

**HERMOSA TOWN BOARD  
TUESDAY APRIL 1, 2025  
REGULAR MEETING @ 6:00pm**



- 1) **ROLL CALL:**
  - A. BOT Roll Call: Kramer, Ferguson, Koontz, Harris, Serviss
  - B. Acknowledgement of other Attendees
  - C. Pledge of Allegiance to be led by Kramer
- 2) **CALL FOR CHANGES:**
  - A. Review of current agenda items
  - B. Motion to accept the agenda as presented/amended
- 3) **CONSENT CALENDAR:**
  - A. Approval of March 18, 2025, regular meeting minutes and March 19, 2025, local board of equalization meeting minutes
- 4) **CONFLICT OF INTEREST DECLARATION:**
- 5) **TOWN/FEMA UPDATES:**
  - A. FEMA Generator Grant – approve possible cost share for the town
- 6) **2024 VOLUNTEER OF THE YEAR:**
  - A. Presentation of 2024 Volunteer of the Year awards to:
    1. Linda Hasselstrom
    2. Leo and Deb VanSambeek
- 7) **ENGINEER:**
  - A. Discuss TIF #3 cost of \$12,000 (80 hrs @town planner rate)
  - B. Approve Madison well location to allow for DANR environmental review to proceed
  - C. Discuss public engagement on Lagoons and WWTP process – update by Benesch
  - D. Discuss FEMA applications and plan to advertise RFQ for awarded grant
  - E. Approve Pay Application #4 – Baroque Advantage in the amount of \$126,376.11
  - F. Approve Change Order 5 (Addition 1) – New Bid Item, removal of concrete trough
  - G. Approve payment of filing Ingress/Egress Easement in both Custer and Pennington County
- 8) **PLANNING & ZONING**
  - A. Subdivision Plat Application – Lots 1-46 and Lot Carriage Hills, Carriage Hills Subdivision – Iseman Homes, Inc.
- 9) **CLAIMS:**
  - A. Review payroll and claims. Motion to approve as presented/amended
- 10) **LAW ENFORCEMENT/ABATEMENTS/COMPLAINTS:**
  - A. Update on Town Marshal position
- 11) **LEGAL:**
  - A.



- 12) **PUBLIC WORKS:**  
A. Streets, Street Light Repairs, Water & Sewer Department Updates  
B. Open Work Orders  
C. Streets
- 13) **FINANCE OFFICE:**  
A. Monthly financials  
B. Mail call  
C. Department updates
- 14) **OLD BUSINESS:**  
A. Roy's Drive Inn – compose letter to DANR
- 15) **NEW BUSINESS:**  
A. First Reading to amend Ordinance 30.06 Board of Trustees Term and Expectations  
B. First Reading to amend Ordinance 30.07 Board Member Attendance  
C. First Reading to enact Ordinance 30.09 Board Member Compensation
- 16) **ITEMS FROM CONSTITUENTS:** No action can be taken by the board on any issue related without being first placed on a future agenda, to allow for proper notice.  
1. Reserved time for public comment is **15 minutes**.  
2. This is a time for citizens of the town of Hermosa or owners of property within town Limits to express concerns or discuss issues having relevance to the town.  
3. Anyone wishing to address the Town Board during this time shall be asked to stand and Identify themselves after being recognized the Board President.  
4. Each person will be allotted **3 minutes** to speak.  
5. After these time limits are reached, all further commentary shall be made only with the Chair's approval.
- 17) **TRUSTEE INPUT:**
- 18) **EXECUTIVE SESSION:**  
A. Motion to enter Executive Session allowable by SDCL 1-25-2.1 – Legal/Personnel/Contract  
B. Motion to exit out of Executive Session  
C. Motions resulting from Executive Session
- 19) **ADJOURN:** Motion by \_\_\_\_\_; Second by \_\_\_\_\_ to adjourn the meeting at \_\_\_\_\_ PM.



HERMOSA TOWN BOARD  
TUESDAY, MARCH 18, 2025  
REGULAR MEETING @ 6:00pm

3A

ROLL CALL: Kramer called the meeting to order on Tuesday, March 18, 2025, at 6:00 p.m. with the following members present: Kramer, Ferguson, Koontz and Serviss. Harris was absent. Interested citizens and Attorney Hagg were also present. Pledge of Allegiance led by Kramer.

CALL FOR CHANGES: Motion by Serviss and seconded by Koontz to add Hermosa Clean-up as Item G under Finance Office and approve the agenda as amended; vote: all aye, motion carried.

CONSENT CALENDAR: Motion by Ferguson and seconded by Koontz to approve the March 4, 2025 regular meeting minutes as presented; vote: all aye, motion carried.

CONFLICT OF INTEREST DECLARATION: All board members are responsible for refraining from discussion and voting on issues where they may have a conflict of interest.

TOWN UPDATES: Attorney Hagg gave an update on the SD USS Commissioning Committee and presented Board President Kramer with a commemorative scarf. Serviss gave an update on Roy's Drive Inn and noted the business will be trying to open this season. Kramer gave an update on the new camera system for the board meetings and thanked Serviss for time spent on getting the cameras installed and operational.

ENGINEER: Geologist, Pete Walden, attended the meeting via Teams and answered questions regarding the possible location of the new well. Motion by Ferguson and seconded by Serviss to approve the Work Authorization for the town engineer to revise the Preston plat and get full approvals from Custer County for second road access not to exceed the cost of \$9,000; vote: all aye, motion carried. Motion by Ferguson and seconded by Serviss to approve the Work Authorization for TIF #2 for final reviews by legal in the amount of \$5,000; vote: all aye, motion carried. Discussion was held on possible purchase of generator from Apple Springs. The board agreed that the Town was not interested in purchasing the generator at this time. Discussion was held on Benesch to compose a Resolution for the Extraterritorial Agreement with Pennington County, which the cost is included in the On-Call Agreement with Benesch.

PLANNING & ZONING: Planner Putnam gave an update on the new Comprehensive Plan and will need public engagement. A survey will be sent to all utility customers along with the utility bill in March. A public meeting will be held in April for input from the citizens.

CLAIMS: Motion made by Ferguson and seconded by Serviss to approve the Payroll and Claims as presented; vote: two aye and two nay, motion failed. Motion by Serviss and seconded by Koontz to approve the Payroll and all Claims excluding the Larson Ex LLC claim pending Public Works contract review in Executive Session; vote: three aye and one nay, motion carried. CATALIS, website management May 2024-April 2025, \$1,000.00; CONIFER CONSTRUCTION, Snow & Evaporation Equipment/Setup, \$5,612.25; TERRI CORNELISON, reimburse for wireless keyboard and mouse, \$42.46; CHUCK FERGUSON, Lagoon pumping & fuel/snow removal, \$928.66; GOLDENWEST TECHNOLOGIES, Monthly service – March 2025/delete Admin email/FO access to Admin email, \$657.00; GWORKS, annual read only license, \$145.00; HAGG & HAGG LLP, April 2025 retainer/r billable hrs @ \$275/hr/215 copies @ .25 each, \$3,653.75; HARRIS CONTRACTING, FEMA meetins/prep/minutes-8.25 hrs @ \$25/hr, \$206.25; HILLS SEPTIC, 6,500 gallons lagoon pumping, \$650.00; LARSON EX LLC, repair water leak 5<sup>th</sup> & Manning, \$11,221.41; MEIERHENRY SARGENT LLP, legal fees for Clean Water SRF, \$6,986.00; METERING & TECH SOLUTIONS, meter and meter supplies, \$1,468.6; MT RUSHMORE TELEPHONE, monthly service-March 2025, \$265.82; SANDER SANITATION, monthly sanitation service-February 2025, \$4,158.96; SOUTHERN HILLS PUBLISHING, publishing/legal/board vacancy/marshal ad, \$271.82; TIME EQUIPMENT RENTAL, Koshin 4# trash pump rental, \$279.27; WIX.COM LTD, 2 year website hosting, \$739.15; **Accounts Payable Total: \$38,286.46.** Payroll related: Total Paid On:03/14/2025: General, \$3,083.47, Water, \$541.19, Sewer, \$324.71, Promoting City/ BBB, \$108.23; EFTPS-Electronic Federal Tax, FED/FICA TAX, \$1058.30; **Total Payroll Related Paid: \$5,115.90. REPORT TOTAL: \$43,402.36.**

LAW ENFORCEMENT/ABATEMENTS/COMPLAINTS: The board will be reviewing the nine applications that were received for the Part-Time Marshal position in Executive Session.

LEGAL: No items were presented.



PUBLIC WORKS: Ferguson provided updates on street snow removal, and water and sewer departments.

FINANCE OFFICE: Monthly financials were presented for February 2025. Cornelison reported a letter had been received from SD DANR regarding the town's public water system having met the requirements of the Safe Drinking Water Act and the state of South Dakota's regulations for supplying safe drinking water to the public. Motion by Serviss and seconded by Ferguson to approve the Independent Audit Services proposal for 2024 audit in the amount of \$6,000; vote: all aye, motion carried. The District 9 meeting will be held in Custer, SD on Wednesday, April 2, 2025. All board trustees are encouraged to attend. Motion by Serviss and seconded by Koontz to authorize the transfer of the proceeds from the CD that will mature on March 26, 2025 into the Town checking account; vote: all aye, motion carried. The Town of Hermosa will hold their Town Clean-Up on Saturday, April 26<sup>th</sup> from 7:00 a.m. to 3:00 p.m.

OLD BUSINESS: Motion by Koontz and seconded by Ferguson to approve the revised Town of Hermosa Media Policy with the addition of written report to the town board regarding any reporting to the media; vote: all aye, motion carried.

