

Summerset City Commission
Regular Meeting
Summerset Municipal Building
7055 Leisure Lane
Thursday, May 7th, 2026, 6:00 P.M.

Mayor Kitzmiller called the regular meeting to order at 6:00 p.m. Commissioners Pulscher, Markham and Hirsch were present. The City Administrator and City Finance Officer were also present.

Mayor Kitzmiller led in the Pledge of Allegiance.

Commissioner Markham gave the invocation.

Call for Changes

There were no declarations of conflict of interest.

Motion by Pulscher, second by Markham to approve the agenda of the regular meeting of the Summerset City Commission for May 7th, 2026, as presented. Motion carried.

Citizen Input

There was no citizen input.

Consent Calendar

Approval of the Minutes

Motion by Hirsch, second by Pulscher to approve the minutes of the regular meeting held on April 16th, 2026, as presented or amended. Motion carried.

Approval of Claims

Motion by Markham, second by Hirsch to approve the claims to the amount of \$227,985.84 from April 16th, 2026, to May 6th, 2026. Motion carried.

A & B Business \$45.00; Alliance Technical Group \$185.50; Ambrose, Jonathan \$50.00; Auto Owners Ins. \$100.00; Birgen, Nicholin \$50.00; Black Hawk Water \$41.50; Black Hills Energy \$7,218.22; Block, Brenna \$1,387.50; Butler Machinery \$2,083.87; Cardmember Services \$11,720.21; Coast to Coast \$689.00; Doty, Jason \$50.00; Evergreen Office \$201.68; First National Trust \$24,975.77; Fischer, Lisa \$50.00; Greenapsis \$350.00; Hills Septic \$6,258.00; Hirsch, Clyde \$50.00; Jaeson Garcia \$50.00; Kayl, Tony \$50.00; Kitzmiller, Michael \$50.00; Kotermanski, Kevin \$50.00; Madison National Life \$49.50; Markham, Gwenn \$50.00; On-Stie First Aid \$108.55; Pulscher, Jordan \$50.00; Schieffer, Lisa \$50.00; Servall \$249.33; US Bank \$121,528.82; Western Truck \$3,000.00; Delta Dental \$851.60; Health Pool of SD \$14,072.01; SDRS \$11,231.96; SDRS Supplemental \$565.00; US Treasury \$20,406.82

Approval of Payroll – April 2026 (SDCL 6-1-10)

Dept. 4000 - \$14,341.07 Wastewater
Dept. 4110 - \$1,749.99 Commission
Dept. 4120 - \$1,916.67 Mayor
Dept. 4140 - \$12,647.14 Finance
Dept. 4210 - \$39,464.84 Police
Dept. 4310 - \$17,677.56 Streets

Utility Billing Adjustments

Motion by Pulscher, second by Hirsch to approve the utility adjustments \$230.51 for the period of April 1st – April 30th, 206. Motion Carried.

***Noted For the Record – Commission Reports are in the packet for viewing.**

Black Hawk Fired Department Update – Kurt Klunder

Chief Kurt Kunder stated that they were able to purchase a new Type 3 Engine. He also stated that they have had crews in Texas for the past 12 weeks getting training and helping with fires in the area. He also mentioned that he is working with Pennington and Meade County Commissioners to try and come up with a plan, since Pennington County will not respond to emergency calls outside the city limits at the end of the year.

Economic Development Update – Brenna Block

Block stated that she was just at a conference in Wall. She also stated that this Spring she has been on 8 virtual West River policy group calls. Rushmore Region will have a link on their website for the City of Summerset. She stated she had 9 business visits and got to go through the new Dental Office Building. She is working on some marketing strategies to help attract retail businesses.

Discussion on Republic Road Right of Way – Mike Towey/Towey Design Group

Motion by Pulscher, second by Hirsch to open discussion. Motion carried.

City Administrator Lisa Schieffer stated that they had put together a meeting with Mr. Towey and Mr. Semmler regarding the two open lots between Semmler's business and the apartments. It looks like Friendly Horizons might be expanding and Semmler will be adding additional buildings. There is concern about where the detention pond would go and whether the City of Summerset was ever going to finish that road.

Motion by Hirsch, second by Pulscher to close discussion. Motion carried.

Motion by Hirsch, second by Markham to table this until Mr. Towey and Mr. Semmler can be present. Motion carried.

Agreement Regarding Phase 1B Required Improvements – Norman Ranch Subdivision

Motion by Markham, second by Pulscher to open discussion. Motion carried.

Tony Thompson and Forrest Thompson from Norman Ranch Subdivision stated that this agreement is basically asking the City to let them start construction while they are getting the preliminary plat for Phase 1B completed.

Motion by Markham, second by Pulscher to close discussion.

Motion by Markham, second by Hirsch to approve signing the agreement Regarding Phase 1B Required Improvements-Norman Ranch Subdivision. Motion carried.

SDDOT Disposal Property Agreement

Motion by Pulscher, second by Markham to open discussion. Motion carried.

City Administrator Lisa Schieffer stated that this is an agreement for a road swap. We would be gaining about 13 acres on one and about 5 acres on the other off Norman Ave. In exchange for this, the City would be taking over JB Road and Captain Soelzer. The Title Insurance has come back fine.

Motion by Hirsch, second by Markham to close discussion. Motion carried,

Motion by Hirsch, second by Pulscher to approve signing the Joint Agreement for Ownership, Maintenance and Jurisdiction Transfer from the State of South Dakota. Motion carried.

Malt Beverage License Renewals Resolution 2026-04

Motion by Markham, second by Pulscher to open discussion. Motion carried.

Finance Officer Lisa Fischer stated that we have four Malt Beverage Licenses for Renewal. She stated that Happy Jack's (two locations), Dollar General, and JR's Rhodehouse were up for renewal. There have been no issues or concerns with any of these.

Motion by Pulscher, second by Hirsch to approve the Malt Beverage License Renewals Resolution 2026-04. Motion carried.

Discussion on AnaCon Leasing – Return of Copiers

Motion by Hirsch, second by Markham to open discussion. Motion carried.

City Administrator Lisa Schieffer explained that our contract with A & B Business has ended. We have purchased new copiers through Evergreen Office Products. AnaCon Leasing is who A & B Business does their leasing with, so they have given the city two options for the return of the copiers. One option is to have the hard drives removed, and one is to just return the copiers to them.

Motion by Markham, second by Hirsch to close discussion. Motion carried.

Second Reading of Ordinance 2026-02 Parks & Recreation Board

Motion by Pulscher, second by Markham to open discussion. Motion carried.

City Administrator Lisa Schieffer stated that this is to put the Parks and Recreation back under the Commission's control.

Motion by Markham, second by Hirsch to close discussion. Motion carried.

Motion by Pulscher, second by Hirsch to approve the second reading of Ordinance 2026-02. Motion carried.

Motion by Markham, second by Hirsch to adopt Ordinance 2026-02 Parks & Recreation Board. Motion carried.

First Reading of Ordinance TSO 2026-01 Changing the Incorporated Map for Zoning

Motion by Pulscher, second by Markham to open discussion. Motion carried.

City Administrator Lisa Schieffer explained that since that there is a hearing process to change the ordinance to reflect the new zoning on the map. This is then sent onto Meade County for mapping purposes.

Motion by Hirsch, second by Pulscher to close discussion. Motion carried.

Motion by Pulscher, second by Markham to approve the first reading of TSO Ordinance 2026-01 and set the second reading for May 21st at 6:00 pm. Motion carried.

Payroll Adjustments

Anthony Kayl -21D to 21E \$6,408.98 per month (salary) effective March 26,2026.

Jason Doty – 14D to 14E \$24.91 per/hr. effective April 26, 2026.

Nicholin Birgen – 11H to 11I \$22.56 per/hr. effective April 26, 2026

Motion by Pulscher, second by Markham to approve the Payroll Adjustments as stated. Motion carried.

City of Summerset 2025 Annual Report- SDCL 9-22-21

Motion by Markham, second by Hirsch to open discussion. Motion carried.

City Administrator Lisa Schieffer explained that the Annual Report needs to be given to the governing body by the 1st meeting in May per South Dakota Codified Laws. This report is then also sent to Legislative Audit and published in the local newspaper.

Motion by Hirsch, second by Markham to close discussion. Motion carried.

Upcoming Events

National Police Week is May 10 – 16th.

National Public Workers Week May 17 – 23rd.

Offices will be closed Monday, May 25th in Honor of Memorial Day.

Executive Session

Motion by Markham, second by Hirsch to enter executive session at 6:42 pm to discuss Economic Development. Also requested to be present were Brenna Block, Anthony Kayl, and Lisa Schieffer. Motion carried.

Motion by Pulscher, second by Hirsch to exit executive session and return to regular session at 7:22 pm. Motion carried.

Adjournment

Motion by Hirsch, second by Markham to adjourn at 7:23 p.m. Motion carried.

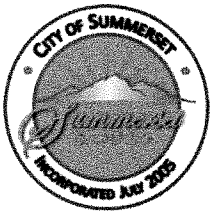
(SEAL)

ATTEST:

Lisa Fischer
Finance Officer

Michael Kitzmiller
Mayor

Published once _____ at the total approximate cost of \$ _____.



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: 2132 - Alliance Technical Group, llc **Vendor Total:** 196.25

<u>RAP138846</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	196.25	0.00	0.00	0.00	196.25
Monthly Testing		BANKW - BANK WEST			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Monthly Testing	NA	0.00	0.00	196.25	0.00	0.00	0.00	196.25

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>604-4000-42620</u>	Testing Expense		196.25	100.00%

Vendor: 0021 - Black Hawk Water Users District **Vendor Total:** 93.00

<u>960.1476.1637 May</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	93.00	0.00	0.00	0.00	93.00
Monthly Water Usage		BANKW - BANK WEST			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Monthly Water Usage-Leisure Lane	NA	0.00	0.00	83.00	0.00	0.00	0.00	83.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>101-4520-42800</u>	Utility Expense		83.00	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Monthly Water Usage-City Park Leisure	NA	0.00	0.00	5.00	0.00	0.00	0.00	5.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>101-4520-42800</u>	Utility Expense		5.00	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Monthly Water Usage-Castlewood City	NA	0.00	0.00	5.00	0.00	0.00	0.00	5.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>101-4192-42800</u>	Utility Expense		5.00	100.00%

Vendor: 1504 - CBH CO-OP **Vendor Total:** 6,628.83

<u>200372-April 2026</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	6,628.83	0.00	0.00	0.00	6,628.83
Government Fuel		BANKW - BANK WEST			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Government Fuel	NA	0.00	0.00	2,935.03	0.00	0.00	0.00	2,935.03

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>101-4210-42611</u>	Fuel Expense		2,935.03	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Government Fuel	NA	0.00	0.00	3,693.80	0.00	0.00	0.00	3,693.80

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>101-4310-42611</u>	Fuel Expense		3,693.80	100.00%

Vendor: 0036 - City of Rapid City **Vendor Total:** 7,008.23

<u>2605005</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	7,008.23	0.00	0.00	0.00	7,008.23
Solid Waste Disposal		BANKW - BANK WEST			No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code	On Hold							
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
Solid Waste Disposal	NA	0.00	0.00	7,008.23	0.00	0.00	0.00	7,008.23		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
101-4320-43230	Solid Waste Collection				7,008.23	100.00%				

