

THE MINNEHAHA COUNTY COMMISSION CONVENE AT 9:00 AM on February 24, 2026, pursuant to adjournment on February 17, 2026. COMMISSIONERS PRESENT WERE: Beninga, Heisey, Karsky, and Kippley. Commissioner Bleyenbergh was absent. Also present were Kym Christiansen, Commission Recorder, and Maggie Gillespie, Senior Deputy State's Attorney.

Chair Karsky called the meeting to order.

MOTION by Heisey, seconded by Beninga, to Approve the Agenda. 4 ayes

CONSENT AGENDA

MOTION by Beninga, seconded by Kippley, to Approve the Consent Agenda. By roll call vote: 4 ayes. The consent agenda includes the following items:

Commission Meeting Minutes for February 17, 2026

Bills to be Paid \$1,649,435.03

3200 RUSSELL LLC Motels \$630, 33POINT CAPITAL LLC Welfare Rent \$1000, A&B BUSINESS SOLUT Data Processing Equipment \$1098.43, A&B BUSINESS SOLUT Data Processing Supplies \$1831.58, A&B BUSINESS SOLUT Maintenance Contracts \$421.15, A&B BUSINESS SOLUT Office Supplies \$13.59, AB PROPANE INC Gas Oil & Diesel \$35.88, ACCREDITATION AUDIT Subscriptions \$150, ADVANCED TECH INC Telephone \$607.58, AIRWAY SERVICE INC Automotive/Small Equipment \$2711.85, ALL NATIONS INTERPRE Interpreters \$2439.5, ANDREW BERG Taxable Meal Allowances \$14, ARCHITECTURE INC Administration Bldg \$40000, ARCHITECTURE INC Architect, Engineers, and PMgt \$6504.8, ASH LAW OFFICE PLLC Attorney Fees \$2794.89, BALOUN LAW PC Child Defense Attorney \$118.68, BANGS,MCCULLEN,BUTLE Attorney Fees \$6401.4, BANNER ASSOCIATES IN Architects & Engineers \$1231.5, BAUER BUILT INC Heavy Equip Repairs & Maint \$32.55, BELCHER, WILLIAM RAY Attorney Fees \$400, BOYCE LAW FIRM, LLP Professional Services \$150, BROOKINGS TRANSIT Transportation \$40, BUTLER MACHINERY COM Heavy Equip Repairs & Maint \$136.36, CEDAR PROPERTIES LLC Welfare Rent \$700, CENTURY BUSINESS PRO Maintenance Contracts \$45.46, CENTURLINK LONG DIS Telephone \$2.4, CERTIFIED LANGUAGES Interpreters \$278.4, CHAPEL HILL FUNERAL Burials \$6195, CHRIS SOUTHARD Taxable Meal Allowances \$28, CONSTELLATION Natural Gas \$6459.82, CULLIGAN WATER Maintenance Contracts \$45, DAKOTA EMBALMING & T Transportation \$8050, DELL MARKETING LP Data Processing Supplies \$550.5, DERHAGOPIAN LAW PROF Attorney Fees \$1335.2, DUININCK INC Road Material Inventory \$4347.91, DYNAMIC SERVICES LLC Professional Services \$3100, EDMUNDS BRAKE & ALIG Automotive/Small Equipment \$92.65, EICH LAW OFFICE LLC Attorney Fees \$549, EKBERG, JONATHAN Welfare Rent \$455, EMBE Education & Training \$400, EMERY SCHMITT Sign Deposits \$50, ETTERMAN ENTERPRISES Small Tools & Shop Supplies \$151.33, FASTENAL COMPANY Small Tools & Shop Supplies \$21.52, FIRST DAKOTA NATIONA Lease Interest \$98.05, FIRST DAKOTA NATIONA Lease Principal \$3955.97, FLEETPRIDE INC Truck Repairs & Maintenance \$110.99, G & R CONTROLS INC Coliseum \$320, G & R CONTROLS INC Heat, Vent & AC Repairs \$6589.03, G & R CONTROLS INC Jail Repairs & Maintenance \$469.85, GARRETSON GAZETTE Publishing Fees \$2265.72, GEOTEK ENGINEERING & Architect, Engineers, and PMgt \$6966, GLORY HOUSE Welfare Rent \$700, GUARDRAIL ENTERPRISE Bridge Repair & Maintenance \$550.8, GUZMAN, SANDRA V Interpreters \$120, HELPLINE CENTER INC Miscellaneous Expense \$4000, HENRY CARLSON CONSTR Construction Costs \$844992, HYVEE ACCOUNTS RECEI Program Activities \$149.94, INCLUSION SOLUTIONS Election & Office Equipment \$27012.29, INNOVATIVE OFFICE SO HHS Custodial Supplies \$8976.05, INNOVATIVE OFFICE SO Janitorial Chemical Supplies \$20309.62, INNOVATIVE OFFICE SO JDC Custodial Supplies \$7670.33, INTEK Contract Services \$21246.27, INTEK HHS Maintenance \$8966.29, INTEK Hwy Shop Repairs & Maintenance \$2075.14, INTEK Jail Repairs & Maintenance \$2537.99, INTEK JDC Maintenance \$3532.82, INTERSTATE ALL BATTE Data Processing Supplies \$82.8, JEFFERSON PARTNERS L Transportation \$107.74, JOHN BAGBY Sign Deposits \$50, JOSHUA RAPP Taxable Meal Allowances \$28, KENNEDY, RENEE S Court Reporters \$2154.65, KRUSE LAW OFFICE Attorney Fees \$3500, LACEY RENTALS INC Lease-Rental Agreement \$145, LOPEZ, REBECA Interpreters \$30, LUTHER, JEFF Medical Director \$2833.33, MARVS BODY SHOP INC Miscellaneous Expense \$1081.95, MEIERHENRY SARGENT L Child Defense Attorney \$445.6, MENARD INC Building Repairs & Maintenance \$8.47, MENARD INC Parts Inventory \$89.82, MENARD INC Road Maint & Material \$41.96, MICROFILM IMAGING SY Contract Services \$1270.89, MICROFILM IMAGING SY Lease-Rental Agreement \$645, MICROFILM IMAGING SY Maintenance Contracts \$633, MICROFILM IMAGING SY Software \$200, MIDAMERICAN ENERGY C Natural Gas \$3912.29, MIDCONTINENT

