

Summerset City Commission
Regular Meeting
Summerset Municipal Building
7055 Leisure Lane
Thursday, July 16th, 2026, 6:00 P.M.

Mayor Kitzmiller called the regular meeting to order at 6:00 p.m. Commissioners Pulscher, and Hirsch were present, Commissioner Markham was absent.

Mayor Kitzmiller led in the Pledge of Allegiance.

Commissioner Pulscher gave the invocation.

Call for Changes

There were no declarations of conflict of interest.

Motion by Hirsch, second by Pulscher to approve the agenda of the regular meeting of the Summerset City Commission for July 16th, 2026, as presented. Motion carried.

Citizen Input

None

Consent Calendar

Approval of the Minutes

Motion by Pulscher, second by Hirsch to approve the minutes of the regular meeting held on July 2nd, 2026, as presented or amended. Motion carried.

Approval of Claims

Motion by Hirsch, second by Pulscher to approve the claims to the amount of \$176,459.93 from July 2nd, 2026, to July 10th, 2026. Motion carried.

Black Hawk Water \$149.90; Black River Contracting \$50,025.00; Block, Brenna \$1,093.70; CBH CO-OP \$5,235.01; City of Rapid City \$8,260.39; Diamond Water \$147.55; E&M Pipe Supplies \$23,600.00; Evergreen \$210.13; Fire Pro \$139.00; Golden West \$4,265.93; Greenapsis \$525.00; Hills Septic \$3,297.00; Hills Toilet \$222.30; Macqueen Emergency \$76,332.36; Meade County Register of Deeds \$90.00; Sanitation Products \$550.39; SD Dept. of Revenue \$1,174.94; Tyler Technologies \$706.25; Wright, Mike \$50.00; Havener, Jodi \$48.37; Litzen, Don \$40.65; Akers, Ryan \$31.75; Bertran, Rose \$179.59; Asscherick, Wayne \$31.15; Brogden, Neil \$53.57

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

Megan Stietz – Piedmont Valley Library/Budget FY 2027

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

Bruce Lutz with the Piedmont City Council, Amy our Library Board President, and Megan Stietz our Librarian. They gave them some highlights of the library; the staff goes above and beyond every day. The value of a library can't be overstated. They stated that they have a satellite library right here at City Hall, and they would like to see things grow. They are asking for \$4,000, as everything has increased.

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

Kurt Klunder & Jon Berglund – Ambulance Services/Budget FY2027

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

Kurt Klunder with Black Hawk Fire Department, he said the last time he spoke with the Board, we discussed the reality of Pennington County Fire Dept. not coming out to this area. With the help of Lisa Schieffer, we talked about how to form a district which would take some work, and we wouldn't see any money for up to a year. So why not look at Plan B, having met with Jon Berglund of the Piedmont Ambulance service. They had a couple of meetings, and a meeting with Lisa. They thought why not combine Black Hawk Fire Dept. and Piedmont Ambulance Service. They spoke with Pennington County to see what they would have to have to serve this area, and that amount was \$70,000. They had spoken with Lisa and explained that we could give them that money to help with their operations, and with them combining, hopefully they could serve this area well. They are still working out the details with combining. Jon Berglund stated that they have been talking with Black Hawk and feel that they could work together on this. They have two ambulances and could station one in Black Hawk. They do have the ALS status with the EMT's and Paramedics that they have. They stated it is very hard to be competitive with pay. They have been talking with the Meade County Commissioners about a tax levy. They talked about the boundaries that they cover.

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

2025 Summerset Task Order #2025-02 Amendment – Eric Jasper

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

Eric Jasper with HDR Engineering, he oversees the Norman Ranch Construction Administration. We originally built this contract back in late mid to early spring 2025 for approximately \$72, 000 to \$74,000, and the goal was to have this wrapped up through November based on the original schedule that Norman Ranch provided. To keep working with you guys, as we stated the contract will be increased through the winter to this summer as of this month, and as construction has ramped up, we have seen that our budget through the original contract of last year is going to end. We are at about 95% spent, there are three crews running right now at the minimum, and we are requesting an additional \$47,030 to carry out the remainder to offset utilities, septic, and contracts, and Phase 1B. This is a standard CA contract; he has increased the scope of this contract due to the amount of managing the contract that is involved. He has also increased the hours for on-site activities to be sure that everything is installed properly.