NEW BUSINESS: Sealed bids were opened for the Solid Waste Contract. Bids received included Kieffer Sanitation: \$16.77 per 65 and 95 gallon containers, Thursday pick-up, \$250/per haul yard waste, \$350 per month community recycling single 8 yard container, \$250/per two 30 yard dumpsters and disposal cost of \$70/ton for spring/fall clean-up. Cheyenne Sanitation: \$17.77 per container, no recycle bin offered, containers would need to be ordered for spring/fall clean-up. Discussion. Motion by Ferguson and seconded by Koontz to accept Kieffer Sanitation bid of \$16.77 per 65 and 95 gallon containers, Thursday pick-up, \$25.00/per haul yard waste \$350 per month community recycling single 8 yard container, \$250/per two 30 yard dumpsters and disposal cost of \$70/ton for spring/fall clean-up; all aye, motion carried. Revised Trustee Committee list was presented:

Finance – Kramer, Chair and Koontz, Vice Chair

Water – Koontz, Chair and Serviss, Vice Chair

Sewer – Koontz, Chair and Kramer, Vice Chair

Streets – Harris, Chair and Serviss, Vice Chair

Law Enforcement – Ferguson, Chair and Serviss, Vice Chair

Custer County Liaison – Kramer and Ferguson as Vice

Kramer, Ferguson and Serviss as authorized agents for code enforcement

Media – Koontz

Motion by Ferguson and seconded by Serviss to approve and authorize chairman to sign the Bridge Reinspection Program Resolution for SD DOT; vote: all aye, motion carried. The FEMA Generator Grant – approve possible cost share for the town is pending until the next regular meeting.

CITIZENS/TRUSTEE INPUT: Audience and trustees had input.

The board had a ten-minute break.

EXECUTIVE SESSION: Motion by Serviss and seconded by Ferguson to enter Executive Session allowable by SDCL 1-25-2.1 – Personnel and Contracts at 8:47 p.m.; vote: all aye, motion carried. Motion made by Serviss and seconded by Ferguson to exit Executive Session at 10:11 p.m.; vote: all aye, motion carried. Motion by Koontz and seconded by Serviss to approve the claim from Larson Ex LLC in the amount of \$11,221.41; vote: all aye, motion carried.

ADJOURN: Motion made by Koontz and seconded by Ferguson to adjourn meeting at 10:12 p.m., vote: all aye, motion carried.

ATTEST:

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Terri Cornelison  
Finance Officer

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Linda Kramer  
Town Board President



**HERMOSA BOARD OF EQUALIZATION**  
**Wednesday, March 19, 2025 @ 6:00pm**



ROLL CALL: Kramer called the meeting to order at 6:15 pm with the following members present: Kramer, Ferguson, Koontz and Serviss. Also, in attendance were interested citizens.

CALL FOR CHANGES: Motion made by Serviss and seconded by Ferguson to approve agenda as presented; vote: all aye, motion carried.

OATH OF OFFICE: The oath of office was administered to the four board members in attendance.

**OBJECTION TO REAL PROPERTY ASSESSMENT STIPULATION:**

**Parcel #009230 – Lot 17 Block 11 Sec 32 T2 R8 Hermosa Town**

Owner: Randy & Joan Harris

Current Valuation:	Land: \$16,800	Structure: N/A	Total: \$133,887
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Final:	Land: \$16,800	Structure: N/A	Total: \$100,890
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Motion made by Serviss and seconded by Koontz to approve stipulation as recommended by county; Vote: all aye, motion carried.

No objections to real property assessments were presented from Pennington County.

ASSESSMENT ROLL: Motion made by Ferguson and seconded by Serviss to accept the assessment roll as amended and corrected and equalized by the review board; Vote: all aye, motion carried.

ADJOURN: Motion made by Serviss and seconded by Ferguson to adjourn the Equalization Board meeting at 6:21 p.m.; Vote: all ayes, motion carried.

\_\_\_\_\_  
Linda Kramer, Town Board President

ATTEST:

\_\_\_\_\_  
Terri Cornelison, Finance Officer

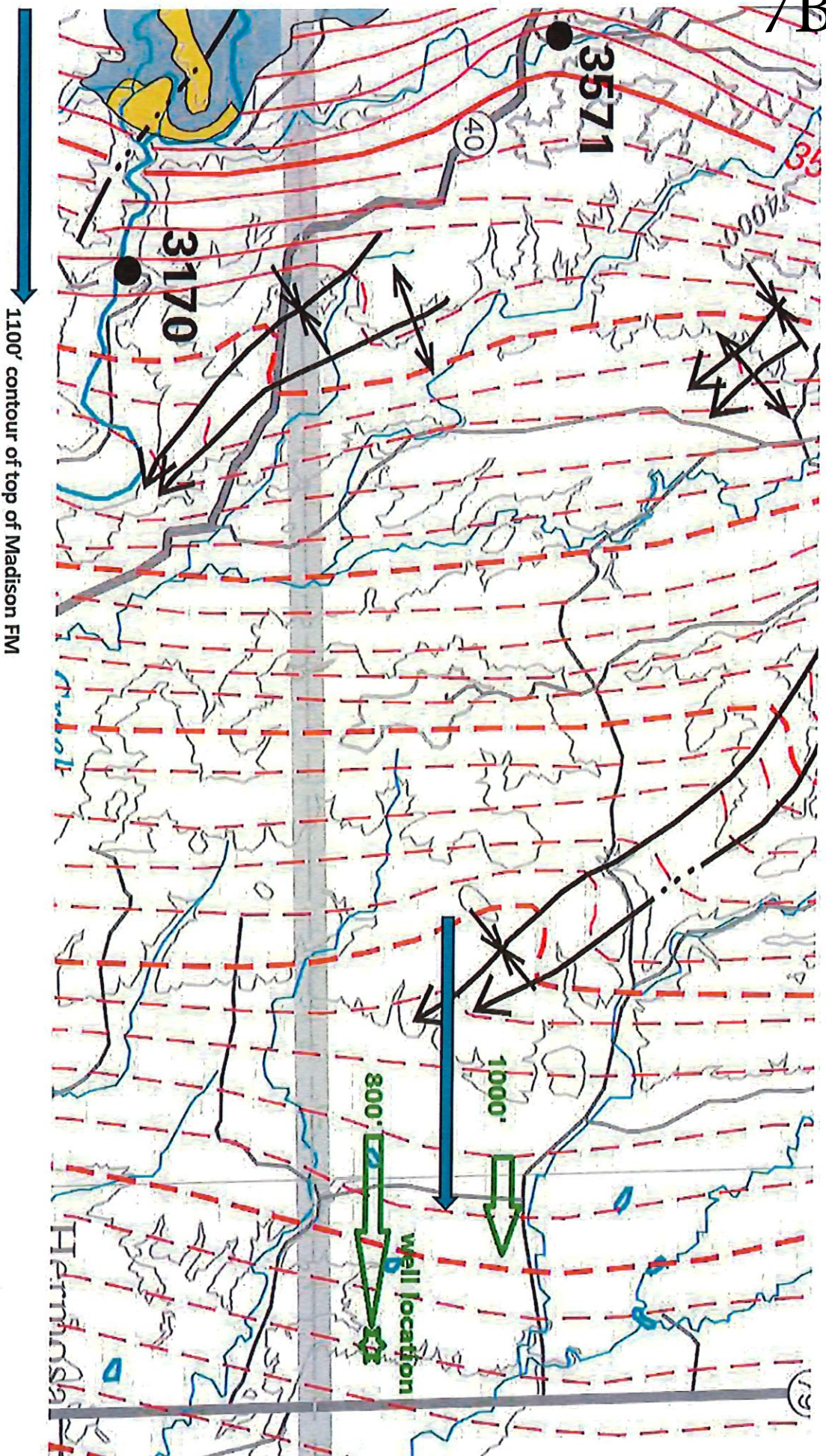
Published once at the approximate cost of \_\_\_\_







7B



INFERRED elevation of top of Madison near propose site is 1100' above sea level. Ground elevation from above map will be near 3450' at north end of parcel and 3420' at south end of parcel. Drill depth to top of Madison 2350' at North end and 2320' at South end of parcel. Note identified structural folds to northwest of location that could skew the structural top downward 100'-200'. The well plan should have a contingency for drilling up to 300' of Madison aquifer, if possible. Total depths for drilling could be 2650' at North end and 2620' at south end of parcel

#### HYDROLOGIC INVESTIGATIONS ATLAS HA-744-C

Southern part of area — SHEET 2 OF 2

Carter, J.M., and Redden, J.A., 1989, *Altitude of the Top of the Minnesota Formation in the Black Hills Area, South Dakota*

Data Source:

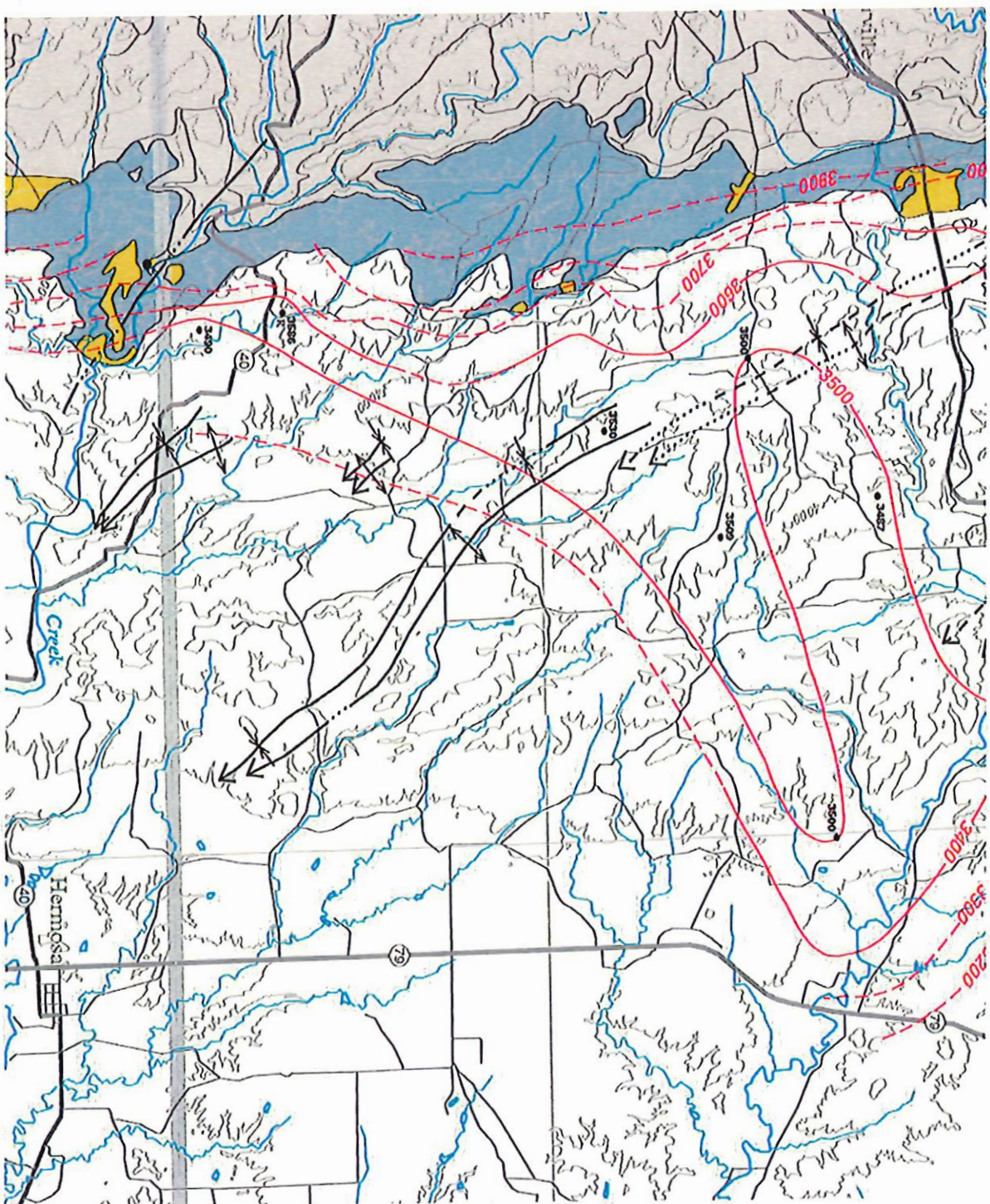
Google Earth for ground elevations







# POTENTIOMETRIC SURFACE OF MADISON AQUIFER



Potentiometric surface of Madison is not directly inferable from current mapping data. Possibly 3000'-3100' (400'-500') below GL







**Terri Cornelison**

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**From:** Theodorou, Anthony <ATheodorou@benesch.com>  
**Sent:** Wednesday, March 26, 2025 8:29 PM  
**To:** Terri Cornelison  
**Subject:** Engineer Agenda

Please add the following Q&A on the agenda to ask the board if they want a public engagement on the lagoon Expansion. These are questions I've gotten:

1. What steps are you taking for odor control since that directly effects all of us.
2. Explain in a diagram what is being built exactly
3. Who will maintain it and what exactly does it take to maintain it
4. Cost
5. expectations or present/ future population of system being installed currently
6. Does bentonite take the place if a liner?

Get [Outlook for Android](#)

**Anthony Theodorou, PE**

Project Manager

[atheodorou@benesch.com](mailto:atheodorou@benesch.com)

direct: 605-910-7095 mobile: 605-569-3646



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**Terri Cornelison**

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**From:** Bridget Mitchell <bridget@headwaterseconomics.org>  
**Sent:** Thursday, March 27, 2025 10:06 AM  
**To:** Joan Harris; Terri Cornelison; Theodorou, Anthony; Linda Kramer; Board Vice President  
**Subject:** Hermosa hazard mitigation project updates

Hermosa Project Team,

We have a few items to coordinate and catch up on.

1. I will send the group a draft RFP for the project funded by FEMA BRIC (\$458K) Monday, 3/31/25 for review. We have a meeting to discuss the RFP the following Monday, 4/7. I understand Terri and others met with Blaire at the state last Friday to discuss this grant and the contracting requirements. Terri - did Blaire say the Town needs to submit a quarterly report on this on April 15th?

2. Unfortunately we missed the BRIC deadline last Friday for the generator grant. The application we have prepared is still eligible for a FEMA HMGP grant. The deadline for that application is 5/30. A couple things to consider:

- Keep in mind this application will require finalized environmental clearance letters. This takes up to 30 days. Anthony's team has done a lot of this work already. (thank you Anthony!) We should regroup on this at our 4/7 meeting as well.
- The HMGP grant cost breakdown is as follows: FEMA 75%, State 15%, and Town 10%. The generator grant budget is about \$300K so the town would be responsible for about \$30K.

3. I reached out to FEMA's DTA consultant WSP to inquire about them continuing to support the Town with the above 2 items and Headwaters paying them directly. Unfortunately, they declined. They are concerned it is a conflict of interest. I did speak to the Blackhills Economic Council and they can offer support if needed.

Please reach out if you have any questions. Also, I will be sending our 2024 annual report summarizing our work together under a separate email.

Thanks,  
Bridget

--

Bridget Mitchell, PE

Headwaters Economics | Bozeman, Montana  
m. 413-512-0589 | e. [bridget@headwaterseconomics.org](mailto:bridget@headwaterseconomics.org)

<https://headwaterseconomics.org>

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# CONTRACTOR'S APPLICATION AND CERTIFICATION FOR PAYMENT NO. 4

To (Owner):	Town of Hermosa	From (Contractor):	Baroque Advantage LLC	Application Date:	03/27/2025
Address:	PO BOX 298 Hermosa, SD 57744	Address:	8398 Stirrup Court Rapid City, SD 57702	Application Period:	03/01/2025-03/31/2025
Owner's Contract No.:		Project:	Town of Hermosa - Lagoon Expansion Project	Via (Engineer):	
				Engineer's Project No.:	112515.00

## CHANGE ORDER SUMMARY

Approved Change Orders		
Number	Dated	Additions
1	Dakota Pump	\$18,906.11
2	DSG	\$14,327.43
3	ECP	\$10500.00
4	WYOMING SUN	\$37,625.00
Totals		\$81,352.54

Net Change by Change Orders \_\_\_\_\_

1. Original Contract..... 837,419.00
2. Net change by Change Orders..... 81,352.54
3. Current Contract Price (Line 1 + 2)..... \$756,066.46
4. Total Completed and Stored to Date..... \$412,053.80  
(Column G on Progress Estimate)
5. Retainage:
  - a. \_\_\_\_\_ % of Completed Work.....
  - b. \_\_\_\_\_ % of Stored Materials.....
  - c. Total Retainage (Line 5.a + Line 5.b)..... \$41,205.38
6. Amount Eligible to Date (Line 4 - Line 5.c)..... 370,848.42
7. Less Previous Payments (Line 6 from prior Application)..... \$244,472.31
8. AMOUNT DUE THIS APPLICATION..... \$126,376.11
9. Balance to Finish (Line 3 less Line 6)..... \$385,218.04

## CONTRACTOR'S CERTIFICATION

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

  
(CONTRACTOR) 03/27/2025  
(Date)

(Corporate Seal)

AMOUNT CERTIFIED: \$126,376.11

Payment is recommended by:  (ENGINEER) 3/28/25  
(Date)

Payment is approved by: \_\_\_\_\_ (OWNER) \_\_\_\_\_ (Date)

Payment is approved by: \_\_\_\_\_ (FUNDING AGENCY - if applicable) \_\_\_\_\_ (Date)

State of: South Dakota County of: \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_



## SECTION 4

## BID ITEMS

BASE BID					
ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXPANDED TOTAL	
<b>GENERAL</b>				Total	% Completed
Mobilization	1	LS		\$110,000.00	100
Construction Skate Out	1	LS		\$30,000.00	50
Materials Testing	1	LS		\$20,000.00	50
Clearing, Grubbing & Fence & Dock Removals	10	AC		\$25,000.00	100
<b>UTILITIES</b>					
Connect to Existing Manhole	1	EA		\$2500.00	
4' Diameter Sanitary Manhole	2	EA		\$6,000.00	
4" Cleanout	2	EA		\$1,000.00	
6' Diameter Sanitary Manhole (Pump Station)	1	EA		\$11,000.00	100
4" SDR 11 Forces Main Pipe	400	LF		\$6,000.00	
4" CI-54 D.I. Pipe	238	LF		\$13,000.00	
4" SCH-80 PVC Pipe	415	LF		\$4,100.00	
8" SCH-80 PVC Pipe	532	LF		\$14,500.00	



## SECTION 4

## BID ITEMS

13	12" SCH-80 PVC Pipe	60	LF		\$4,419.00	100
14	4" Gate Valve in Box	2	EA		\$2,700.00	
15	8" Gate Valve in Box	6	EA		\$15,000.00	
16	12" Gate Valve in Box	1	EA		\$4,500.00	100
	<b>EARTHWORK</b>					
17	Cut Volume	36,738	CY		\$180,674.00	50
18	Fill Volume	19,209	CY		\$59,400.00	50
19	Common Excavation (Unstable)(Subgrade Stabilization)	7,500	CY		\$36,826.00	30
20	Compaction of Earthwork (Local Clay and/or Bentonite Mix) (Liner in Primary Cell <1/16" Seep)	41,220	SF		\$35,000.00	
		147,780			\$85,000.00	50
21	Riprap (KDOT Light 200 lb)(Bank Erosion Protection)	570	CY	\$90.00	\$51,300.00	50
	<b>MISC.</b>					
22	Proposed 6' High Chain Link Fence	930	LF		\$35,000.00	
23	21AA Gravel	700	CY		\$28,000.00	80
24	Pump, Base, Rail	2	LS		\$26,000.00	