COMMUNI Subscriptions \$81.65, MIDLAND INC Heat, Vent & AC Repairs \$198.21, MIDLAND INC Jail Repairs & Maintenance \$-122.75, MIDLAND INC Small Tools & Shop Supplies \$46.69, NAPA AUTO PARTS Small Tools & Shop Supplies \$56.28, NELSON, ADAM D. Program Activities \$312.2, OVERHEAD DOOR COMPAN Hwy Shop Repairs & Maintenance \$484.69, PATRICK MERTES Juvenile Diversion Restitution \$35, PECHOUS, COREY Uniform Allowance \$392.99, PIONEER ENTERPRISES Burials \$2000, PRICE, THOMAS L Child Defense Attorney \$3600, QE LLC Welfare Rent \$700, R&L SUPPLY LTD HHS Maintenance \$2037.11, R&L SUPPLY LTD Jail Repairs & Maintenance \$281.04, REBECCA MARTELL Taxable Meal Allowances \$14, RENTOKIL NORTH AMERI Coliseum \$290, RENTOKIL NORTH AMERI Contract Services \$402.41, RICHELIEU AMERICA LT Program Activities \$490.07, ROSELAND HEIGHTS Welfare Rent \$782, ROTOROOTER Professional Services \$491, SANFORD CLINIC Contract Services \$31004.51, SD ASSOC OF COUNTY O Due To Other Governments \$3424, SHERWIN WILLIAMS HHS Maintenance \$363.44, SHERWIN WILLIAMS JDC Maintenance \$143.49, SIOUX EMPIRE FAIR AS Miscellaneous Expense \$12500, SIOUX FALLS CITY Miscellaneous Expense \$351862.95, SIOUX FALLS CITY Water - Sewer \$1557.44, SIOUX VALLEY ENERGY Electricity \$571.8, STATE OF SOUTH DAKOT Amts Held-Daily Scram \$3490, STATE OF SOUTH DAKOT Amts Held-Remote Breath \$828, STATE OF SOUTH DAKOT Miscellaneous Expense \$58, STATE OF SOUTH DAKOT Professional Services \$300, STRANGE FARRELL JOHN Child Defense Attorney \$701.45, STREICHERS INC Uniform Allowance \$159.99, SUMMIT FOOD SERVICE Board Of Prisoners-Meals \$73135.91, SUMMIT FOOD SERVICE Child Care Food \$860.57, SUMMIT FOOD SERVICE School Lunch Program \$1979.9, TECHNOLOGY EXPERTS Data Processing Supplies \$18619.02, TEGRA GROUP INC Architect, Engineers, and PMgt \$12500, THE MIGHTY BOWTONES Program Activities \$460, TRC 41ST Welfare Rent \$700, TRI-STATE NURSING Professional Services \$2685, TWO WAY SOLUTIONS IN Communication Equipment Repair \$99, TYLER TECHNOLOGIES I Software \$951.88, TZADIK TAYLORS PLACE Welfare Rent \$700, ULTEIG ENGINEERS INC Architects & Engineers \$14533, US FOODS INC Other Supplies \$36.72, US FOODS INC Professional Services \$692.59, US POSTAL SERVICE Postage \$1600, VITAL RECORDS Archive/Preservation Supplies \$752.04, WHATCOM COUNTY SHERI Return Of Service \$75, WHITTIER APARTMENTS Welfare Rent \$1249, XCEL ENERGY Electricity \$4906.05, XCEL ENERGY INC Welfare Utilities \$865.11.