Vendor: 0120 - City of Sturgis **Vendor Total:** 95.00

17500	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	95.00	0.00	0.00	0.00	95.00
Animal Shelter fees		BANKW - BANK WEST			No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
Animal Shelter fees	NA	0.00	0.00	95.00	0.00	0.00	0.00	95.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
101-4410-43350	Humane Society				95.00	100.00%				

Vendor: 1093 - Dakota Pump, Inc **Vendor Total:** 277.50

13138	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	277.50	0.00	0.00	0.00	277.50
WWTP-Blower Programming		BANKW - BANK WEST			No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP-Blower Programming	NA	0.00	0.00	277.50	0.00	0.00	0.00	277.50		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
604-4000-42500	Repair/Maint Expense				277.50	100.00%				

Vendor: 0765 - Demersseman Jensen Tellinghuisen & Huffman, LLP **Vendor Total:** 2,087.50

40767	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	2,087.50	0.00	0.00	0.00	2,087.50
Legal Fees		BANKW - BANK WEST			No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
Legal Fees	NA	0.00	0.00	2,087.50	0.00	0.00	0.00	2,087.50		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
101-4141-42200	Prof Fees Expense				2,087.50	100.00%				

Vendor: 0709 - Diamond Water Company **Vendor Total:** 45.00

DW355-May 2026	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	45.00	0.00	0.00	0.00	45.00
Monthly Usage		BANKW - BANK WEST			No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
Monthly Usage	NA	0.00	0.00	45.00	0.00	0.00	0.00	45.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
101-4192-42800	Utility Expense				45.00	100.00%				

Vendor: 2040 - Flock Group Inc **Vendor Total:** 22,500.00

INV-93390	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	6,000.00	0.00	0.00	0.00	6,000.00
PD Cameras		BANKW - BANK WEST			No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PD Cameras	NA	0.00	0.00	6,000.00	0.00	0.00	0.00	6,000.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
101-4210-42206	Flock Safety Contract				6,000.00	100.00%				

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
<u>22738</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	148.20	0.00	0.00	0.00	148.20
Temp Toilets-Leisure		BANKW - BANK WEST			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Temp Toilets-Leisure	NA		0.00	0.00	148.20	0.00	0.00	0.00	148.20	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>101-4520-42830</u>	Temporary Toilets				148.20	100.00%				
<u>22739</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	74.10	0.00	0.00	0.00	74.10
Temp Toilets-Steamboat		BANKW - BANK WEST			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Temp Toilets-Steamboat	NA		0.00	0.00	74.10	0.00	0.00	0.00	74.10	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>101-4520-42830</u>	Temporary Toilets				74.10	100.00%				
Vendor: 1510 - HYDRO-KLEAN, INC										Vendor Total: 26,366.27
<u>099351</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	26,366.27	0.00	0.00	0.00	26,366.27
Clean & televise lines-Phase 3		BANKW - BANK WEST			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Clean & televise lines-Phase 3	NA		0.00	0.00	26,366.27	0.00	0.00	0.00	26,366.27	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>604-4000-42500</u>	Repair/Maint Expense				26,366.27	100.00%				
Vendor: 1984 - James Steele										Vendor Total: 1,687.50
<u>INV-0088</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	1,687.50	0.00	0.00	0.00	1,687.50
Deposit-Pillar Repair		BANKW - BANK WEST			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Deposit-Pillar Repair	NA		0.00	0.00	1,687.50	0.00	0.00	0.00	1,687.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>101-4192-42500</u>	Repair/Maint Expense				1,687.50	100.00%				
Vendor: 0937 - MDU										Vendor Total: 982.15
<u>14393310009-5.7.26</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	54.19	0.00	0.00	0.00	54.19
Recreational Dr.		BANKEFT - BANK WEST EFT			No					
					Payment Date: 5/29/2026				Bank Draft: DFT0000506	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Recreational Dr.	NA		0.00	0.00	54.19	0.00	0.00	0.00	54.19	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>604-4000-42800</u>	Utility Expense				54.19	100.00%				
<u>19146935150-5.7.26</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	68.20	0.00	0.00	0.00	68.20
PW Bldg.		BANKEFT - BANK WEST EFT			No					
					Payment Date: 5/29/2026				Bank Draft: DFT0000505	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW Bldg.	NA		0.00	0.00	68.20	0.00	0.00	0.00	68.20	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>101-4310-42800</u>	Utility Expense				68.20	100.00%				
<u>33374310002-5.7.26</u>	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	59.14	0.00	0.00	0.00	59.14
Sewer Lift Station		BANKEFT - BANK WEST EFT			No					
					Payment Date: 5/29/2026				Bank Draft: DFT0000504	

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code	On Hold							
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Sewer Lift Station	NA		0.00	0.00	59.14	0.00	0.00	0.00	59.14	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
604-4000-42800	Utility Expense				59.14	100.00%				
44803668274-5.7.26	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	141.19	0.00	0.00	0.00	141.19
City Hall	BANKEFT - BANK WEST EFT			No	Payment Date: 5/29/2026	Bank Draft:		DFT0000503		
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
City Hall	NA		0.00	0.00	141.19	0.00	0.00	0.00	141.19	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
101-4192-42800	Utility Expense				141.19	100.00%				
70173310007-5.7.26	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	659.43	0.00	0.00	0.00	659.43
Farm Tap	BANKEFT - BANK WEST EFT			No	Payment Date: 5/29/2026	Bank Draft:		DFT0000502		
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Farm Tap	NA		0.00	0.00	659.43	0.00	0.00	0.00	659.43	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
604-4000-42800	Utility Expense				659.43	100.00%				

Vendor: 1101 - Meade County Auditor **Vendor Total:** 1,695.26

April 2026	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	1,695.26	0.00	0.00	0.00	1,695.26
April Dispatch Expense	BANKW - BANK WEST			No		Bank Draft:		DFT0000503		

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
April Dispatch Expense	NA		0.00	0.00	1,695.26	0.00	0.00	0.00	1,695.26	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
101-4210-42820	Dispatch Expense				1,695.26	100.00%				

Vendor: 0008 - Rapid City Journal **Vendor Total:** 476.25

73503	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	476.25	0.00	0.00	0.00	476.25
Publishing-Annual Report	BANKW - BANK WEST			No		Bank Draft:		DFT0000507		

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Publishing-Annual Report	NA		0.00	0.00	476.25	0.00	0.00	0.00	476.25	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
101-4140-42300	Publishing Exp				476.25	100.00%				

Vendor: 0167 - SD Department of Revenue **Vendor Total:** 1,162.98

April 2026	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	1,162.98	0.00	0.00	0.00	1,162.98
April Sales Tax	BANKEFT - BANK WEST EFT			No	Payment Date: 5/26/2026	Bank Draft:		DFT0000507		

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
April Sales Tax	NA		0.00	0.00	1,162.98	0.00	0.00	0.00	1,162.98	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
101-0000-21700	Sales Tax Payable				1,162.98	100.00%				

Vendor: 0018 - SD One Call **Vendor Total:** 32.55

SD26-01182	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	32.55	0.00	0.00	0.00	32.55
April Message Fees	BANKW - BANK WEST			No		Bank Draft:		DFT0000507		

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
April Message Fees	NA		0.00	0.00	32.55	0.00	0.00	0.00	32.55	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
101-4232-42900	Other Expense				32.55	100.00%				

Vendor: <u>1162 - Tech Sales Company</u>									Vendor Total:	1,164.00
329731	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	1,164.00	0.00	0.00	0.00	1,164.00
WWTP-Supplies		BANKW - BANK WEST			No					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP-Supplies	NA	0.00	0.00	1,164.00	0.00	0.00	0.00	1,164.00
Distributions								
Account Number	Account Name		Project Account Key	Amount	Percent			
604-4000-42630	Chemicals and Lab Supplies			1,164.00	100.00%			

Vendor: <u>1999 - Titan Machinery</u>									Vendor Total:	23,665.50
ES0085969	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	23,665.50	0.00	0.00	0.00	23,665.50
Purchase Rotary Mower-PW		BANKW - BANK WEST			No					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Purchase Rotary Mower-PW	NA	0.00	0.00	23,665.50	0.00	0.00	0.00	23,665.50
Distributions								
Account Number	Account Name		Project Account Key	Amount	Percent			
101-4310-43400	Equip Expense			23,665.50	100.00%			

Vendor: <u>1024 - USA Bluebook</u>									Vendor Total:	607.17
INVO1038055	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	607.17	0.00	0.00	0.00	607.17
WWTP-Supplies UV Bulb		BANKW - BANK WEST			No					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP-Supplies UV Bulb	NA	0.00	0.00	607.17	0.00	0.00	0.00	607.17
Distributions								
Account Number	Account Name		Project Account Key	Amount	Percent			
604-4000-42600	Supply/Material Exp			607.17	100.00%			

Vendor: <u>0578 - USDA</u>									Vendor Total:	148,400.00
2026.06E	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	148,400.00	0.00	0.00	0.00	148,400.00
USDA Debt Service Payment		BANKEFT - BANK WEST EFT			No					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
USDA Debt Service Payment	NA	0.00	0.00	148,400.00	0.00	0.00	0.00	148,400.00
Distributions								
Account Number	Account Name		Project Account Key	Amount	Percent			
302-4700-44200	Debt Service Expense			148,400.00	100.00%			

Vendor: <u>2120 - Watt Works LLC</u>									Vendor Total:	3,465.31
1114	Invoice	5/21/2026	5/21/2026	5/21/2026	5/21/2026	3,465.31	0.00	0.00	0.00	3,465.31
Annual PM's- Generac WWTP		BANKW - BANK WEST			No					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Annual PM's- Generac WWTP	NA	0.00	0.00	3,465.31	0.00	0.00	0.00	3,465.31
Distributions								
Account Number	Account Name		Project Account Key	Amount	Percent			
604-4000-42500	Repair/Maint Expense			3,465.31	100.00%			

Payable Summary

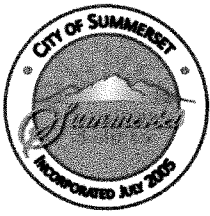
Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	33	270,632.86	0.00	0.00	0.00	270,632.86	2,145.13	268,487.73
	Grand Total:	270,632.86	0.00	0.00	0.00	270,632.86	2,145.13	268,487.73

Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
<u>101-0000-21700</u>	Sales Tax Payable	1,162.98
<u>101-4140-42300</u>	Publishing Exp	476.25
<u>101-4141-42200</u>	Prof Fees Expense	2,087.50
<u>101-4192-42201</u>	Dues/Subscriptions	4,249.93
<u>101-4192-42500</u>	Repair/Maint Expense	1,687.50
<u>101-4192-42800</u>	Utility Expense	191.19
<u>101-4196-42200</u>	Prof Fees Expense	8,602.38
<u>101-4210-42206</u>	Flock Safety Contract	22,500.00
<u>101-4210-42611</u>	Fuel Expense	2,935.03
<u>101-4210-42820</u>	Dispatch Expense	1,695.26
<u>101-4232-42900</u>	Other Expense	32.55
<u>101-4310-42611</u>	Fuel Expense	3,693.80
<u>101-4310-42800</u>	Utility Expense	68.20
<u>101-4310-43400</u>	Equip Expense	23,665.50
<u>101-4320-43230</u>	Solid Waste Collection	7,008.23
<u>101-4410-43350</u>	Humane Society	95.00
<u>101-4520-42800</u>	Utility Expense	88.00
<u>101-4520-42830</u>	Temporary Toilets	222.30
Total:		80,461.60