## SECTION 4

## BID ITEMS

25	Electrical Conduit	1000	LF		\$3,500.00	
26	Signal Conduit to Control Panel	500	LF		\$1,000.00	
27	Inlet Flow Meter	1	EA		\$8,500.00	
	<b>EROSION CONTROL</b>					
28	Silt Fence	2,300	LF		\$10,500.00	100
29	Inlet Protection	1	EA		\$1,000.00	
30	Permanent Seeding and Hydro-Mulch	2	AC		\$6,000.00	
<b>TOTAL BASE BID</b>					<b>\$837,419.00</b>	



CHANGE ORDER NO. 5Date of Issuance: 03/27/2025

Project: Town of Hermosa – Lagoon Expansion Project	Project Location: Hermosa, SD
Owner: Town of Hermosa PO BOX 298, Hermosa, SD 57744	Owner's Contract No.:
Engineer: Benesch	Project No: 112515.00
Contractor: Baroque Advantage LLC	Date of Contract:

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Remove and discard 750 feet of trough drain. Install 750 of 8" PVC pipe and 3 sanitary manhole. Material, labor and disposal included.Attachments: (List documents supporting change):  
  
  

## CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ \_\_\_\_\_

[Increase] [Decrease] from previously approved  
Change Orders No. \_\_\_\_\_ to \_\_\_\_\_\$ \$125,100.00

Contract Price prior to this Change Order:

\$ \_\_\_\_\_

[Increase] [Decrease] of this Change Order:

\$ \_\_\_\_\_

Contract Price incorporating this Change Order:

\$ \_\_\_\_\_

## CHANGE IN CONTRACT TIMES:

Original Contract ☐ Working days ☒ Calendar daysCompletion (days or date): 14 days[Increase] [Decrease] from previously approved Change Orders  
No. \_\_\_\_\_ to No. \_\_\_\_\_:

Completion (days): \_\_\_\_\_

Contract Times prior to this Change Order:


Completion (days or date): \_\_\_\_\_

[Increase] [Decrease] of this Change Order:

Completion (days or date): \_\_\_\_\_

Contract Times with all approved Change Orders:

Completion (days or date): \_\_\_\_\_

RECOMMENDED: Benesch	ACCEPTED: Town of Hermosa	ACCEPTED:
By: 	By: _____	By: _____
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Date: 3/28/25	Date: _____	Date: _____







Ingress/Egress Easement

FOR ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, NAMELY AN INGRESS/EGRESS EASEMENT THROUGH GRANTORS PROPERTIES TO ACCESS PROPERTY OWNED BY THE TOWN OF HERMOSA USED FOR A PUBLIC WATER TANK AND WATER WELL.

the receipt and sufficiency of which is hereby acknowledged, the undersigned, Preston Family Lands does hereby grant, convey and warrant unto the Town of Hermosa, a non-exclusive easement for ingress, egress and construction, over and across the following properties, to wit:

SEE ATTACHED EXHIBIT A

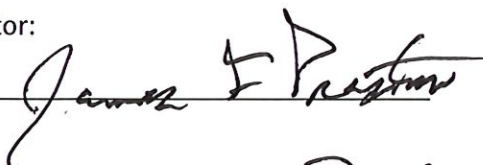
This easement shall extend until such time as the Grantor completes construction of a proposed subdivision and the proposed roads are dedicated to the Town of Hermosa (project no. 112529).

This easement shall be for the use and benefit of Grantee and their contractors and assigns.

WITNESS my signature this the 26 day of March, 2025.

Grantor:

Sign:



Print:

James F. Preston

Authorized to sign on behalf of:

Preston Family Lands

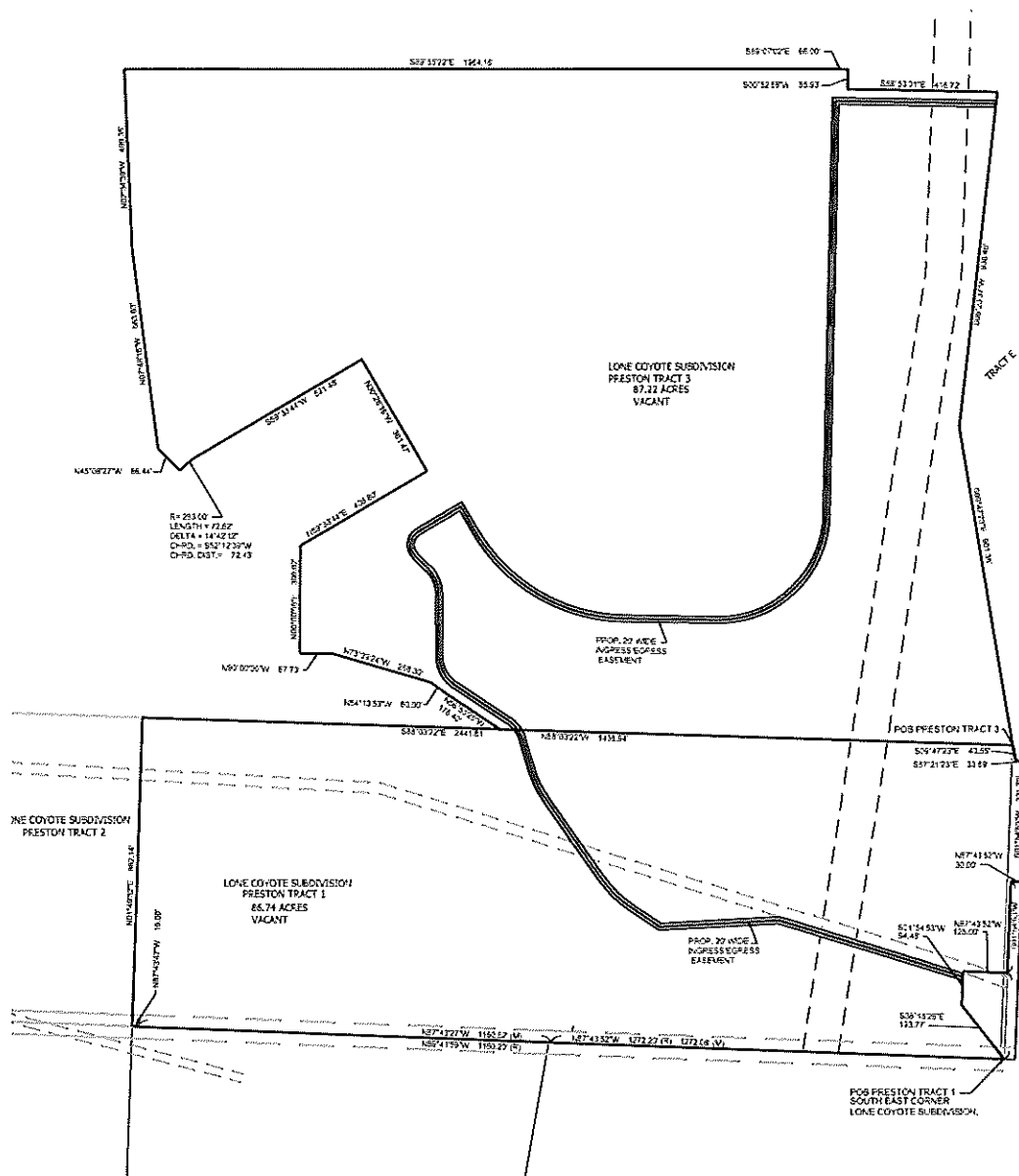
Grantee:

Town of Hermosa

230 Main Street

Hermosa, SD 57744





**benesch**  
 Alfred Benesch & Company  
 825 M Street - Suite 100  
 Lincoln, Nebraska 68508  
 402-478-2200    Fax: +112505.00