February 2026 Commission Salaries

COMMISSION	Salaries	\$43,078.53
AUDITOR	Salaries	\$71,892.38
TREASURER	Salaries	\$124,431.77
INFORMATION TECHNOLOGY	Salaries	\$109,298.39
STATES ATTORNEY	Salaries	\$578,797.13
PUBLIC DEFENDER	Salaries	\$368,787.75
PUBLIC ADVOCATE	Salaries	\$106,743.59
FACILITIES	Salaries	\$74,121.98
EQUALIZATION	Salaries	\$137,124.27
REGISTER OF DEEDS	Salaries	\$58,526.45
HUMAN RESOURCES	Salaries	\$45,161.61
SHERIFF	Salaries	\$1,634,826.77
JUVENILE DETENTION CENTER	Salaries	\$274,817.41
HIGHWAY	Salaries	\$183,424.30
HUMAN SERVICES	Salaries	\$187,499.52
MUSEUM	Salaries	\$103,958.91
PLANNING	Salaries	\$51,554.01
EXTENSION	Salaries	\$4,288.00

The following report was received and placed on file in the Auditor's Office:
Safety Committee 2025 Annual Report

Routine Personnel Actions

Step Increases

1. Craig Wittrock, Air Guard Shift Supervisor for the Air Guard, at \$46.49/hour (308/13) effective 3/7/26.
2. Renee Voss, Accounting Supervisor for the Auditor's Office, at \$51.76/hour (311/8) effective 3/1/26.

Other Salary Changes

1. To begin Interpreter Specialty Pay for Kennedy Makoha, Correctional Officer for the Jail, resulting in a rate of \$28.07/hour effective 1/31/26.

Abatement Applications Recommended for Approval by the Director of Equalization:

Parcel-30468, Assessment Freeze, 2025 Property Taxes, \$1,328.87

Parcel-89045, Veteran Exempt PT10-4-40, 2025 Property Taxes, \$1,293.92

Notices and Requests

Sioux Falls City Planning Commission Notice of Hearing for Proposed Establishment of Tax Increment Finance District #27

PLANNING & ZONING PUBLIC HEARINGS

Scott Anderson, Planning Director, was present for the public hearing and gave the second reading of a Proposed Zoning Ordinance Amendment, Rezoning #26-02, to rezone approximately 1.19 acres from A-1 Agricultural District to C Commercial District. The property is legally described as Lot 3 Milstead Addition, NE1/4 SE 1/4, Section 21-T101N-R51W, Wall Lake Township and is located at the intersection of County Highway 151 and Park Place. The Planning Commission voted 4 to 0 to deny the Rezoning #26-02.

Chair Karsky asked for the proponent and opponents to speak on the topic; there were no proponents or opponents to speak on the topic.