<u>Account</u>	<u>Name</u>	<u>Amount</u>
<u>302-4700-44200</u>	Debt Service Expense	148,400.00
Total:		148,400.00

<u>Account</u>	<u>Name</u>	<u>Amount</u>
<u>604-4000-42200</u>	Prof Fees Expense	5,625.00
<u>604-4000-42500</u>	Repair/Maint Expense	30,109.08
<u>604-4000-42600</u>	Supply/Material Exp	607.17
<u>604-4000-42620</u>	Testing Expense	196.25
<u>604-4000-42630</u>	Chemicals and Lab Supplies	1,164.00
<u>604-4000-42650</u>	Sludge Hauling	3,297.00
<u>604-4000-42800</u>	Utility Expense	772.76
Total:		41,771.26



City of Summerset, SD

Payable Register

Payable Detail by Vendor Name

Packet: APPKT00306 - May 12 2026-Malt Beverage

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0167 - SD Department of Revenue									Vendor Total:	600.00
2026 Malt Beverage	Invoice	5/12/2026	5/12/2026	5/12/2026	5/12/2026	600.00	0.00	0.00	0.00	600.00
2026 Malt Beverage Renewal	BANKW - BANK WEST				No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
2026 Malt Beverage Renewal	NA	0.00	0.00	600.00	0.00	0.00	0.00	600.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
101-4900-49900	Miscellaneous		600.00	100.00%						

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	600.00	0.00	0.00	0.00	600.00	0.00	600.00
	Grand Total:	600.00	0.00	0.00	0.00	600.00	0.00	600.00

Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
<u>101-4900-49900</u>	Miscellaneous	600.00
	Total:	600.00



City of Summerset, SD

UBPKT00733 - Refunds 0 UBPKT00731 Regular

Refund Check Register
Refund Check Detail

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-0270-07	Dean, Lynette	5/7/2026	28546	34.65			34.65	Generated From Billing
01-0293-00	Osten, Michael	5/7/2026	28547	19.20			19.20	Generated From Billing
02-0215-04	Kowaleski, Kurt	5/7/2026	28548	31.83			31.83	Generated From Billing
02-0378-01	Hanson, Laurie	5/7/2026	28549	15.99			15.99	Generated From Billing
Total Refunds: 4								
				Total Refunded Amount:	101.67			

Revenue Code Summary

Revenue Code	Amount
996 - 996 Unapplied Credits	101.67
Revenue Total:	<u>101.67</u>



SUMMERSET POLICE DEPARTMENT

Monthly Report-April 2026

Calls for service

- 266

Court appearances

- Inv Regan
- Officer Johnson

Training

- Geigle-State handgun qualification
- Johnson-CJIS
- Macrander-CJIS
- Nasser-Modernizing Public Safety Operations, AI Powered Emergency Readiness, The Funding Playbook for Public Safety

Grants

- Traffic Safety Final Reimbursements
- Homeland Security

Special Events

- Police Chiefs & Sheriffs Conference
- Bright Horizons Touch-A-Truck-Cancelled

Daily

- Regular meetings with Commissioner Markham
- Covering patrol shifts and responding to calls for service
- Evidence.com management
- Citizen meetings
- Fleet Management
- Fleet Maintenance
- NCIC Recerts
- Evergreen Copier
- Meeting with Flock Safety
- Meeting with Department Psychologist
- Body Armor RMA
- Phone Calls with Upfitter
- JustGrants
- CarFaxForPolice setup

- Ring Neighborhood integration
- Meeting with police candidate
- Conditional Offer
- Policy revisions
- Expenses/Receipts
- Comprehensive Plan Meeting
- Payroll
- Digital Radio troubleshooting
- Clerk of Court Meeting
- Dispatch Meeting
- Central Square Form Updates
- Flock Safety OS Updates
- Personnel matters
- VPN Updates
- Central Square Troubleshooting
- Speed Trailer Maintenance
- Records Requests
- NIBRS Submissions

March 2026 City Administrator Report

ECONOMIC DEVELOPMENT

- Met with B. Block on new business in town and open house. Put the notice up on Facebook welcoming the new business.
- Visited with B. Block and emails with J. Hale on disposal property for commercial business.
- Visited with B. Block on economic meeting and signed her up to go the conference in Wall SD.
- Discussion with B. Block, M. Kitzmiller on potential new business. B. Block to look at Jenter Property.

GRANTS

- Worked on Inflation Reduction Grant.
- Reviewed the deadlines for CDBG, BRIC and LWCF grants and whether we could apply for any of the same.

PLANNING & ZONING

- Zoom meeting Norman Ranch.
- Alerted to dirt movement on site located on Peaceful Pines. Viewed the same and contacted Meade County.
- Worked on 2024 IBC Codes and updates.
- Received Building Plans from B. Hagg.
- Met with R. Siegrist regarding platting off 3 acres – in 3 mile jurisdiction.
- Visited with I. Francis on building lots and availability in Norman Ranch.
- Set up a meeting to visit with R. Siegrist to go over the plat and include Meade County and review of ordinances.
- SoDak shops preliminary plans for condos was received sent to engineers.
- Visited with S. Elfstrand on plat in three-mile jurisdiction. Will include Meade County in review.
- Zoom call meeting on Initial Acceptance Form submitted by Norman Ranch.
- Visited with T. Kayl and E. Jasper on distance between approaches on a collector road (500'). Made call to B. Hagg regarding the findings.
- Loaded permits and copies on Norman Ranch Sharefile. Permits were not on there and followed up on.
- Reviewed the comments from Hermanson Egge on Summerset Business Plaza.
- Reviewed the comments from HDR on SoDak Shops.
- Visited with E. Jasper to go over Norman Ranch Forcemain and pressure test.
- Visited with M. Towey on design and vacation of Republic Road.
- Semmler visited about detention pond on Republic Road with T. Kayl and myself.
- Visited with T. Vig at Meade County on variances on two proposed plats within the 3 mile jurisdiction.
- Sent comments to L. Berg on SoDak shops.
- Visited with B. Hagg about permits, annexation and approaches.
- Visited with L. Shagla regarding Norman Ranch.
- Visited with L. Peterson on Elfstrand Plat.
- Visited with J. Shaw on 22 acres in the Summerset area and ordinances.
- Meeting with M. Towey, J. Semmler, A. Kayl, and others on detention pond placement.
- Visited with B. Hagg on approach options.
- Received new civil plans from B. Hagg on Summerset Business

*See next page

MISC.

- USGS Meeting with B. England, T. Anderson and T. Kayl.
- Reviewed Rapid City Ordinances on larger acreage.
- Arranged copier set up and programing for Evergreen to come in and go over the new copiers.
- Attended the District 10 meeting.
- Reviewed documentation and visited with S. Rost.
- Worked with T. Kayl on finding a deed – contacted ROD Office on legal.
- 2 agendas/2 commission meetings attended.
- Visited with J. Rinehart regarding ordinance and one mile jurisdiction.
- Completed the Annual Reporting for the SLFRF Loan on Wastewater.
- Visited with S. Blotsky on ordinance.
- Sent notification to the paper on TSO 2026-01
- Insured new vehicles that came in.
- Email from M. Tennyson on park for the children in the apartment/townhouse location on Freedom.
- Answered questions on budget from J. Sietsma.
- Call from S. Rost cancelling meeting.
- Weekly visits with Mayor Kitzmiller going over timelines and updates.
- Visited with S. Donlea about relocating to Summerset.
- Reviewed complaint – sent to appropriate department.
- Informed SDDOT was to start work on crosswalk.
- Worked on web page.
- Reviewed quotes on playground equipment with T. Kayl. Visited with M. Kitzmiller regarding the same.
- Visited with T. Morris on TIF of Norman Ranch.
- Visited with J. Ambrose on follow up on sewer pipe leak at Summerset Mobile Home Court.
- Reviewed yard waste fence quote with T. Kayl.
- Reviewed draft of disposal property agreement with SDDOT.
- Reviewed Exit 48 I-90 IMJR Report and sent on to engineers.
- Visited with M. Wheeler regarding liquor licensing. Also visited about Subsection D of the Developers agreement.
- Follow up with N. Birgen on businesses that do not have licenses yet to follow up on.
- Worked on numbers for fee spent on Norman Ranch.
- Visited with D. Bixley on dumping and yard waste.
- Visited with T. Kayl on moving bus stop.
- Visited with T. Corneilson Finance Officer Hermosa on budget questions.

- Renewed domain on Go Daddy for police department.
- Dealt with fence permit and contractors sent to N. Birgen.
- Visited with G. Markham on agenda matters.
- Phishing report reviewed on the employees.
- Attended personnel meeting at 7:00 a.m.
- Zoom meetings on TIF and CAPs.
- Worked on Annual Report for Finance – Visited with L. Fischer on end of year and reporting.
- Sent email to M. Wheeler the new TIF laws going into effect July 1st.
- Visited with M. Kitzmiller on HR matters and documentation
- Attended Comprehensive Plan meeting.
- Visited with J. Parks on mining ordinance and garbage.
- Completed audit items on worksheet sent to me from Casey Peterson.
- Attended Black Hills Council of Local Governments meeting.
- Visited with K. Lebon from Black Hawk Water on Norman Ranch.
- Completed Annual Report for Finance Officer. Sent to paper for publishing and sent to R. Fortin at Legislative Audit.
- Visited with A. Kayl and E. Jasper on waterline size for Norman Ranch.
- Researched e-bike laws.
- Sent letter to Simon Contractors on lots and possible purchase of the same. Visited with T. Kayl who left a message with Simon Contractors.
- Contacted J. Berglund who left a message about Piedmont Ambulance Contract and setting up a meeting for budget year 2027.
- Followed up on SDDOT Deeds on disposal property.
- Met with Audit – Casey Peterson to go over questions and if any fraud.
- Completed N. Birgen evaluation.
- Attending zoom meeting on Tax Talk.
- Went through Bank Reconciliation to answer questions for Audit.
- Visited with S. Blotsky on Commissioner Form of Government and Laws.

APRIL

Sanitation

Hauled Solid Waste, Recycling, Cardboard Delivered cans to residents as needed. Performed maintenance on solid waste equipment. Washed trash cans as needed. Discussed Landfill updates with Rapid City Landfill staff.

Public works

Performed maintenance on public works equipment. Had numerous conversations with the City Staff and Mayor. Spoke with HDR about various issues. Replaced and straightened street signs. Swept streets. Repaired street lights. Purchased equipment for road maintenance.

Code enforcement

Issued notice to resident.

Parks

Park inspections updated quotes on playground equipment. watered trees. Mowed and weeded.