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

Motion by Pulscher, second by Hirsch to approve the 2025 Summerset Task Order #2025-02 Amendment for Norman Ranch Subdivision. Motion carried.

Bid Openings Generators/FEMA (2) Lift Stations – Eric Jasper & Anthony Kayl

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

Eric Jasper, HDR Engineering, stated that we applied for a Hazard Mitigation Grant for Leisure Lane and Sun Valley Lift Stations. These generators are 15 to 20 years old and are approaching their max life expectancy, according to their Electrical Engineer. Wiring doesn't really fail, but components do and parts are getting harder to replace. You contracted me and HDR Engineering to then build a bid proposal to replace the generators. Through design with my Electrical Engineer, we found that multiple items were not considered in the grant. We found that the VFD and the PLC were out of date and would not be compatible with the new design of the new generators. We had to increase the scope of the design to work with the new VFD, PLC, wiring, grounding rods, and Industry standards that we would do for any Wastewater items. Your original grant was for approximately \$196,000.00. Through the bidding process they only received one bid through Mick's Electric at approximately \$417,000.00; which is almost double your grant. The components for this project are not optional, they are required. He has drafted a letter to the Grant committee for the Board to review, in hopes that we can get additional funding for the replacement of the generators. His recommendation is to accept the bid from Mick's Electric. Anthony stated that he would not give a percentage on our chances of getting additional funding.

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

Motion by Hirsch, second by Pulscher to approve the bid for the (2) Lift Station Generators. Motion carried.

Application and Certification for Payment #9 Reed Bed Project – Jon Ambrose

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

Jon Amborse, Wastewater Superintendent, stated that this will be the last payment on the work, other than the retainage. Reed beds are done; the reeds are growing.

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

Motion by Pulscher, second by Hirsch to approve the Application and Certification for Payment #9 Reed Bed Project. Motion carried.

Veteran's Exemption

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

Finance Officer, Lisa Fischer explained that the Veteran meets the requirements for the abatement of May through December.

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

Motion by Pulscher, second by Hirsch to accept the application for Abatement per SDCL 10-4-40. Motion carried.

Appraisals – Notice to Sell Real Property

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

Mayor Kitzmiller stated that this is the property that we received from DOT. So, all the lien releases and title work have been given to us. The process is that we have to put this property up for sale. We need to be sure that we process the notice for this. He spoke with Lisa, and she has worked on the appraisals from the three landowners.

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

Motion by Pulscher, second by Hirsch to set the notice of sale for August 6th, 2026 @ 6:00 p.m. Motion carried.

Agreement to hire David Brenneman – Real Estate Broker

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

Mayor Kitzmiller stated that Mr. Brenneman has done some properties for the City in the past, and he also lives in the City of Summerset, and we would like to have a Real Estate Broker that supports our city itself. So, he was chosen for this.

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

Motion by Pulscher, second by Hirsch to accept the agreement between City of Summerset and David Brenneman for sale of property per SDCL 6-13-5.2. Motion carried.

Set First Reading for Ordinance 2026-03 Amending 151.053 Final Plats

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

Mayor Kitzmiller, so with the Final Plats there was a Deeds language change, and per our ordinance, with any changes we will have to go back through the process.

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

Motion by Pulscher, second by Hirsch to set the first reading for August 20th, 2026, for Ordinance 2026-03. Motion carried.

Set Hearing for Vacation of Section Line – Norman Ranch

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

Mayor Kitzmiller stated you remember the Section Line that they need to vacate, they have put everything together here. He spoke with Lisa and that everything is proper as far as how it is dated and put together. He said that we will have to publish this, so there is a 10-day delay there.

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

Motion by Pulscher, second by Hirsch to publish the Notice of Hearing and Petition of Vacation of Section Line Right of Way in the City of Summerset, and set the Hearing for August 20th, 2026, at 6:00 p.m. Motion carried.

Upcoming Events

The Regular Planning and Zoning meeting will be changed to Monday, July 27th due to the State-wide runoff election on the 28th.

July 28th Governor Run Off Election 7:00 a.m. to 7:00 p.m.

Executive Session -None**Adjournment**

Motion by Hirsch, second by Pulscher to adjourn at 6:39 p.m. Motion carried.

(SEAL)

ATTEST:

Lisa Fischer
Finance Officer

Michael Kitzmiller
Mayor

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