MOTION by Kippley, seconded by Heisey, to Acknowledge the Withdraw of Rezoning #26-02 to Rezone from the A-1 Agricultural District to C Commercial District the Property Legally Described as Lot 3 Milstead Addition, NE1/4 SE1/4, Section 21-T101N-R51W, Wall Lake Township. By roll call vote: 4 ayes.

Scott Anderson, Planning Director, was present for the public hearing and gave the second reading of a Proposed Zoning Ordinance Amendment, Rezoning #26-03, to rezone approximately 21.75 acres from A-1 Agriculture to the Ransom Planned Development District. The property is legally described as Tract B & Tract C Schreurs' Addition (Ex. H-1) S1/2 SE1/4, Section 23-T103N-R49W, Sverdrup Township and is located approximately 1 1/2 miles east of the 475th Avenue & 254th Street Intersection. The Planning Commission voted to approve Rezoning #26-03.

Chair Karsky asked for proponents and opponents to speak on the topic; the following proponents spoke Todd Ibis and Paul Tschetter; the following opponents spoke Jeff Schreurs and Terry Quam.

MOTION by Kippley, seconded by Beninga, to Approve Ordinance MC16-186-20, An Ordinance Amending the 1990 Revised Zoning Ordinance for Minnehaha County by Rezoning Certain Property, Rezone #26-03 on Property Legally Described as Tract B & Tract C Schreurs Addition (Ex. H-1) S1/2 SE1/4, Section 23-T103N-R49W, Sverdrup Township. By roll call vote: 4 ayes.

The entire ordinance is on file at the Auditor's Office.

PRESENTATION

Dustin Powers, City of Sioux Falls Business Development Coordinator, presented a briefing on the proposed Tax Increment Financing (TIF) District #27 for Smithfield Relocation. Smithfield is relocating from the current facility to a new state of the art facility in Foundation Park. The proposed TIF is for up to \$90,000,000 to be used to directly assist in funding the construction of a wastewater treatment plant and other site improvements. The relocation from the existing facility will allow the Sioux Falls Development Foundation to assume ownership of the existing downtown property. Bob Mundt, Sioux Falls Development Foundation, provided an update related to Foundation Park and Smithfield.

GRANT APPLICATION

Upon the request of Joe Bosman, Captain, MOTION by Beninga, seconded by Kippley, to Authorize the Minnehaha County Sheriff's Office to Apply for the Walmart Community Grant Program. By roll call vote: 4 ayes.

AGREEMENTS

Upon the request of Jamie Gravett, Juvenile Detention Center Director, MOTION by Kippley, seconded by Beninga, to Authorize the Chair to Sign an Agreement between Juvenile Detention Center and Southeastern Behavioral Health for Qualified Mental Health Professional Services. By roll call vote: 4 ayes.

Upon the request of Jamie Gravett, Juvenile Detention Center, MOTION by Kippley, seconded by Beninga, to Authorize the Chair to Sign the 2026 Juvenile Detention Center Per Diem Contracts for Juvenile Housing Services between Minnehaha County, Lutheran Social Services and the Following Counties Beginning on January 1, 2025, and Ending on December 31, 2025: Bon Homme, Brookings, Charles Mix, Clay, Davison, Hanson, Hutchinson, Jerauld, Lake, Lincoln, McCook, Miner, Moody, Turner, Union, Yankton, and Pipestone County, MN. By roll call vote: 4 ayes.

BID RESULTS

Jacob Maras, Highway Superintendent, reported on the bid opening for Project MC24-07 Hwy 114 Culvert Replacement held on February 4, 2026. The following bids were received: Runge Enterprises, Inc. with a total bid of \$254,930.22; Siteworks, Inc with a total bid of \$277,548.20; BX Civil and Construction with a total bid of \$280,286.85; WJS Contracting, LLC with a total bid of \$281,509.63, Alliance Construction with a total bid of \$291,272.70; Midwest Contracting with a total bid of \$292,445.54; Backhouse Excavation and Underground with a total bid of \$297,329.78; Soukup Construction with a total bid of \$299,943.84; 605 Companies with a total bid of \$313,219.10; Basin Construction with a total bid of \$329,784.60; Red Rock Construction with total bid of \$332,105.30; Halme, Inc. with a total bid of \$344,152.50; Metro Construction, Inc. with a total bid of \$384,441.68; H & W Contracting, Inc with a total bid of \$385,500.08; First Rate Excavate, Inc. with a total bid of \$394,000.00; and Level Contracting, LLC-SD with a total bid of \$417,687.50. MOTION by Beninga, seconded by Heisey, to Accept the Bid Results and Award Recommendation for Project MC24-07 Hwy 114 Culvert Replacement and Authorize Chair to Sign an Agreement with Runge Enterprises, Inc. By roll call vote: 4 ayes.