1/2

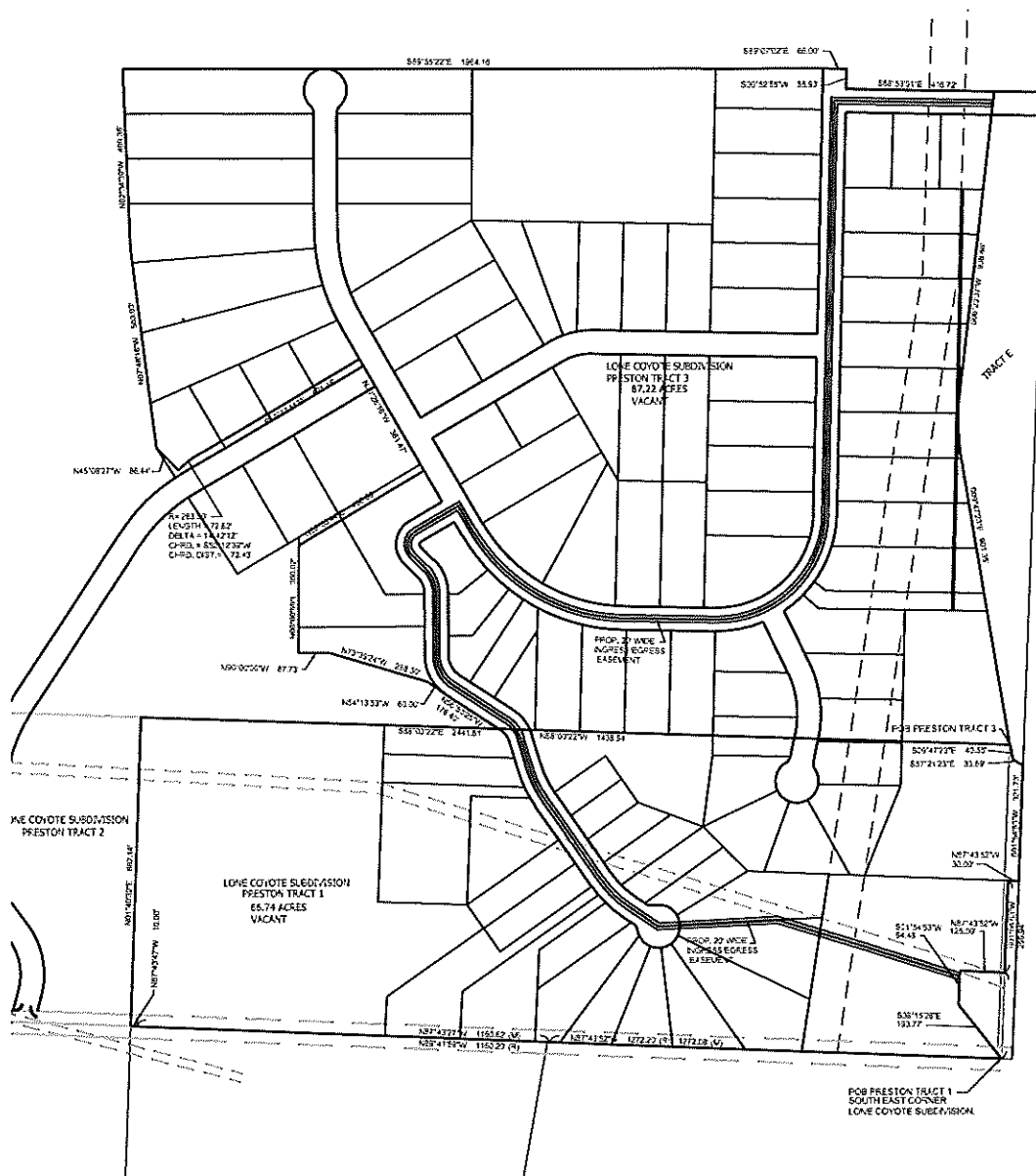


# EXHIBIT "A" INGRESS/EGRESS EASEMENT

N



0 400 800  
SCALE



PARCEL SPLIT  
LOVE COYOTE SUBDIVISION  
HERMOSA, SOUTH DAKOTA

NEW PARCEL  
DESCRIPTIONS

**benesch**  
Alfred Benesch & Company  
825 M Street - Suite 100  
Lincoln, Nebraska 68509  
402-479-2200 Job No. -112505.00

PROJECT  
112532  
DATE  
MARCH 2025  
SHEET NO.  
2/2







# Town of Hermosa

8A

PO Box 298 • 230 Main Street • Hermosa, SD 57744  
Phone (605) 255-4291 • Fax (605) 255-4094, Email: town@hermosasd.com

## SUBDIVISION PLAT APPLICATION

Sketch Plan ☒ Preliminary Plan \_\_\_\_\_ Final Plat \_\_\_\_\_

Date: 01/16/2025

Permit # \_\_\_\_\_

Is any property in the Flood Plain? \_\_\_\_\_ Yes ☒ **\*\*IF YES-YOU WILL NEED A FLOODPLAIN DEVELOPMENT PERMIT\*\***

Receipt # \_\_\_\_\_ Cash \_\_\_\_\_ Check # \_\_\_\_\_ Amount (\$75.00)

### Applicant:

Name: Iseman Homes, Inc.  
Address: 4733 North Cliff Ave.  
City, State, Zip: Sioux Falls, SD 57104  
Phone & Email: 605-321-0442, kward@isemanhomes.com  
Sign & Date: K Ward 1-17-25

### Other Owners:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone & Email: \_\_\_\_\_  
Sign & Date: \_\_\_\_\_

### Agent:

Name: Ken Ward  
Address: 4733 North Cliff Ave.  
City, State, Zip: Sioux Falls, SD 57104  
Phone & Email: 605-321-0442, kward@isemanhomes.com  
Sign & Date: K Ward 1-17-25

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone & Email: \_\_\_\_\_  
Sign & Date: \_\_\_\_\_

### Surveyor/Engineer:

Name: DGR Engineering  
Address: 910 5th Street, #103  
City, State, Zip: Rapid City, SD 57701  
Phone & Email: 605-484-1626 dana.foreman@dgr.com  
Registration Number: 11640  
Sign & Date: DGR 1/17/25

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone & Email: \_\_\_\_\_  
Sign & Date: \_\_\_\_\_

### Current Legal Description:

Subdivision/H.E.S./M.S. Title: Lots 1-46 and Lot Carriage Hills, Carriage Hills Subdivision, Town of Hermosa, Custer County, SD

Secondary Title/Description: \_\_\_\_\_

Aliquot Location: \_\_\_\_\_ Total Acres: 25

Township: 2S Range: 8E Section(s): 29 Book: 294 Page: 1 - 2

### Proposed Legal Description:

Primary Title (Subdivision Name): Replat of Carriage Hills Subdivision "Terrace Hills"

Secondary Title (Description): \_\_\_\_\_

Does this plat continue to divide an existing subdivision? Yes ☒ No \_\_\_\_\_ FIRM Panel 460230

Will this subdivision require construction of roads or installation of other improvements? yes

What is the intended land use within the subdivision? Residential ☒ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Mixed Use \_\_\_\_\_ (Specify on attached plat copy)

**ALL APPLICATIONS MUST BE APPROVED BY THE HERMOSA PLANNING AND ZONING COMMISSION AND THE HERMOSA BOARD OF TRUSTEES PRIOR TO COMMENCEMENT. \*\*\*\*\* Engineering fees may apply \*\*\*\*\***

### PLANNING AND ZONING COMMISSION

☐ Approved ☐ Denied

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ Application Fee: \$75.00  
Register of Deeds Fee: \$60.00 Date Paid: \_\_\_\_\_ Balance Due: \_\_\_\_\_

### HERMOSA BOARD OF TRUSTEES

☐ Approved ☐ Denied

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date Permit Issued: \_\_\_\_\_

Original Parcel #

Office Use



# Town of Hermosa

PO Box 298 • 230 Main Street • Hermosa, SD 57744  
Phone (605) 255-4291 • Fax (605) 255-4094  
Email: town@hermosasd.com

## FLOODPLAIN DEVELOPMENT PERMIT APPLICATION INFORMATION

AES No.:

DATE 01/16/2025

PERMIT # \_\_\_\_\_

Receipt # _____	Cash _____	Check # _____	Application Fee <u>\$100.00</u>
-----------------	------------	---------------	---------------------------------

\*\*\*Please be advised all permits are reviewed by the town engineer; those expenses will be included with the permit fees and applicant will be responsible for those expenses.

OWNER Iseman Homes, Inc. TELEPHONE 605-321-0442

ADDRESS 4733 North Cliff Ave., Sioux Falls, SD 57104

EMAIL kward@isemanhomes.com

CONTRACTOR \_\_\_\_\_

ADDRESS \_\_\_\_\_

PROJECT LOCATION/DIRECTIONS Carriage Hills Subdivision

### PROJECT DESCRIPTION

<input checked="" type="checkbox"/> Single Family Residential	_____ New Construction	_____ Channelization
_____ Multi-Family Residential	_____ Substantial (>50%) Improvements	_____ Fill
_____ Manufactured (Mobile) Home	_____ Improvements (<50%)	_____ Bridge/Culvert
_____ Nonresidential	_____ Rehabilitation	_____ Levee

Other/Explanations \_\_\_\_\_

Project Valuation: \_\_\_\_\_

Market Value of Structure: \_\_\_\_\_

### FLOOD HAZARD DATA

Watercourse Name \_\_\_\_\_

The project is proposed in the Floodway \_\_\_\_\_ Floodway Fringe ☒

Base (100-year flood elevations(s)) at project site See Firm Map

Elevation required for Lowest Floor \_\_\_\_\_ NAVD/Floodproofing \_\_\_\_\_ NAVD

Source Documents: Reports/Maps \_\_\_\_\_

Parcel # \_\_\_\_\_

FOR OFFICE USE ONLY



(Lot #, Subdivision, City/Town, State)

COMPLETE IF APPLICABLE TO THIS PROJECT

Does this project involve the placement of an external fuel storage tank? no  
Compliance of FEMA regulation CFR44 60.3, (a) (3) requires that all liquid storage tanks be properly anchored.

Does this project involve the placement of a manufactured/mobile home? yes  
Compliance of FEMA regulation CFR44 60.3, (b) (8) requires that all manufactured/mobile homes be properly anchored.

6-1  
Initial

*In accepting this permit, the applicant understands that all conditions of the permit must be met, all other regulatory permits have been obtained, an elevation certificate will be provided once project is completed, and agrees to allow on-site inspections, as needed during or after construction, to determine compliance with this permit.*

6-1  
Initial

The applicant also acknowledges that he/she is aware of the risks associated with the above development within the Flood Plain and has evaluated that risk.

6-1  
Initial

The applicant acknowledges that Flood Insurance is available to anyone in an eligible community, which Hermosa is eligible, whether in the Flood Plain or Not.

6-1  
Initial

It's the Applicants responsibility is to provide copies of the approved documents to all architect(s), engineer(s), general contractor(s) and any other interested parties as are appropriate for each job.