Miscellaneous

Meetings on Generator upgrades for Lift stations. Meeting with Contractor for Air handlers at City Hall. Norman Rance Development meetings and inspections of services. Met with Black Hills Council of Local Government for comprehensive plan. Assisted USGS in calibration of climate station. Flushed Air release valves on wastewater force main. Worked on Safety grant

April 2026 Wastewater Department report

Daily Operations

4-7 Submitted DMR report to DENR.
4-8 Reed Bed project meeting.
4-9 Drove telehandler back from Butler Caterpillar.
4-13 Teams meeting with HK Solutions to discuss 1/5 systems televising and cleaning. Date set for 4-20.
4-13 Contacted citizen from Mobile home park about obtaining evidence of sewer leakage.
4-13 Greased and maintenance on original 5 blowers.
4-13 Digester Blower #3 blower seized. Contacted Aerzen to fix issue.
4-15 Mike Moeller with SDARWS stopped by for a visit.
4-15 DPI removed rag from Main Lift pump #2.
4-21 Attended West River Rural Water Expo.
4-21 Coast to Coast calibration performed checks on lab equipment.
4-21 Jim Magnuson serviced Sun Valley and Summerset Lift Station generators.
4-21 Jim Magnuson replaced bad starter on Summerset Lift Station generator.
4-21 HK solutions began annual jetting and televising of phase #3 of sewer system.
4-22 Attended West Rive Rural Water Expo.
4-22 Attended City planning meeting.
4-22 Conducted TV interview with KOTA news concerning annual jetting.
4-23 Assisted HK solutions with cleaning of all 3 City lift stations.
4-29 Jim Magnuson serviced plant generator.
4-30 Jim Magnuson replaced batteries on plant generator.
4-30 Cleaned Filter Building filters.
Treaded 4.6 Million gallons of sewer with an average of 150 thousand gallons per day
Responded to 27 requests for utility location.

Special Projects

Misc

April 2026 Finance Department

Meetings Attended

- ❖ Check in with Commissioner Pulscher
- ❖ Communication with Nicky
- ❖ Communication with Lisa
- ❖ Communication with the Mayor
- ❖ Attended two Commission meetings
- ❖ Attended Comprehensive Plan meeting

Utility Billing

- ❖ ACH draft report
- ❖ Returned payment processing
- ❖ Utility billing adjustments
- ❖ Working with Nicky on how to answer questions on utility bills

Financial

- ❖ Sales tax payable
- ❖ Bank recon
- ❖ Payroll process with payables and reporting
- ❖ Invoice review and claims prepared
- ❖ Credit card reconciliation
- ❖ Menards rebate processing
- ❖ Audit-April 27 -30

Staff

- ❖ Assisted staff with HR and benefit topics-in training
- ❖ New employee onboarding
- ❖ Payroll, reporting, and incurred payables
- ❖ Contact list updating

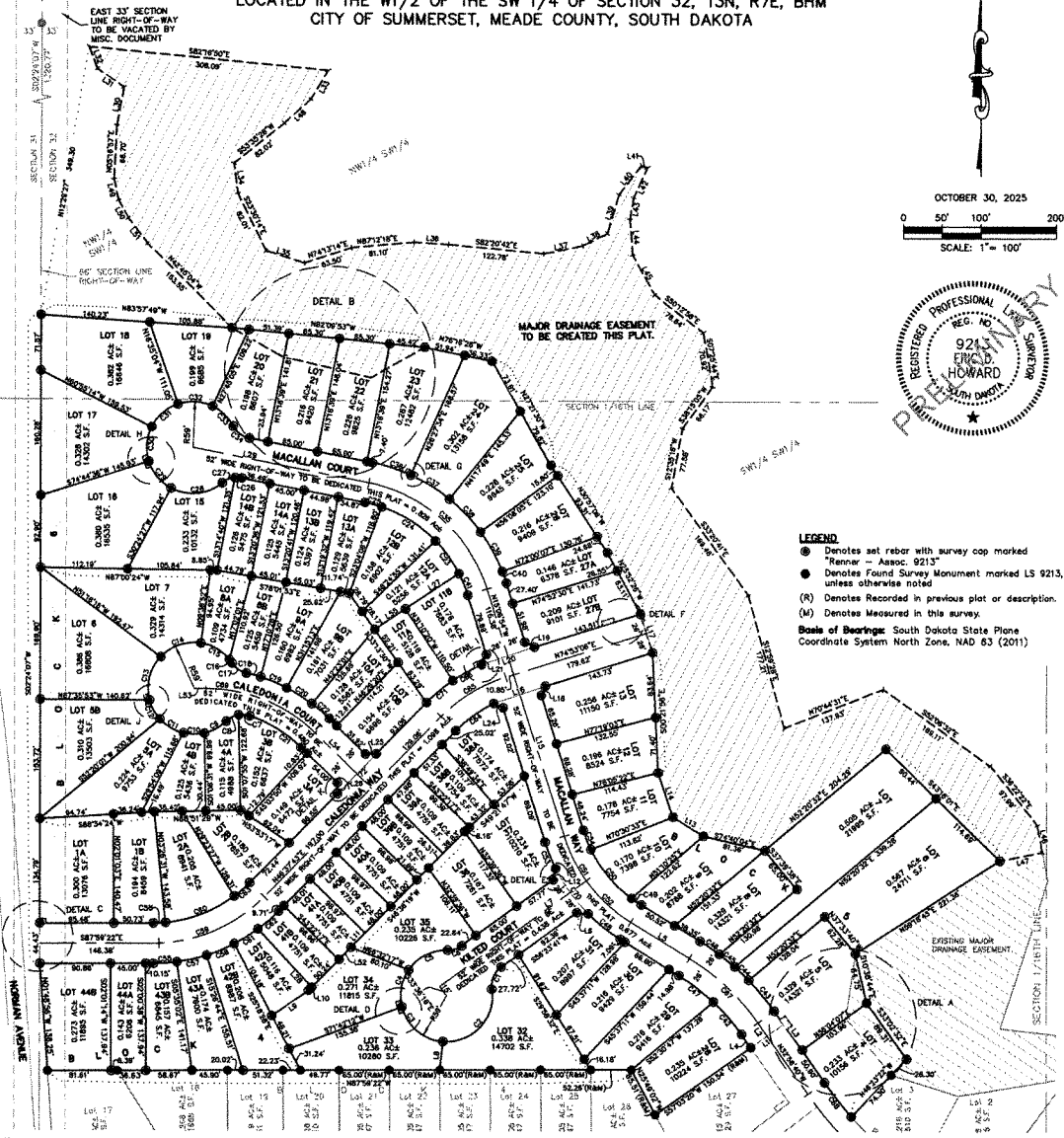
Budget

- ❖ Will be training with Lisa

Miscellaneous

- ❖ Preparing information for Commission meeting agenda items
- ❖ Commission meeting minutes prepared and submitted for publication
- ❖ Continued work on FO operations manual
- ❖ Social media and LED post creation-in training
- ❖ Working with Commissioner Markham on returned mail

PLAT OF
**LOTS 28-37, LOTS 38A & 38B-44A & 44B OF BLOCK 4, LOTS 4-13 OF BLOCK 5,
 LOTS 1A & 1B - 5A & 5B, LOT 6-7, LOT 8A & 8B-14A & 14B, LOTS 15-26,
 AND LOTS 27A & 27B OF BLOCK 6**
**MACALLAN WAY, MACALLAN COURT, CALEDONIA WAY, CALEDONIA COURT, &
 KILTED COURT RIGHT-OF-WAYS & MAJOR DRAINAGE EASEMENT,
 NORMAN RANCH SUBDIVISION**
 (formerly a portion of the SW1/4 of SECTION 32, T3N, R7E, BHM)
 LOCATED IN THE W1/2 OF THE SW 1/4 OF SECTION 32, T3N, R7E, BHM
 CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



LEGEND

- Denotes set rebar with survey cap marked "Rebar - Assoc. 9213"
- Denotes Found Survey Monument marked LS 9213, unless otherwise noted
- (R) Denotes Recorded in previous plat or description.
- (M) Denotes Measured in this survey.

Base of Bearings: South Dakota State Plane Coordinate System North Zone, NAD 83 (2011)