SURPLUS DECLARATION

Upon the request of Jacob Maras, Highway Superintendent, MOTION by Beninga, seconded by Kippley, to Declare Horizon Portable Traffic Signal Serial # SQ2 FM0045, Horizon Portable Traffic Signal Serial #SQ2 FM0046, Horizon Portable Traffic Signal Serial #SQ2 FM0047, Horizon Portable Traffic Signal Serial #SQ2 FM0048, VerMac PCMS 1500 Message Board VIN #2S9US4127FS132481, 2006 Sterling LT1500 Semi Tractor VIN #2FWJAZE66AW45924, 2012 Freightliner 114SD Plow Truck with spreader and all the attachments VIN #1FVHG3DV4CDBD0644; 2011 Ford F-250 with Western plow VIN #1FT7X2B65BEA28311, and Genesis Diagnostic Scan Tool Serial #RSE24055303 as Surplus and Authorize Disposal Through Online Auction and Deposit the Proceeds in the Highway and Bridge Fund. By roll call vote: 4 ayes.

Upon the request of Jacob Maras, Highway Superintendent, MOTION by Heisey, seconded by Kippley, to Declare Highway Department Scrap Iron as Surplus and Authorize Disposal by Recycling with Proceeds Returning to the Highway and Bridge Fund. By roll call vote: 4 ayes.

PRESENTATIONS

Tom Greco, Commission Administrative Officer, presented the Commission Office Annual Presentation. Discussion followed on the organization of the department, 2025 annual snapshot, and the 2026 major projects.

Chris Lilla, Director of Equalization, provided an annual presentation for the Equalization Department. Discussion followed on maintaining and updating county data, assessing real estate for property transactions, tracking and recording sales data as well as real estate assessment and market adjustments, establishing growth and TIF increment value, administering exemption programs, and planning and development (future projects/re-appraisal).

Carey Deaver, Human Resources Director, presented the Human Resources Annual Presentation. Discussion followed about 2025 year in review, 2026 goals and challenges, and workforce review, which included Full Time Employees History, Recruitment, Workforce by Years of Service, Current Step Distribution, Turnover History, Former Employee Ratings of Benefits and Pay Scale, and Key Takeaways.

LEGISLATIVE UPDATE

Meredith Jarchow, Assistant Commission Administrative Officer, gave a briefing on the 101st Legislative Session and summarized the legislation that the Commission Office is following and which was provided with the online agenda. Discussion followed on the upcoming important dates and on HB 1034 and the various property tax bills.

COMMISSIONER LIAISON REPORTS

Commissioner Heisey reported on various meetings related to economic development, and attendance at the Sioux Falls Chamber of Commerce Legislative Day as well as upcoming meetings for the Local Board of Equalization and a workshop related to the Fairgrounds.

Commissioner Beninga reported on the recent meeting of the Metro Management Executive Committee.

Commissioner Kippley reported on the recent meeting of the Minnehaha County Planning Commission.

MOTION by Beninga, seconded by Heisey, to Enter into Executive Session pursuant to SDCL 1-25-2 (1), (3), (4), and (6) at 11:15 a.m. 4 ayes.

Chair Karsky declared the executive session concluded at 12:10 p.m.

MOTION by Kippley, seconded by Heisey, to Adjourn at 12:11 p.m. 4 ayes.

The Commission adjourned until 9:00 a.m. on Tuesday, March 3rd, 2026.

APPROVED BY THE COMMISSION:

ATTEST:

Dean Karsky
Chair

Kym Christiansen
Commission Recorder