1) and/or
1. Department Head Evaluation
b. Contractual/Pending Litigation per 1-25-2(3) and/or
1. South Rochford Road Reconstruction Contract Construction Change Orders
2. Petition on Equalization Office Operations
c. Emergency Planning per 1-25-2(6) subparts (a),(b),(d) and (g) to discuss the protection of public property
1. Cyber Security
25. Adjourn

Pennington County fully subscribes to the Americans with Disabilities Act. If you desire to attend this public meeting and need accommodations, please notify the Commissioners' Office at (605) 394-2171 at least 24 hours prior to the meeting so that appropriate services and auxiliary aids are available.