Curve Table					Curve Table					Line Table			Line Table			Line Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	
C1	32.78'	30.00'	62°34'10"	S25°06'36"W	31.18'	C36	51.88'	228.00'	13°08'55"	N70°06'53"W	51.75'	L10(MM)	52.00'	S57°03'20"W	L18	14.14'	N60°08'54"W	L39	52.21'	N18°44'11"E	
C2	105.83'	58.00'	102°51'57"	S49°19'30"W	92.26'	C37	58.53'	228.00'	14°50'15"	N56°07'18"W	58.36'	L2	20.84'	N32°56'40"W	L20	71.97'	N72°14'18"E	L40	48.99'	N39°56'37"E	
C3	73.61'	58.00'	71°46'31"	S47°23'17"E	68.17'	C38	58.53'	228.00'	14°50'15"	N41°17'03"W	58.36'	L3	61.88'	N32°56'40"W	L21	14.76'	N72°14'18"E	L41	8.49'	S89°58'47"E	
C4	48.88'	58.00'	48°13'18"	S17°34'26"W	48.20'	C39	58.08'	228.00'	14°43'25"	N28°30'13"W	57.92'	L4	20.84'	N32°56'40"W	L24	13.30'	N63°28'08"W	L42	42.89'	S26°59'31"W	
C5	38.48'	58.00'	58°47'26"	S63°05'00"W	38.12'	C40	15.88'	228.00'	4°01'36"	N17°07'42"W	15.86'	L5	88.87'	N58°11'03"W	L25	14.14'	N88°22'17"W	L43	27.77'	S11°58'33"W	
C6	18.42'	30.00'	37°05'02"	S74°56'12"W	18.08'	C41	30.02'	174.00'	9°53'10"	N20°03'28"W	29.99'	L6	15.08'	N82°33'32"W	L28	14.14'	N01°37'43"E	L44	46.45'	S01°58'48"E	
C7	14.58'	30.00'	27°31'40"	N82°31'58"W	14.44'	C42	55.41'	274.00'	11°03'11"	N38°44'15"W	55.31'	L7	233.57'	S26°23'41"W	L27	82.89'	S58°39'57"W	L45	58.83'	S28°43'13"E	
C8	18.48'	30.00'	35°18'53"	S65°32'48"W	18.20'	C43	51.79'	328.00'	9°08'05"	N37°29'43"W	51.73'	L8	36.83'	S08°28'54"W	L28	101.85'	S40°25'08"E	L46	35.26'	S09°03'58"E	
C9	32.67'	58.00'	31°39'28"	S63°43'03"W	32.19'	C44	25.17'	328.00'	4°25'27"	N44°15'29"W	25.17'	L9	57.22'	S57°45'24"W	L29	230.51'	N78°41'21"W	L47	57.03'	S80°56'05"W	
C10	28.91'	58.00'	28°07'58"	N87°23'15"W	28.68'	C45	25.45'	328.00'	4°28'41"	N48°42'33"W	25.47'	L10	5.71'	S46°38'19"W	L30	48.40'	N13°00'05"E	L48	46.18'	S50°07'00"W	
C11	35.62'	58.00'	34°49'58"	N56°55'48"W	35.27'	C46	28.79'	328.00'	5°14'10"	N53°33'28"W	28.78'	L11	25.88'	S46°38'19"W	L31	41.89'	N53°00'14"W	L49	28.00'	N09°24'48"W	
C12	27.98'	58.00'	27°08'18"	N25°57'40"W	27.70'	C47	55.73'	274.00'	11°09'12"	N50°21'27"W	55.63'	L12	15.08'	S15°19'54"W	L32	28.67'	N18°11'05"W	L50	26.26'	S28°58'58"W	
C13	60.31'	58.00'	58°31'11"	S18°54'05"W	57.72'	C48	53.00'	228.00'	13°28'15"	N49°27'58"W	52.88'	L13	46.13'	S50°47'41"E	L33	42.85'	S33°19'31"W	L51	45.45'	N34°50'08"W	
C14	56.00'	58.00'	54°23'07"	S73°22'44"W	53.92'	C49	15.15'	174.00'	4°59'22"	N53°41'22"W	15.15'	L14	60.03'	S16°22'22"E	L34	38.75'	S04°52'14"E	L52	22.12'	S48°38'19"W	
C15	43.32'	58.00'	42°04'03"	S58°22'42"W	42.35'	C50	82.60'	174.00'	27°11'58"	N37°35'43"W	81.83'	L15	217.77'	N75°08'54"W	L35	52.14'	S70°36'58"E	L53	14.85'	S87°58'27"E	
C16	8.12'	58.00'	5°58'31"	N34°23'24"W	8.12'	C51	64.54'	200.00'	18°29'24"	N24°21'38"W	64.26'	L16	71.00'	N73°26'16"E	L36	44.80'	S84°41'27"E	L54	100.83'	N43°22'17"W	
C17	22.80'	30.00'	43°10'15"	N53°00'18"W	22.07'	C52	78.82'	200.00'	22°34'45"	N44°53'41"W	78.31'	L17	52.00'	S15°21'11"E	L37	51.41'	N80°56'03"E	L55	47.88'	S58°59'57"W	
C18	19.00'	228.00'	4°49'04"	N72°10'52"W	19.00'	C53	36.87'	228.00'	9°20'55"	N19°47'22"W	36.83'	L18	14.14'	N29°53'06"E	L38	36.34'	N63°40'38"E				
C19	36.18'	228.00'	9°10'20"	N85°11'10"W	36.14'	C54	28.97'	174.00'	6°52'50"	N19°33'19"W	28.94'										
C20	38.31'	228.00'	9°42'48"	N55°44'36"W	38.27'	C55	29.86'	228.00'	7°35'40"	N89°12'48"E	29.83'										
C21	77.63'	174.00'	25°35'51"	N58°06'13"W	78.90'	C56	15.99'	174.00'	5°07'54"	N89°28'40"E	15.98'										
C22	28.64'	228.00'	7°30'50"	N47°07'45"W	28.82'	C57	38.90'	228.00'	8°51'42"	N79°29'07"E	38.85'										
C23	51.78'	174.00'	17°02'42"	N33°31'05"W	51.57'	C58	38.90'	228.00'	8°51'44"	N89°37'24"E	38.85'										
C24	82.98'	174.00'	27°11'09"	N53°38'21"W	81.78'	C59	158.41'	200.00'	42°22'50"	N89°18'10"E	154.30'										
C25	32.65'	174.00'	7°27'25"	N72°57'38"W	32.63'	C60	96.12'	174.00'	31°39'06"	N71°03'08"E	94.80'										
C26	8.82'	30.00'	18°27'33"	N84°30'07"W	8.80'	C61	38.83'	228.00'	9°45'57"	N80°09'04"E	38.79'										
C27	18.09'	30.00'	34°32'56"	S89°34'28"W	17.82'	C62	35.43'	228.00'	8°58'52"	N51°07'09"E	35.39'										
C28	70.13'	58.00'	88°06'16"	S86°21'19"W	68.07'	C63	26.11'	174.00'	3°55'53"	N50°53'38"E	26.08'										
C29	45.83'	58.00'	44°20'10"	N71°25'29"W	44.52'	C64	45.84'	174.00'	19°58'07"	N58°38'46"E	45.34'										
C30	45.83'	58.00'	44°20'10"	S08°54'41"W	44.52'	C65	58.83'	200.00'	28°12'23"	N60°45'24"E	57.64'										
C31	45.83'	58.00'	44°20'10"	S51°14'51"W	44.52'	C66	42.38'	228.00'	10°44'38"	N63°08'03"E	42.32'										
C32	45.83'	58.00'	44°20'10"	N84°25'09"W	44.52'	C67	121.88'	300.00'	23°14'23"	N43°33'52"W	120.85'										
C33	37.68'	58.00'	38°34'02"	N43°53'54"W	37.02'	C68	55.74'	474.00'	6°44'14"	N36°18'47"W	55.70'										
C34	38.71'	30.00'	51°00'28"	N51°11'07"W	35.83'	C69	155.70'	200.00'	44°37'03"	N65°40'50"W	151.84'										
C35	214.83'	200.00'	61°34'28"	N45°54'07"W	204.74'	C70	72.12'	228.00'	18°15'58"	N33°38'19"W	71.81'										
						C71	43.81'	228.00'	11°08'03"	N52°11'45"E	43.85'										

NOTE:
 Eight foot (8') utility and minor drainage easement is hereby granted on the interior of side of the side & rear lot lines. A ten foot (10') utility & minor drainage easement is hereby granted on the interior side of the front lot line. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.

Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the SummerSet Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

THE SUBJECT PROPERTY FALLS IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 27113C0330, EFFECTIVE DATE OF DECEMBER 1, 2022.

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
 7055 Leisure Lane, Summerset, SD 57718
 Phone: (605) 718-9858 Fax: (605) 718-9883 Web: www.summerset.us

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- Annexation
- Comprehensive Plan Amendment
- Fence Height Exception
- Planned Development (Overlay)
 - Designation
 - Initial Plan Final Plan
 - Major Amendment
 - Minimal Amendment

- Subdivision
 - Layout Plan
 - Preliminary Plat
 - Final Plat
 - Minor Plat
- Rezoning
- Road Name Change

- Conditional Use Permit
 - Major Amendment
 - Minimal Amendment
- Vacation
 - Utility / Drainage Easement
 - R.O.W. / Section Line Highway
 - Access / Non-Access
 - Planting Screen Easement
- OTHER (specify) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING See Preliminary Plat

PROPOSED

LOCATION Adjacent to the intersection of Three Flags Way and Norman Ave.

Size of Site-Acres	Square Footage	Proposed Zoning R3
DESCRIPTION OF REQUEST: Preliminary Plat Application for Phase 1b of Highlands at Norman Ranch subdivision.		Utilities: Private / Public
		Water Private
		Sewer Public

APPLICANT

City of Summerset

Name Norman Ranch Subdivision, LLC Phone 605-443-3033
 Address 1624 Concourse Ct. E-mail megan@vanockerdev.com
 City, State, Zip Rapid City, SD 57703 Signature _____ Date 6-10-25
PROJECT PLANNER - AGENT

Name Vanocker Development, INC Phone 605-443-3033
 Address 1329 Eglin Street Suite 200 E-mail megan@vanockerdev.com
 City, State, Zip Rapid City, SD 57701 Signature Megan R Kingsbury Date _____
OWNER OF RECORD (if different from applicant)

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

Property Owner Signature _____ Date 6-10-25
 Signature _____ Date 6-10-25
 Print Name: Tony Thompson
 Title*: MEMBER

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING
Current
North
South
East
West
Planner
File No.
Comp Plan
Received By:

- Sewer Utility
- Fire Department
- Public Works
- Planning
- Building Inspector
- Engineering
- City Code Enforcement
- Police
- City Attorney
- BHP&L
- Finance Officer
- Register of Deeds
- County - Planning
- SD DOT
- SD DENR
- Auditor - Annexation
- Drainage
- Parks & Recreation
- Diamond D Water
- Black Hills Water
- Quaal Road District
- Other: _____
- Other: _____
- Other: _____

Planning and Zoning Meeting Date: _____
 Commission Meeting Date: _____
 Date Paid: _____

Payment Type: Cash Check Credit Card

UPDATED

Memo

Date: Tuesday, May 12, 2026

Project: Lots 28-47 of Block 4, Common Lot 1 & Lots 4-12 of Block 5, Lots 1-35 of Block 6
Macallan Way, Macallan Court, Caledonia Way, Caledonia Court, & Kilted Court Right-of-
Ways & Major Drainage Easement, Norman Ranch Subdivision

To: Lisa Schieffer, City Administrator

From: HDR, Inc

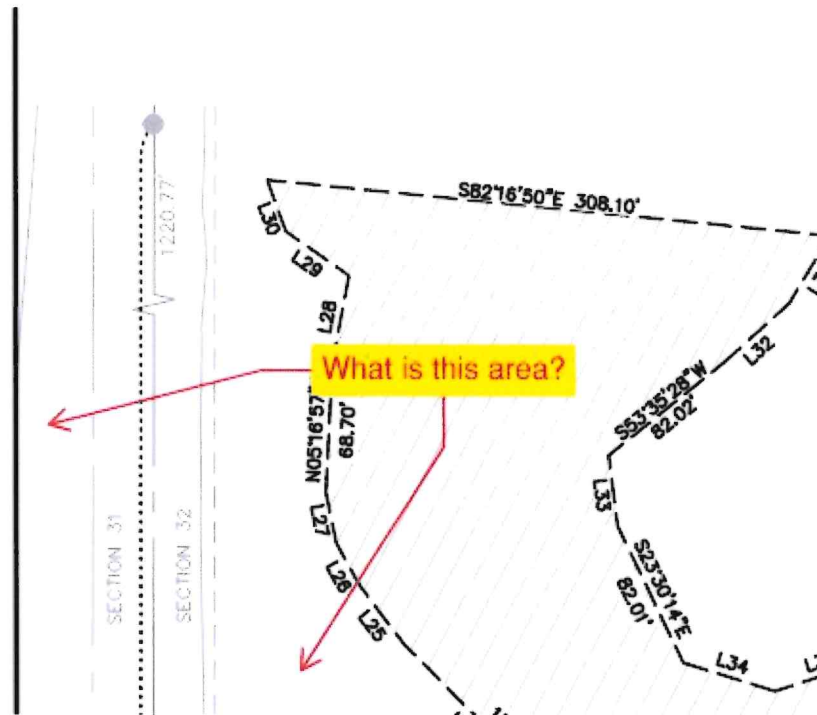
Subject: Preliminary Plat & Construction Plan Review

A resubmittal of the Norman Ranch Subdivision Phase 1b plan and plat documents dated May 12, 2026, has been received and reviewed by HDR. The previous submittal review comments are below with updates from the most recent review. Prior comments that have been adequately addressed were retained but text has been struck through to indicate resolution.