Accepted this 17<sup>TH</sup> day of JAN year 2025.

[Signature]

(Applicant)

PROPOSAL REVIEW CHECKLIST

- NA Site development plan is complete and depicts flood hazard.
- NA Engineering data is provided for proposed map and floodway revision.
- NA Floodway Certification and data document no increase in flood heights.
- NA Subdivision proposal minimizes flood damage and protects utilities.
- NA Lowest floor elevation is 1' above the BFE.
- NA Manufactured homes meet elevation and anchoring requirements.
- NA A Floodproofing Certificate certifies floodproofing designs.
- Other: Improvements are not within floodplain

PERMIT ACTION

\_\_\_\_\_ PERMIT APPROVED WITH CONDITIONS: The information submitted for the proposed project was reviewed and is in compliance with approved floodplain management standards (site development plans are on file). (Building Site Plan)

\_\_\_\_\_ PERMIT DENIED: The proposed project does not meet approved floodplain management standards (explanation is on file).

\_\_\_\_\_ VARIANCE GRANTED: A variance was granted from the base (100-year) flood elevations established by FEMA consistent with variance requirements of NFIP regulations Part 60.6 (variance action documentation is on file).

Recommendation by Authorized Staff:

\_\_\_\_\_  
Floodplain Administrator's Signature

\_\_\_\_\_  
Date

Comments: See Conditions of Approval - page 4 of 4



**COMPLIANCE DOCUMENTATION**

\_\_\_\_\_ MAP REVISION DATA: Certified documentation by a registered professional engineer of as-built conditions for floodplain alterations were received and submitted to FEMA for a flood insurance map revision.

\_\_\_\_\_ FILL CERTIFICATE: A community official certified the elevation, compaction, slope, and slope protection for all fill placed in the floodplain consistent with NFIP regulations Pare 65.5 for map revisions.

\_\_\_\_\_ ELEVATION AND FLOODPROOFING CERTIFICATES: The as-built elevation of the building's lowest floor was certified as \_\_\_\_\_ NGVD; or the building's floodproofings level was certified as \_\_\_\_\_ NGVD by a registered professional engineer or licensed surveyor and is on file.

\_\_\_\_\_ CERTIFICATE OF OCCUPANCY OR COMPLIANCE ISSUED ON \_\_\_\_\_  
Date



APPROVAL CONDITIONS

(Lot #, Subdivision, City/Town, State)

NOTES:

1. Lowest Floor must be 1-foot above the BFE per local ordinance.
2. An elevation certificate will be required following construction to verify compliance.
3. All fill must be placed in accordance with FEMA requirements and cannot be placed to raise natural grade above BFE.
4. (Stick Built) Recommend that the enclosed AREA meet FEMA defined crawl space requirements. (See Tech Bulletin 11-01, Fig. 3)
5. (Stick Built) Enclosed space below the BFE must be vented in accordance with FEMA requirements.
6. No Mechanical Equipment is allowed below BFE.
7. Lowest floor of attached garage must be above the BFE or will require venting as an enclosed space.
8. Detached Garage is an accessory building and cannot be used for living space and the use cannot be converted at a later time.
9. (Modular) Skirting on modular must meet FEMA definitions of Breakaway Skirting or the enclosed space under the modular must meet FEMA requirements of an Enclosed Area, (Vented).
10. (Modular) Must be Anchored in accordance with FEMA requirements

It is the Owner's and Builder's responsibility to insure ALL FEMA requirements are understood and complied with before beginning construction in the flood plain.

The BFE is calculated but may change if FEMA reviews – this document provides no guarantee that the calculated BFE will match FEMA's determined BFE.

Flood Insurance can be purchased on this structure and should be evaluated by the Owner.

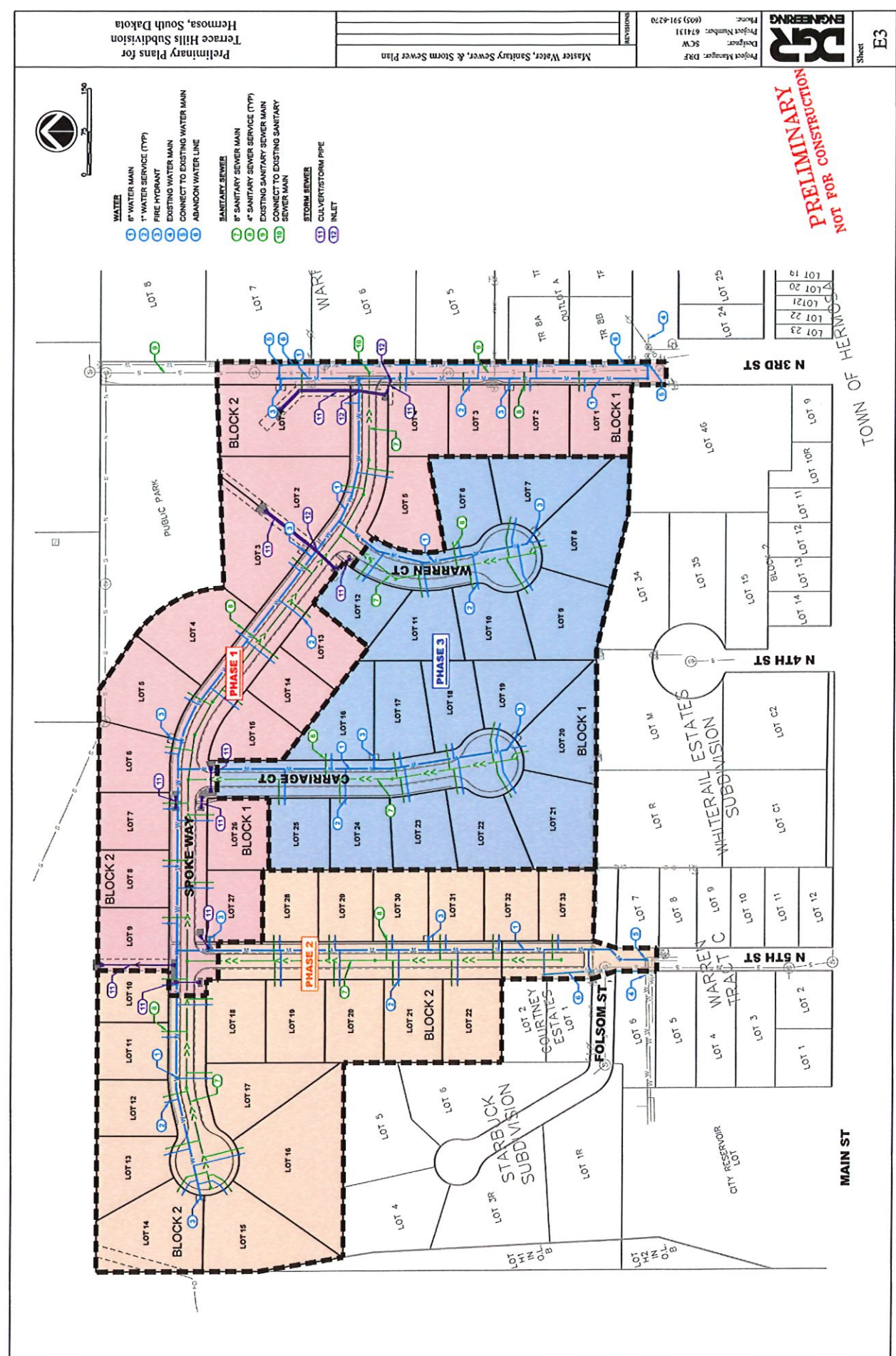
**ALL APPLICATIONS MUST BE APPROVED BY THE HERMOSA PLANNING AND ZONING COMMISSION AND THE HERMOSA BOARD OF TRUSTEES PRIOR TO COMMENCEMENT**

PLANNING AND ZONING COMMISSION	HERMOSA BOARD OF TRUSTEES
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
NAME: _____	NAME: _____
TITLE: _____	TITLE: _____
SIGNATURE: _____	SIGNATURE: _____
DATE: _____	DATE: _____
APPLICATION FEE: <b>\$100.00</b> DATE PAID: _____	DATE PERMIT ISSUED: _____

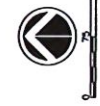








- WATER**
- 6" WATER MAIN
  - 1" WATER SERVICE (TYP)
  - FIRE HYDRANT
  - EXISTING WATER MAIN
  - CONNECT TO EXISTING WATER MAIN
  - ABANDON WATER LINE
- SANITARY SEWER**
- 8" SANITARY SEWER MAIN
  - 4" SANITARY SEWER SERVICE (TYP)
  - EXISTING SANITARY SEWER MAIN
  - CONNECT TO EXISTING SANITARY SEWER MAIN
- STORM SEWER**
- CULVERT/STORM PIPE
  - INLET



**ENGINEERING**

Project Manager: DAF  
 Designer: SCW  
 Project Number: 674131  
 Phone: (605) 591-6270

