

July 27, 2022  
Special Meeting

The Deuel County Commissioners met in special session on Wednesday July 27 at 9:00 a.m. in the Commission Room of the Courthouse with Chairperson Homan presiding. Those present were Commissioners Gary Jaeger, Steve Rhody, Roger Kreutner and Judith Homan. Gary DeJong was present via phone. Also present was Auditor Pam Lynde, Scott Fieber, Jay Grabow, Harry Mewherter, Lisa Lundberg, Derek Lankford, Sarah Salzer and Tammy Krein. The meeting opened with prayer and the Pledge of Allegiance. 1) Rhody moved, seconded by Kreutner to approve the agenda as presented. All voted yes and the motion carried.

#### **9:05 Good Samaritan Property**

Mayor of Clear Lake Lisa Lundberg said that she had received a letter from The Good Samaritan Society concerning the vacant Good Samaritan building in Clear Lake. The letter said that The Good Samaritan Society would gift the property currently operated as GSS-Deuel County skilled nursing and assisted living building and grounds in as-is condition and free of any future use restrictions. The gift will not include the adjacent GSS-Hidewood Senior Housing facility, grounds, support equipment and structures. Before the gift of the Gift Property can be effected, the property will need to be replated into two separate tax lots with half of the costs of replating, all including survey, application and filing costs not to exceed \$3000 to be paid by recipient. Risk of loss to the property will pass to whomever takes the property as of the closing date. Insurance would have to be secured for the building and grounds.

Tammy Krein with Deuel Area Development presented plans for possible use of the property: senior apartments, assisted living units, daycare, commercial kitchen, dining room area for community to rent for meetings, 4-5 office spaces, backyard garden for residents and community to use

Borrowing options: Banks in Deuel County, Grow SD, Reed Fund, Redi Fund, Dakota Resources

Community Donation Options: County, Cities, DC Community Foundation, Churches, Businesses

Grant Options: SD Community Foundation Big Grant; SD Housing, Bush Foundation to name a few

Krein said they have talked to a contractor to come and look at the roof and remodeling; She also said that once they have an idea of how much this will cost, the information will be taken to the Small Business Development Center to help do a cost analysis. She said the intentions are to create a 501c3 and this group would then take over the project, but getting that can take six to 18 months so until that time they need an entity to step in and take the property.

#### **10:00 Emergency Manager Sheila Monnier – Budget Request**

Monnier requested funds in the 2023 budget to include the purchase of a used Tahoe or other vehicle for Emergency Management. Vehicle she uses now is an old sheriff vehicle with 130,000 miles, windshield needs to be replaced. She said there is a 2017 Chevy Tahoe at Federal Surplus with 75000 miles. Hwy Dept. could use pickup she is presently using. She also requested a line item in the budget for training.

**10:15 Clear Lake Area Development Corporation**

Derek Lankford and Sarah Salzer on behalf of Clear Lake Area Development Corporation requested funding for 2023 budget year. Lankford works at SDSU and is in the military and is helping Executive Director Sarah Salzer who is new to the position set a budget and develop a website. They requested \$70,000 for the 2023 budget year. He stated that Clear Lake Area Development District will become a resource that helps promote local businesses, recruit businesses to the community, create a sustainable workforce and provide affordable housing opportunities for the citizens of Clear Lake; office will be housed in Clear Lake and will be working on North Side acres. He said they hope to start monthly classes for businesses; opportunity for them to come together; get people together from all communities and are not in competition with Deuel Area Development.

**10:30 Deuel Area Development Inc-Tammy Krein**

Executive Director of Deuel Area Development Inc Tammy Krein requested funding for the 2023 budget in the amount of \$18,500 and \$8000 for the Deuel County Industrial Fund formerly ECDC. She presented the one year review and the financial statements for Deuel Area Development Inc and Deuel County Industrial Fund. They currently have 31 members/investors; created a Memorandum of Understanding with organizations in the county to ensure they are able to apply for grants that are only available to 501c3 corporations; sold another lot in Wildlife Estates; working with Clear Lake, Toronto and Gary for housing opportunities; housing is always top of the list; Leadership development getting to work with all members of the public and communities.

**10:45 Sheriff Cory Borg**

Borg requested hiring a 5<sup>th</sup> deputy; this deputy would either work patrol or work in the new position; new position would be to work in investigations and the schools in Clear Lake and Toronto; also help with courtroom security for court days instead of calling someone in on their day off. He requested the funding for a 5<sup>th</sup> deputy in the 2023 budget.

**Work on 2023 Budget**

The Commissioners and Auditor worked on the requests and funding sources for the proposed 2023 budget.

2) Jaeger moved, seconded by Rhody to approve and publish the provisional budget with changes as needed for 2023 and notice of hearing to be held Wednesday September 7 at 10:00 a.m. All voted yes, motion carried.

**Adjournment**

There being no further business, DeJong moved, seconded by Kreutner to adjourn.

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Judith Homan, Chairman  
Deuel County Commission

ATTEST:

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Pam L. Lynde, Auditor

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