6-25-2025 Comments

Plat

1. ~~Edit Title to read~~
"Plat of
Norman Ranch Subdivision
Lots 28-47 of Block 4, Common Lot 1 & Lots 4-12 of Block 5, Lots 1-35 of
Block 6, Macallan Way, Macallan Court, Caledonia Way, Caledonia Court, &
Kilted Court Right of Ways & Major Drainage Easement
(Formerly the Southwest Quarter (SW ¼) of Section 32, Township 3 North,
Range 7 East, Black Hills Meridan, Meade County, South Dakota)
Located in the West Half (W1/2) of the Southwest Quarter (SW ¼) of Section
32, Township 3 North, Range 7 East, Black Hills Meridan, City of Summerset,
Meade County, South Dakota
2. ~~Submitted plat was reviewed as all lots single family residential. Based on this, Lots 34, 43, 44, 45, and 46 of Block 4 don't meet minimum lot width requirements. Lots 5, 6, 10 and 11 of Block 5 don't meet minimum lot width requirements. Lots 12, 15, 20, 21, 22, 23, 24, 25, 29, 30, 31, 32, 33, and 34 Block 6 don't meet minimum width requirements per City of Summerset Ordinance 155.098.D.1.~~
3. ~~Submitted plat was reviewed as all lots single family residential. Based on this, Lots 25 and 27 don't meet minimum lot size per City of Summerset Ordinance 155.098.E.1.~~
4. ~~Add callouts on the east side of the property indicating what lines indicate.~~
 - a.
5. ~~Label the following areas:~~



- a.
6. Be consistent with detail labels:
 - a.
 7. Don't need to show 8' utility easement on inset details A-L.
 8. Double check Caledonia Way and Norman Avenue intersection, L1 measurement is 44.43' and detail L shows a measurement of 7.59' and 18.43'. Stated ROW width is 52'.
 9. Line between Lot 11 & Lot 12 Block 5 needs an east or west designation on the bearing.
 10. What is the plan for Common Lot #1? Common lot has been deleted.
 11. Plat shows 27 dwelling units being served by Macallan Court, max according to Summerset IDCM is 20 dwelling units. A design exception has been requested.
 12. Previous phased development plan only showed one roadway connection from Phase 2 to Phase 1. Now it appears Phase 2 will connect to Phase 1 through Highlands Way and Caledonia Way, the traffic study does not appear to be updated to reflect this change. It should be confirmed that the change in access doesn't change any street designations or warrants. This could potentially change right-of-way needs.

Design Report
Sanitary Sewer

4. The following pipe sections don't meet the minimum 2.0 feet per second design velocity:
 - a. Macallan Court, 3 — 1.74 fps

b. ~~Kilted Court, 1—1.64 fps~~

~~Developer should adjust slopes to achieve a minimum of 1.8 fps, City has approved a design exception request for Phase 1A & Phase 1B to allow less than 2.0 fps in cul-de-sac gravity sewer.~~

- ~~2. Sanitary Sewer Flow Exhibit doesn't match the proposed Phase 1B layout. Have flow numbers been updated? Are number of dwellings units the same?~~
- ~~3. Phase 1B will be served by the lift station and force main that are currently in final design. The previous plat of this subdivision (Phase 1A) was approved contingent on items A-K outlined in the December 5, 2024, Summerset City Commission meeting minutes (attached). As of this review, not all of these items have been addressed.~~

Storm Sewer

- ~~4. Section Existing Drainage Basin Plans indicates 30.7 cfs and 72.8 cfs for the 2-year and 100-year events. There is conflicting information in the Conclusion section of the report stating the total site existing flows for the 2-year and 100-year are 35.8 cfs and 84.9 cfs.~~
- ~~5. Model data shows a pipe between Inlet #27 and #26, but Inlet #27 and #26 in the plans don't directly connect.~~
- ~~6. Storm sewer calculations show runoff coefficients of 0.4 and 0.6 for the 2-year and 100-year events. If Phase 1B is all single family this works. If there are changes to add the townhouses as submitted with the design exception request these coefficients should be reevaluated to account for the additional impervious area.~~
- ~~7. For Roadway & Gutter Input, it appears longitudinal slope and cross slope have been swapped, example Inlet 23 roadway longitudinal slope is 3.76% and roadway cross slope is 2.0% in the plans and in the model input roadway longitudinal slope is shown as 2.0% and roadway cross slope is shown as 5.0%. It also appears slopes should be updated to match design many of the model inputs show 5.0%, none of the inlets fall in areas with less than 5.0% for both cross slope and longitudinal slope.~~
- ~~8. Model data shows a pipe between Inlet #31 and Inlet #27, which don't connect.~~
- ~~9. Model data isn't shown for the pipe between Inlet #30 and Inlet #31.~~
- ~~10. Model data isn't shown for the pipe between Inlet #37 and Inlet #30. Appears some information has been cut off. Full review of storm sewer was not completed.~~

Construction Plans

- ~~11. Sheet 2.4, Street light conduit should not be needed as street lighting is solar.~~
- ~~12. Sheet 3.1, Silt fence should be installed along the north and east side of the project area to prevent sediment entering the drainage channel.~~
- ~~13. Sheet 5.8, Caledonia Way alignment stationing is turned off.~~
- ~~14. Sheet 6.1, what would be the plan for the storm sewer on the east end of Caledonia Way when it is extended across the drainage channel?~~
- ~~15. Sheet 6.5, Notes to see Sheet 8.2, 8.5, and 8.9 for hydrants 1, 3 and 7 respectively. No fire hydrant information is shown on the referenced sheets.~~
- ~~16. Sheet 7.4, point 457 appears to be incorrect it is ~2' lower than the adjacent points.~~

17. Sheet 7.4, point 468 is pointing to the flowline not the top back of curb.
18. Sheet 7.4, double check elevation point 470 it appears to be a low point.
19. Sheet 7.5, double check elevation point 489 it appears to be a low point.
20. Sheet 7.6, grade between points 444 and 443 doesn't meet ADA requirements for cross slope.
21. Cul-de-sac cross slopes don't meet minimum 2.00%. City would allow a design exception for a minimum cross slope of 0.50% in a cul-de-sac. This would still require some updated grading in the Macallan Court, Caledonia Court, and Killed Court cul-de-sacs. Caledonia Court requires further updated grading.
22. Sheet 8.1, Macallan Court cross section 5+50 add roadway cross slope labels.
23. Sheet 8.5, Caledonia Court Station 3+00 cross section should be redesigned, cross slopes don't meet maximum and minimum requirements.
24. Sheets 8.7 and 8.8, all cross sections need roadway cross slope labels.
25. Sheet 9.1, Type P Gutter, Type BL Curb & Gutter, and Type D Curb & Gutter details are provided and noted in the legend. Not indicated in the plans where each is to be used.
26. Has Norman Avenue and Caledonia Way intersection been approved by Meade County? — DEVELOPER INDICATED IT HAS BEEN SUBMITTED, WILL MAINTAIN COMMENT UNTIL FINAL APPROVAL HAS BEEN DELIVERED TO THE CITY.
27. Have plans been approved by Black Hawk Water Users District? — DEVELOPER INDICATED IT HAS BEEN SUBMITTED, WILL MAINTAIN COMMENT UNTIL FINAL APPROVAL HAS BEEN DELIVERED TO THE CITY.
28. Have plans been approved by the SDDANR? — DEVELOPER INDICATED IT HAS BEEN SUBMITTED, WILL MAINTAIN COMMENT UNTIL FINAL APPROVAL HAS BEEN DELIVERED TO THE CITY.

11-7-2025 Comments

Plat

1. Check boundary bearings and distances on the parcels north of Caledonia Way and the major drainage easement. They don't close.
2. Macallan Court design exception request was denied but still shows 22 lots. Driveways of Lots 11A and 27B must be fed off of Caledonia Way, or a design exception request must be submitted.
3. Edit text color for Lot 4 and Lot 6, Block 5 to black.
4. Add bearing for southeast (28.30') and northwest (50.90') lot line of Lot 4, Block 5.
5. Need to provide bearing and distance for line L1.
6. Cleanup bearing text on the north lot lines for Lots 23 and Lot 24, Block 6.
7. Add bearing and distance for northwest lot line on Lot 19, Block 6.
8. Closure check was not finished due to missing bearing and distance information.

Design Report

9. ~~Under Distribution on page 4 of the Water and Sewer Report, total number of residential homes for phase 1a and 1b does not match the two plats total.~~
10. ~~Average and peak flows do not match in the exhibit to the sanitary sewer table 3-3.~~
11. ~~Model link summary states inlet #22 to out1Pipe. Plans show connection to Phase 1a inlet #20.~~

Construction Plans

12. ~~Caledonia Court 1+50 cross section is missing C&G.~~

City Comments

1. ~~City has previously indicated they want major drainage easements platted outside of home lots, please reconfigure Lot 4 and Lot 5, Block 5 and Lot 20, Lot 21, Lot 22, and Lot 23, Block 6 to be platted not within major drainage easements.~~
2. ~~City has allowed "flag" lots like Lot 6 and Lot 7, Block 5, but has not liked how they end up once houses are constructed. Please reconfigure area to not have flag lots.~~

3-12-2026 Comments

Plat

1. ~~Plat closure was not able to be obtained with provided CAD file. The following updates should be made for plat closure:~~
 - a. ~~Curve C33~~
~~Delta — 36°34'29"~~
~~Chord Direction — N 43° 57' 54" W~~
~~Chord Length — 37.03'~~
 - b. ~~Curve C34~~
~~Radius — 29.99~~
~~Chord Direction — N 51° 11' 32" W~~
 - c. ~~Curve C66~~
~~Chord Direction — N 63° 08' 04" W~~
~~Chord Length — 42.31'~~
 - d. ~~Curve C71~~
~~Chord Direction — N 52° 11' 45" E~~
 - e. ~~L20~~
~~Length — 73.03~~
~~Direction — N 73° 41' 35" E~~
 - f. ~~The distance on the NE lot line of Lot 4 Block 5 should be 88.61'~~
 - g. ~~The bearing for the ROW line in Detail C on the SE line (7.59' line) should be N 01°48'56" W~~

City Comments

- ~~1. Section line vacation is needed along west end on phase 1b.~~
- ~~2. Grading permit has lapsed. New permit required.~~

TOLL FREE: 1-800-747-1452
 Info@MidwestPlayscapes.com
 8632 Eagle Creek Circle
 Savage, MN 55378



QUOTATION

Project: Leisure Lane Park	Sourcewell Info:	Phone: <u>605-593-8902</u>
Contact: Anthony Kayl	Playworld Systems: #010521-LTS-8	Fax:
Ship To:	Summerset, SD 5771	Bill To:
Email: <u>akayl@summerset.us</u>	Customer Name / Contract #:	
Shipping Contact:		Date: 4/21/26

Qty	Design / Item	Description	Unit Price	Total
1	LL_20250314_01_02	<u>Play Equipment</u> Playworld Playground Equipment * Price includes all play equipment shown in design # LL_20250314_01_02		\$77,629.00
1		<u>Installation</u>		\$19,407.25
1		<u>Sourcewell Discount</u>		-\$7,762.90
3,440	Square Feet	Open Market Item Artificial Turf Safety Surfacing		\$68,800.00
			Subtotal:	\$158,073.35
			Freight:	\$4,777.50
Tax Exempt # _____ * Please provide certificate			Sales Tax:	\$4,850.51
			Local Sales Tax:	\$2,309.77
			SD Contractors Exise Tax	\$3,469.93
Total:				\$171,171.29

NOTE: Concrete border by others.