Master Water, Sanitary Sewer, & Storm Sewer Plan

Preliminary Plans for  
 Terrace Hills Subdivision  
 Hermosa, South Dakota

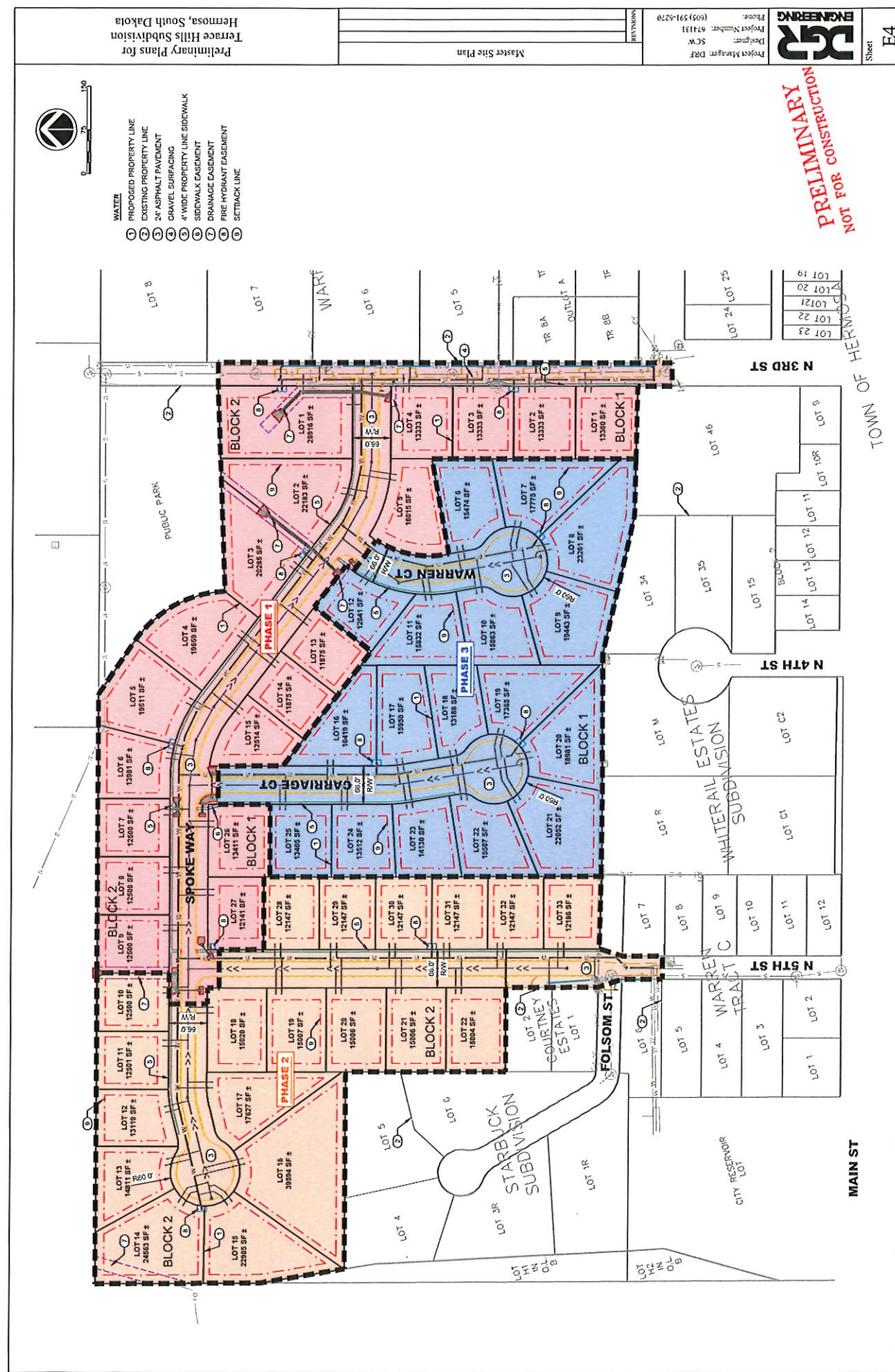
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

Sheet E3









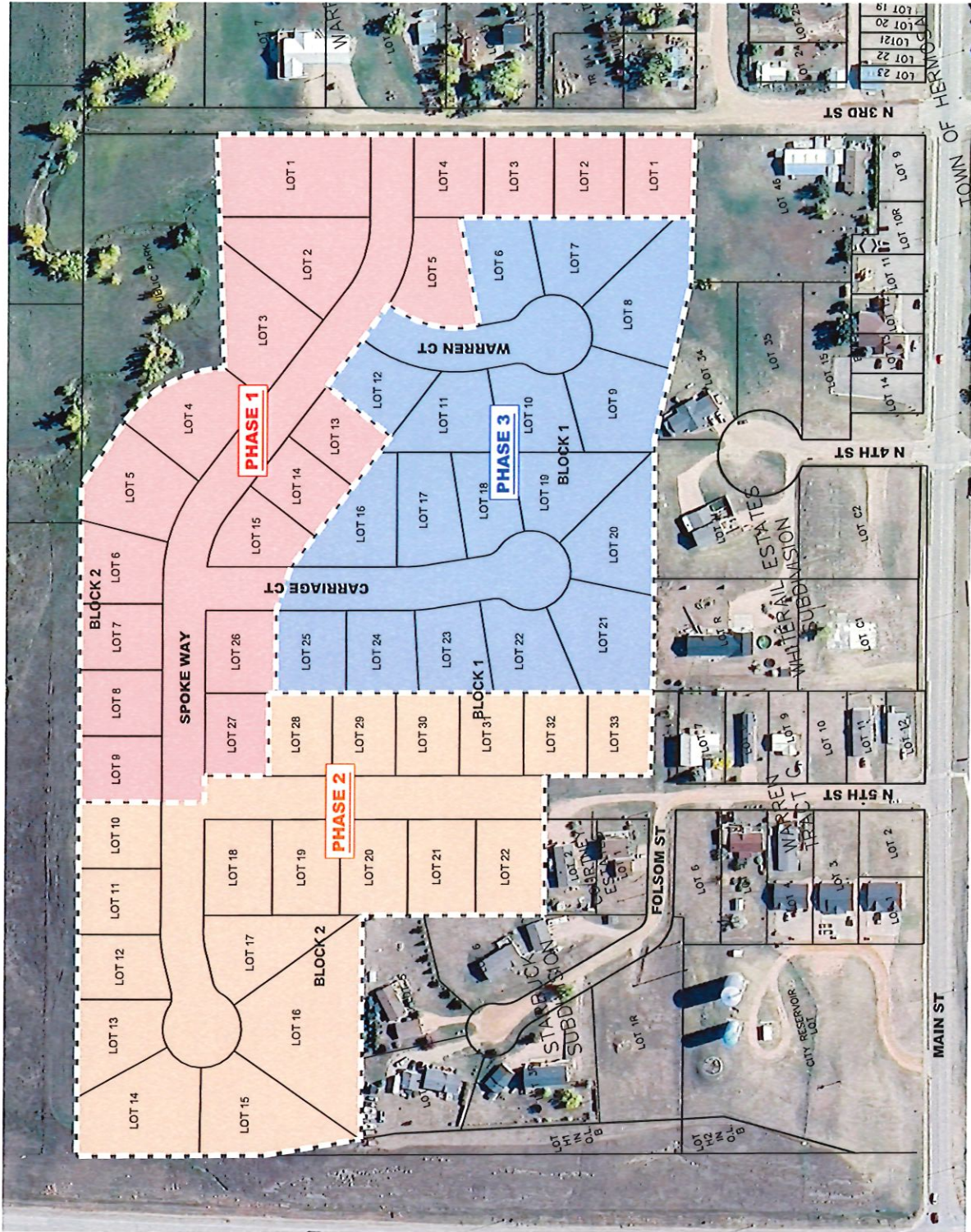
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**







**PRELIMINARY**  
 NOT FOR CONSTRUCTION









# Town of Hermosa

PO Box 298 • 230 Main Street • Hermosa, SD 57744

Phone (605) 255-4291 • Fax (605) 255-4094

Email: [town@hermosasd.com](mailto:town@hermosasd.com)

DATE 3-28-2025

PERMIT # 2025-04

## Informational Permit

### No Fee

Is Property in the Flood Plain? Yes X No Zoning District Commercial

**\*\*\*IF YES - YOU NEED A FLOOD PLAIN DEVELOPMENT PERMIT\*\***

Property Owner Name(s): Mark & Francine Cropley

Mailing Address: PO BOX 406  
Hermosa SD 57744

Email: \_\_\_\_\_

Address of Project: \_\_\_\_\_

Legal Description: Southern Hill RV Park & Campground  
Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) Lot Size \_\_\_\_\_

Description of Work: Potty Prepare bottle filling station on piers  
and having a licensed contractor work to state  
standards as well as potty barrier all the  
way around to meet state standards

i.e. Fence below 4' (front yard), 6' (side/rear yard), Accessory Building/Deck less than 160 sq.ft.; Sidewalk; Driveway;  
Concrete; Renovation / Remodel / Repairs / Maintenance not requiring Building Permit (i.e., shingle replacement)

Total Cost Estimate of Project \_\_\_\_\_ Total Square Footage of Project \_\_\_\_\_

Building Area (Sq. Ft.) \_\_\_\_\_ Height: \_\_\_\_\_

Accessory Bldg. Setbacks from Lot Lines: Front: \_\_\_\_\_ NO ACCESSORY BUILDING SHALL BE LOCATED IN FRONT YARD

(See Ord.155) Rear: \_\_\_\_\_ Ft. (5' Town Minimum)

Side: \_\_\_\_\_ Ft. (8' Town Minimum)

Licensed Contractor / Person doing work Freeman's electrical Service Inc.