NOTE: Any insurance requirements above \$1,000,000 General Liability will be subject to a surcharge

UNLESS OTHERWISE NOTED, prices shown are material only. They **DO NOT** include: assembly, installation, border, safety surfacing, drain tile, geotextile fabric, removal of existing equipment, site preparation, excavation or site restoration, unloading of equipment, disposal of packaging material, storage of equipment, additional insurance and bonding would be extra, unless otherwise stated above. If playground equipment or materials are stored off site, customer is responsible for transporting equipment to job site.

Prices firm for 30 days, subject to review thereafter. Our terms are net 30. A finance charge of 1.5% will be imposed on the outstanding balance for more than 30 days after the shipment of materials. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted. Once customer has signed quotation, your order cannot be changed or canceled allow 3to4 weeks for delivery after receipt of order. Standard manufacturing design, specification, and construction apply unless noted otherwise. Customer is responsible for the identification of all underground utilities. Area must be accessible to Bobcat and other equipment necessary for installation or additional fees will be charged. Freight quote is based on customer unloading equipment and checking in all equipment for any missing parts. If product is refused by customer upon delivery for any reason (unless damaged), without prior authorization from Midwest Playscapes, Inc., the customer agrees to pay 20% restocking fee plus freight charges. Price does not include prevailing wages, unless otherwise noted. If we can be of Other Assistance, please feel free to contact us.

Signed: _____
 Dominic Dvorak

Accepted _____
 Date: _____
 Printed Name: _____





MIDWEST
PLAY
SCAPES

Leisure Lane Park





MIDWEST
PLAY
SCAPES

Leisure Lane Park



LEISURE LANE PARK

SUMMERSET, SD



TOTAL AREA: **3,440 SqFt.**
 PERIMETER: **276 Ft.**
 FALL HEIGHT: **9 Ft.**
 AGE GROUP: **2-5 & 5-12**
 DESIGN OPTION: **01**

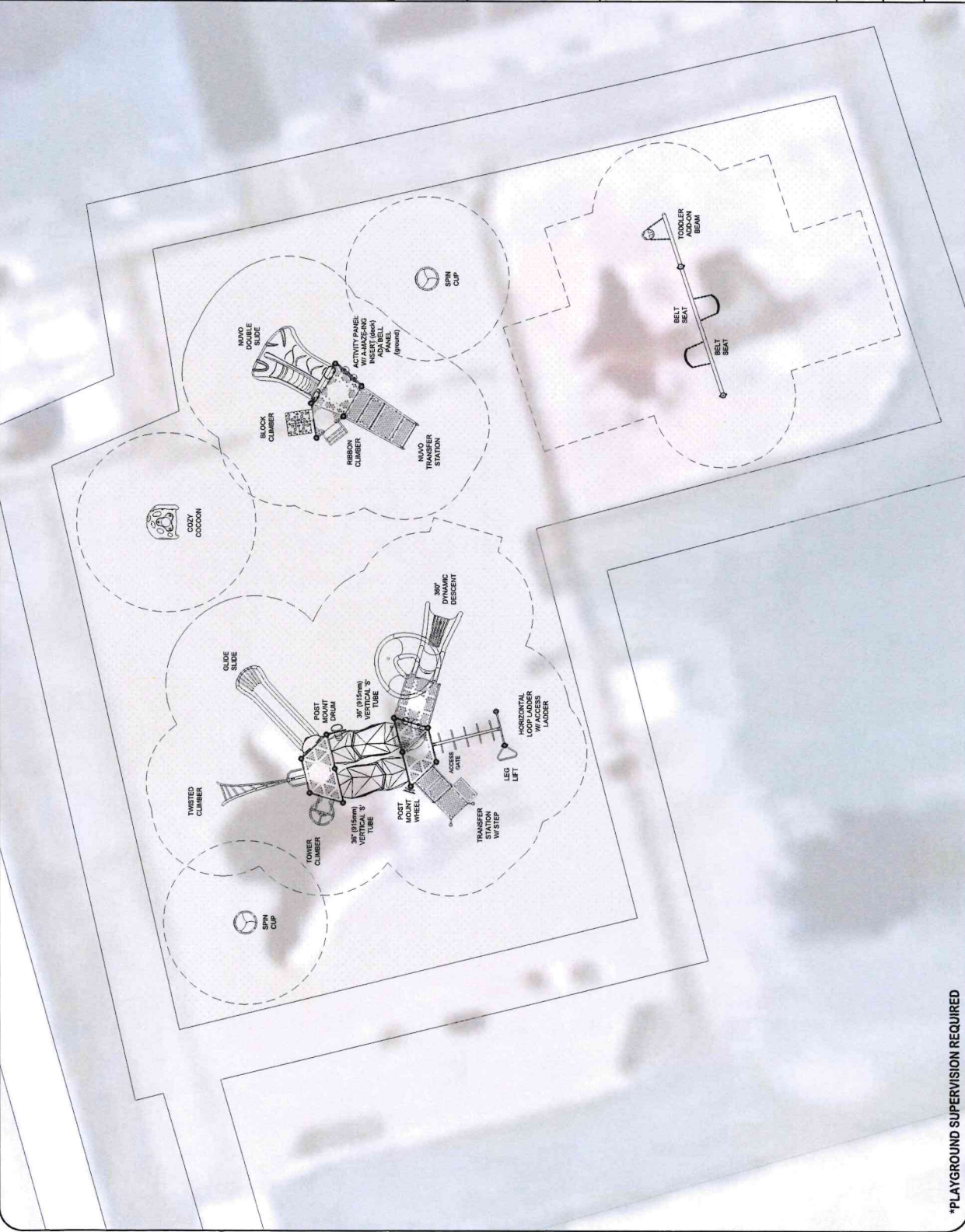


ADA SCHEDULE		2-5/5-12	
Total Elevated Play Activities:	4 / 10	Total Elevated Play Activities:	4 / 10
Accessible Elevated Ground-Level Activities:	2 / 5	Accessible Elevated Ground-Level Activities:	2 / 5
Required	2 / 5	1 / 3	1 / 3
Provided	4 / 10	2 / 5	2 / 4



✓ ASTM F1487-25
 ✓ CPSC #325

PROJECT NO: **LL_20250314_01_02** SCALE: **1/8" = 1'-0"**
 DRAWN BY: **Tim Kelly** Paper Size: **B**
 DATE: **04-16-26**



*PLAYGROUND SUPERVISION REQUIRED

Welcome!

Together, with **Little Tikes Commercial**, we're so excited for the opportunity to present your final selection for the City of Somerset.

Please select from the drop down to view the following options for Leisure Park:

- **Option 1**
- **Option 2**
- **Option 3**

Play-Pro Recreation's Promise of Project Execution

Play-Pro Recreation is committed to providing **City of Sumner** with a seamless, start-to-finish playground design and construction experience. As a full-service playground company, we take pride in performing all aspects of the project in-house, ensuring superior quality control, safety, and efficiency at every stage.

Our process begins with custom design, tailored specifically to the needs, vision, and space of the play area. Our design team will work collaboratively with your representatives to create a playground that is engaging, inclusive, and compliant with all applicable safety standards. Each structure is designed to maximize play value while reflecting the city's unique character and goals.

Once the design has been finalized and approved, our in-house installation team—trained and certified in CPSI (Certified Playground Safety Inspector) standards—will handle all aspects of the site preparation, equipment installation, and surfacing. Because we perform these services internally, we maintain full control of the project timeline and workmanship, ensuring that the playground is constructed to the highest standard of safety and durability.

The installation process will include:

Site Preparation: Grading and preparing the area in accordance with project specifications.

Playground Installation: Installation of all play components and structures by our certified in-house team.

Surfacing Installation: Application of the selected surfacing material, also completed by our trained in-house crew to ensure consistency, accessibility, and proper drainage.

Final Clean-Up: After installation, a thorough site clean-up will be performed. All packing materials and debris will be collected and properly disposed of or recycled as appropriate, leaving the playground ready for immediate use.

Our work will be scheduled according to the agreed-upon project deadlines, with open communication throughout the process to ensure the project progresses smoothly and on time. By handling every step—from design and installation to surfacing and clean-up—Play-Pro Recreation provides **City of Sumner** with a turnkey solution that prioritizes quality, safety, and satisfaction.

Play-Pro Recreation
 PO Box 71024
 Clive, IA 50325 US
 office@play-prorec.com

Estimate 3530-BW



ADDRESS Summerset SD	SHIP TO Summerset SD	DATE 04/11/2026	TOTAL \$104,511.00	EXPIRATION DATE 05/11/2026
--------------------------------	--------------------------------	---------------------------	------------------------------	--------------------------------------

JOB NAME
Option 1

SALES REP
BW

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Equipment-LTC	Little Tikes Equipment	1	80,644.00	80,644.00
	Installation	Installation of Little Tikes Equipment	1	16,128.00	16,128.00
	Shipping & Freight	Freight FTL Rates subject to change	1	2,800.00	2,800.00
	Surfacing	Supply and Installation of Engineered Wood Fiber	1	11,200.00	11,200.00
	Equipment-LTC	Supply and installation of border timbers 2' (Optional)	1	6,400.00	6,400.00
	Surfacing	removal and excavation of existing surfacing	1	4,000.00	4,000.00
	Installation	Removal of existing equipment	1	3,500.00	3,500.00
	Discount	Discount on Equipment	1	-20,161.00	-20,161.00
SUBTOTAL					104,511.00
TAX					0.00
TOTAL					\$104,511.00

THANK YOU.

Accepted By

Accepted Date



Play-Pro Recreation
 PO Box 71024
 Clive, IA 50325 US
 office@play-prorec.com

Estimate 3539-BW



ADDRESS Summerset SD	SHIP TO Summerset SD	DATE 04/11/2026	TOTAL \$153,613.41	EXPIRATION DATE 05/11/2026
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JOB NAME
Option 2

SALES REP
BW

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Equipment-LTC	Little Tikes Equipment	1	134,550.00	134,550.00
Installation	Installation of Little Tikes Equipment	1	26,910.00	26,910.00
Shipping & Freight	Freight FTL Rates Subject to Change	1	2,800.00	2,800.00
Surfacing	Supply and Installation of Engineered Wood Fiber	1	11,200.00	11,200.00
Equipment-LTC	Supply and Installation of Border Timbers 2' (optional)	1	6,400.00	6,400.00
Surfacing	Removal and Excavation of Existing Surfacing	1	4,000.00	4,000.00
Installation	Removal of Existing Equipment	1	3,500.00	3,500.00T
Discount	Discount on Equipment	1	-33,637.00	-33,637.00T
SUBTOTAL				155,723.00
TAX				-2,109.59
TOTAL				\$153,613.41

THANK YOU.

Accepted By

Accepted Date



Play-Pro Recreation
 PO Box 71024
 Clive, IA 50325 US
 office@play-prorec.com

Estimate 3540-BW



ADDRESS Summerset SD	SHIP TO Summerset SD	DATE 04/11/2026	TOTAL \$199,423.00	EXPIRATION DATE 05/11/2026
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JOB NAME
Option 3

SALES REP
BW

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Equipment-LTC	Little Tikes Equipment	1	180,550.00	180,550.00
	Installation	Installation of Equipment	1	36,110.00	36,110.00
	Shipping & Freight	Freight FTL Rates Subject to Change	1	2,800.00	2,800.00
	Surfacing	Supply and Installation of Engineered Wood Fiber	1	11,200.00	11,200.00
	Equipment-LTC	Supply and Installation of Border Timbers 2' (optional)	1	6,400.00	6,400.00
	Surfacing	Excavation of Old Surfacing and Restoration	1	4,000.00	4,000.00
	Installation	Removal of Old Equipment	1	3,500.00	3,500.00
	Discount	Discount on Equipment	1	-45,137.00	-45,137.00
SUBTOTAL					199,423.00
TAX					0.00
TOTAL					\$199,423.00

THANK YOU.

Accepted By

Accepted Date



TSO 2026-01
CITY OF SUMMERSET ZONING ORDINANCE AMENDMENT

**AN ORDINANCE AMENDING ZONING ORDINANCE AND
MAP INCORPORATED AT TITLE 155, CHAPTER 021**

BE IT ORDAINED BY THE CITY BOARD OF COMMISSIONERS OF THE CITY OF SUMMERSET, Meade County, South Dakota that the following changes and amendments be made to the City of Summerset Zoning Ordinance, Title 155, Chapter 021.

BE IT ORDAINED that the zoning map referenced at Title 155, Chapter 155.021, and incorporated herein by this reference, shall be amended as it pertains to the following property:

North 158 feet of Government Lot 3 of Section 5, Township 2 North, Range 7 East of the Black Hills Meridian, City of Summerset, Meade County, South Dakota; and the North 158 feet of Government Lot 4 of Section 5, Township 2 North, Range 7 East of the Black Hills Meridian, City of Summerset, Meade County, South Dakota, EXCEPTING therefrom Lot H1 of said Government Lot 4, as shown on the plat filed in Plat Book 22, Page 323; AND INCLUDING that portion of Lot U1 located in the North 158 feet of said Government Lot 4, as shown on the plat filed in Plat Book 22, Page 324.

which property shall be zoned to R-3 Multifamily Residential and that the zoning map shall be amended accordingly, which amendments are incorporated herein.

Dated 21st day of May 2026.

ATTEST:

CITY OF SUMMERSET

Lisa Fischer, Finance Officer

Michael Kitzmiller, Mayor

(Seal)

Vote:

Kitzmiller:

Hirsch:

Markham:

Pulscher:

First Reading: May 7th, 2026

Second Reading: May 21st, 2026

Adopted:

Publication:

Effective:

Published once _____ at approximate cost of \$ _____.

EXHIBIT A
TASK ORDER

This Task Order pertains to an Agreement by and between City of Summerset, South Dakota, (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated December 19, 2022, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 2026-01

PROJECT NAME: Wind Damage Structural Assessment at Wastewater Treatment Plant SBR Enclosure

PART 1.0 PROJECT DESCRIPTION: High winds damaged the SBR #1/#2 enclosure at the Wastewater Treatment Plant. HDR will provide a site visit and summary of findings report to assist the City with the requirements of an insurance claim. Future work, not currently included, may also include construction document development, bidding, and construction phase support. The level of effort for future tasks will be able to be better defined after the site visit task.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER UNDER THIS TASK ORDER INCLUDES:

SITE INVESTIGATION AND INSPECTION REPORT

This task consists of a site visit to inspect the damage and providing a written report that summarizes the findings along with recommendations for rehabilitation. The intent of the report is to provide supporting information to the City’s insurance company as part of the claim process. Areas of damage include the building’s foundation/anchor bolts, building’s structural members and supports, and polycarbonate wall materials. Specific task items including the following services:

- Arrange and conduct a site visit to gather information and meet with City staff. HDR staff will assemble detailed notes and photos of the damage for inclusion in a site visit report.
- Provide a site visit summary report that documents damage to building components. The report will include recommendations for repair options.

Meetings:

- Site Visit

Deliverables:

- Site Visit Summary Report

FUTURE TASKS (NOT INCLUDED)

Repairs to the SBR enclosure are anticipated but the level of effort required from HDR is not yet defined. Depending on the extent of the damage, the associated repair effort will likely vary and will impact the level of detail required in construction plans. If damage is relatively minor and can be repaired under a maintenance contract, development of construction plans and conducting a public bidding may not be required. For these reasons, a future task order or amendment is proposed for the execution phase of the repair work.

PART 3.0 OWNER’S RESPONSIBILITIES: The OWNER shall provide the information set forth in paragraph 6 of the “HDR Engineering, Inc. Terms and Conditions for Professional Services.”

PART 4.0 PERIODS OF SERVICE:

The following is the anticipated construction schedule based on the current bidding and construction timeframe. HDR recognizes that changes can occur to the construction schedule and will be ready to make adjustments as necessary.

Task Order Approval	May 26, 2026
Executed Task Order / Notice to Proceed (NTP)	May 29, 2026
Site Visit	Early June, 2026
Draft Summary Report	Site Visit + 1 week
Final Summary Report	Mid/Late June, 2026

PART 5.0 ENGINEER’S FEE:

The proposed fee is \$11,720. Compensation for ENGINEER’S services under this Agreement shall be on the basis of Direct Labor Per Schedule of Pay Rates per the Employee discipline identified and attached herein, plus Reimbursable Expenses.

Reimbursable Expense shall mean the actual expenses incurred directly in connection with the Project for transportation travel, subconsultants, subcontractors, printing and other incurred expense.

This Task Order is executed this _____ day of _____, 20__.

CITY OF SUMMERSET, SOUTH
DAKOTA
"OWNER"

HDR ENGINEERING, INC.
"ENGINEER"

BY: _____

BY: _____

NAME: _____

NAME: Jason Kjenstad

TITLE: _____

TITLE: Sr Vice President

ADDRESS: _____

ADDRESS: 703 Main St. Suite 200
Rapid City, SD 57701

City of Summerset General Engineering Services
 Task Order Manhour Estimate - WWTP Wind Damage Investigation and Inspection Report
 Task Order 2026-01
 HDR Engineering, Inc.

Description	Project Manager 7 D. Peters	Project Manager 3 C. Robinson	Engineer 2 P. Mauricio	Project Accountant B. Davis	Project Assisstant C. Henze	Total Hours
Labor Rate Category	Project Manager 7	Project Manager 3	Engineer 2	Project Accountant	Project Assisstant	
2025 Billing Rate	\$290.00	\$210.00	\$135.00	\$120.00	\$115.00	
Tasks						Hours
Site Investigation and Inspection Report						
Project Management	1	4		4	2	11
Site Visit		4	24			28
Draft Inspection Report		4	16			20
Final Inspection Report		2	8			10
Task Hours	1	14	48	4	2	69
Task Fee	\$290	\$2,940	\$6,480	\$480	\$230	\$10,420

TASK ORDER 2026-## ENGINEERING COSTS	
Total Hours	69
Labor Expenses \$	10,420
Subconsultants \$	-
Direct Expenses \$	1,300
Total \$	11,720



HDR Engineering, Inc.
2026 Hourly Billing Rates

Billing Title	Billing Rate	Billing Title	Billing Rate
Managing Principal	310	Environmental/Hydrologist/Geologist 8	240
Project Manager 7	290	Environmental/Hydrologist/Geologist 7	225
Project Manager 6	260	Environmental/Hydrologist/Geologist 6	210
Project Manager 5	240	Environmental/Hydrologist/Geologist 5	195
Project Manager 4	225	Environmental/Hydrologist/Geologist 4	170
Project Manager 3	210	Environmental/Hydrologist/Geologist 3	150
Project Manager 2	195	Environmental/Hydrologist/Geologist 2	130
Project Manager 1	180	Environmental/Hydrologist/Geologist 1	110
Engineer 11	290	Economist 4	220
Engineer 10	260	Economist 3	190
Engineer 9	240	Economist 2	160
Engineer 8	225	Economist 1	130
Engineer 7	210	Surveyor 5	190
Engineer 6	195	Surveyor 4	170
Engineer 5	180	Surveyor 3	150
Engineer 4	165	Surveyor 2	130
Engineer 3	150	Surveyor 1	110
Engineer 2	135	Construction Manager 6	260
Engineer 1	125	Construction Manager 5	245
System Integrator 4	230	Construction Manager 4	235
System Integrator 3	195	Construction Manager 3	215
System Integrator 2	175	Construction Manager 2	205
System Integrator 1	155	Construction Manager 1	185
CADD/GIS Technician 6	185	Strategic Comm/Graphic Designer 4	165
CADD/GIS Technician 5	165	Strategic Comm/Graphic Designer 3	145
CADD/GIS Technician 4	150	Strategic Comm/Graphic Designer 2	130
CADD/GIS Technician 3	135	Strategic Comm/Graphic Designer 1	105
CADD/GIS Technician 2	120	Commercial Mgmt/Project Controls 6	310
CADD/GIS Technician 1	110	Commercial Mgmt/Project Controls 5	280
Technician 5	170	Commercial Mgmt/Project Controls 4	250
Technician 4	150	Commercial Mgmt/Project Controls 3	220
Technician 3	135	Commercial Mgmt/Project Controls 2	190
Technician 2	115	Commercial Mgmt/Project Controls 1	160
Technician 1	105	Project Controller	150
Right of Way 5	195	Project Accountant	120
Right of Way 4	180	Project Assistant	115
Right of Way 3	155	Admin Assistant	85
Right of Way 2	135		
Right of Way 1	120		
Right of Way Coordinator	115		



Rates shall be adjusted annually. HDR may hire contract workers that will be assigned a billing rate based on this rate sheet. HDR has technical experts in various geographic locations that may be utilized based on specific project need. This specialized expertise will be billed at the below rates.

Billing Title	Billing Rate
Technical Expert 9	375
Technical Expert 8	355
Technical Expert 7	335
Technical Expert 6	315
Technical Expert 5	305
Technical Expert 4	285
Technical Expert 3	265
Technical Expert 2	245
Technical Expert 1	225

REIMBURSABLE EXPENSES

Reimbursable Expense shall mean actual expenses incurred for travel, hotel, printing, meals, subconsultants, shipping, and other incurred expense. If negotiated with Owner in the contract, HDR will add an agreed to percentage mark-up to subconsultant invoices to cover administrative expenses and vicarious liability. Specialty equipment charges apply to specific equipment used on the project.

Expense	Rate
Traffic Counting Equipment	\$120.00 per hour
Survey/GPS Equipment	\$50.00 per hour
Robotic Total Station	\$50.00 per hour
Side-by-Side Utility Vehicle	\$25.00 per hour
Handheld GPS	\$20.00 per hour
Drone	\$275.00 per day
HDR Vehicle Mileage	\$0.88 per mile
Personal Vehicle Mileage	IRS rate per mile

May 7, 2026

Jack Parks

Agreement between Summerset and Piedmont concerning garbage pickup.

Summerset will:

- Provide garbage truck & manpower.
- Provide fuel & incidentals.
- Determine rate of pay.
- Keep open line of communication.
- Sign contract
- Insurance? -our insurance? City should cover-

Piedmont will:

- Provide route map.
- Provide number of customers.
- Pay Summerset monthly.
- Pay for Garbage totes for the route. - 95 gal Cascade totes w/ City Decal
are approx 100⁰⁰ Delivered per
C.N.W
Need approx 10% to 15%
Extra for Duplicates,
- Do the billing and making deposits.
- Keep open line of communication.
- Sign Contact
- Insurance?