Address of Contractor / Person 401 maple ave Rapid City SD 57701

Contact Phone Number of Contractor / Person Mike Young 605 342-~~4097~~  
4099

PLANNING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

Parcel #

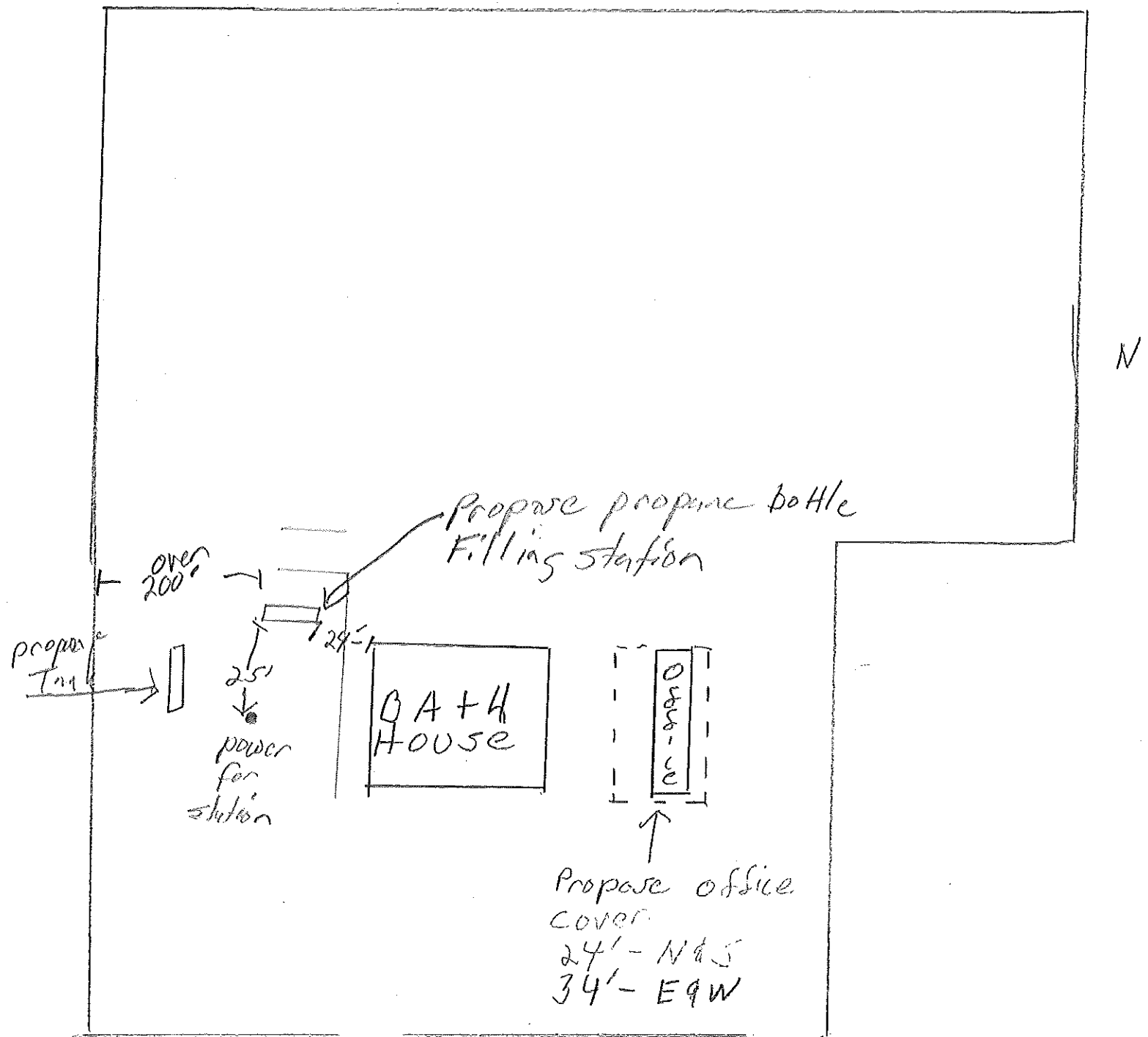
OFFICE USE



Southern Hills  
RV Park &  
Campground

VV

18912 H propane copy





## Claims for approval 4-01-2025

VENDOR	REFERENCE	AMOUNT
A & B BUSINESS EQUIPMENT	MONTHLY PRINTER/FAX FEE	\$ 543.20
BANK WEST	CLASSIC WEB BANKING FEE	\$ 25.00
BANK WEST CREDIT CARD	STAMPS/COPY PAPER/ADOBE/WEBCAM&MOUNT/FUEL/KEYS	\$ 847.70
BENESH	LAGOON EXPANSION DESIGN ENGINEERING FEE	\$ 2,784.25
BENESCH	WASTEWATER TREATMENT PLANT ENGINEERING FEES	\$ 2,236.00
BENESCH	NORTH WATER TANK ENGINEERING FEES	\$ 6,333.50
BENESCH	FY22 DRINKING WATER SRF PROJECT ENGINEERING FEES	\$ 12,530.00
BENESCH	COMPREHENSIVE PLAN UPDATE	\$ 4,680.00
BENESCH	ON-CALL BUILDING OFFICIAL SERVICES	\$ 3,066.00
BLACK HILLS ELECTRIC COOP	UTILITIES ELECTRIC FEBRUARY 2025	\$ 3,257.69
CHUCK FERGUSON	MARCH 2025 SERVICES	\$ 3,120.00
CHUCK FERGUSON	WWTP WATER LINE/LAGOON PUMPING/V-DITCH CLEANING	\$ 6,573.00
HARRIS CONTRACTING	FEMA MEETINGS & PREP - 12.5 HRS @ \$25/HR	\$ 312.50
REIMER ELECTRIC	REPLACE FO OFFICE LIGHTS WITH LED	\$ 176.00
RURAL DEVELOPMENT	RD 1 LOAN-MARCH INTEREST & PRINCIPAL	\$ 1,278.00
	RD 2 LOAN - MARCH INTEREST & PRINCIPAL	\$ 417.00
	RD 3 LOAN - MARCH INTEREST & PRINCIPAL	\$ 222.00
SD DEPARTMENT OF REVENUE	SALES TAX FOR JANUARY/FEBRUARY 2025	\$ 397.11
TRAFFIC LOGIX	SOLAR SPEED RADAR SIGN REPLACEMENT	\$ 3,265.00
<b>Accounts Payable Total</b>		<b>\$ 52,063.95</b>
<b>Payroll related</b>		
Total Paid On: 3/31/2025		
	Legislative, Financial Administration, Govt Blds	\$ 3,202.50
	Water	\$ 143.10
	Sewer	
	Promoting City/BBB	
SOUTH DAKOTA RETIREMENT	SDRS	\$ 906.82
EFTPS-ELECTRONIC FEDERAL TAX	FED/FICA TAX	\$ 888.12
HEALTH POOL OF SD	FO SINGLE HEALTH 4/25	\$ 1,043.57
<b>Payroll Total</b>		<b>\$ 6,184.11</b>
<b>***** REPORT TOTAL *****</b>		<b>\$ 58,248.06</b>



CLAIMS REPORT  
Check Range: 3/19/2025- 4/01/2025

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
A & B BUSINESS EQUIPMENT INC	MONTHLY PRINTER/FAX FEE	543.20		472	4/01/25
A & B BUSINESS EQUIPMENT INC	MONTHLY PRINTER/FAX FEE		543.20		
BANK WEST	CLASSIC WEB BANKING FEE		25.00	473	4/01/25
BANKWEST CARDMEMBER SERVS	STAMPS		847.70	474	4/01/25
BENESCH	FY22 DRINKING WATER SRF ENG		31,629.75	18239	4/01/25
BLACK HILLS ELECTRIC COOP.,Inc	UTILITIES-GENERAL		3,257.69	475	4/01/25
DANR	WASTEWATER DISCHARGE PERMIT				
EFTPS-Electronic Federal Tax	FED/FICA TAX		888.12	470	3/31/25
CHUCK FERGUSON	MARCH 2025- WATER	3,120.00		471	3/31/25
CHUCK FERGUSON	REMAINING WWTW WATER LINE	6,573.00	9,693.00	18240	4/01/25
HARRIS CONTRACTING	FEMA MTGS & PREP-12.5HRS @ \$25		312.50	476	4/01/25
HEALTH POOL OF SOUTH DAKOTA	LIFE INS	10.50		18237	3/31/25
HEALTH POOL OF SOUTH DAKOTA	FO SINGLE HEALTH INSURANCE	1,043.57	1,054.07	18241	4/01/25
Midwest Assistance Program	ANNUAL CONTRACT 2024-2025		500.00	18228	3/21/25
REIMER ELECTRIC	REPLACE FO OFFICE LIGHTS-LED		176.00	18242	4/01/25
RURAL DEVELOPMENT	RD 1 LOAN-MARCH 2025 PRINCIPAL	1,278.00		477	3/23/25
RURAL DEVELOPMENT	RD 2 LOAN-MARCH 2025 INTEREST	417.00		478	3/23/25
RURAL DEVELOPMENT	RD 3 LOAN-MARCH 2025 INTEREST	222.00	1,917.00	479	3/23/25
SD DEPT OF REVENUE	SALES TAX JAN/FEB 2025		397.11	480	3/21/25
SILVERSMITH DATA	SOFTWARE INTEGRATION/SETUP				
SOUTH DAKOTA RETIREMENT SYSTEM	SDRS		906.82	18236	3/31/25
Traffic Logix	SOLAR SPEED RADAR SIGN REPLACE		3,265.00	18243	4/01/25
Accounts Payable Total			55,412.96		

Utility Refund Checks

Refund Checks Total

Payroll Checks

101	GENERAL	3,202.50
602	WATER	143.10

Total Paid On: 3/31/25 3,345.60

Total Payroll Paid 3,345.60

Report Total 58,758.56

- 500.00 ck # 18228  
Replaced lost  
ck # 17754 which  
was voided

- 10.50 Life Ins pd by  
Employee  
58,748.06



CLAIMS REPORT  
CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
101	GENERAL	44,771.60
602	WATER	4,946.21
604	SEWER	9,040.75
TOTAL FUNDS		58,758.56

- 500.00 Ck# 18228 replaced  
lost ck# 17754 which  
was voided

- 10.50 Life Ins pd by Employee

58,248.06