

HERMOSA TOWN BOARD
THURSDAY, NOVEMBER 7, 2024
SPECIAL MEETING @ 2:00 PM

- 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

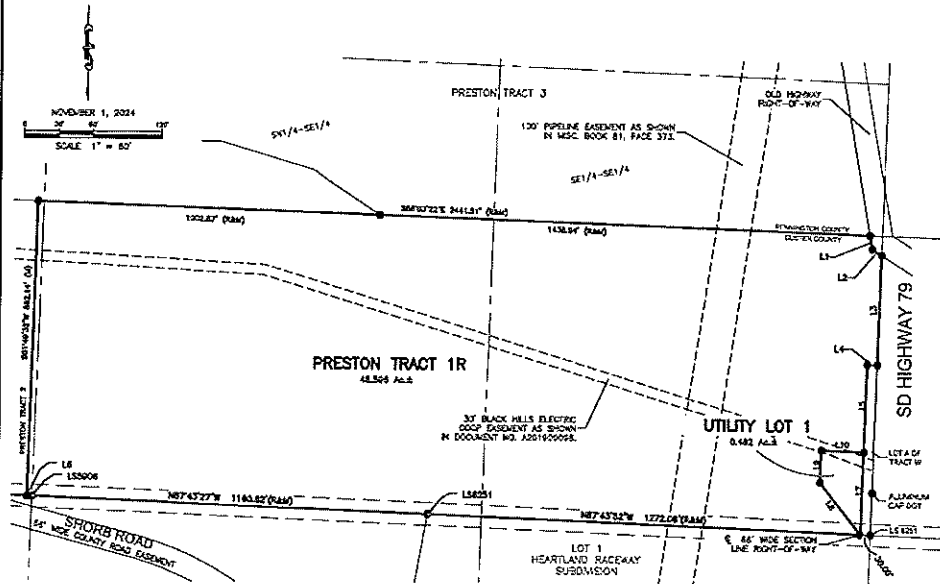
- 3) **CONFLICT OF INTEREST DECLARATION:**

- 4) **PLANNING & ZONING:**
 - A. 2024-43 Plat Application – Lone Coyote Subdivision Preston Tract 1R and Utility Lot 1
 - B. Plat filing fee

- 5) **ENGINEER:**
 - A. Work Authorization – Lone Coyote Sewer Extension in the amount of \$6,550.00

- 6) **ADJOURN:** Motion by _____; Second by _____ to adjourn the meeting at _____ P.M.

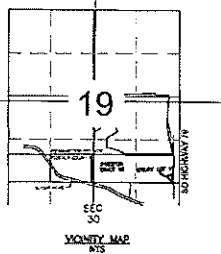
PLAT OF
LONE COYOTE SUBDIVISION
PRESTON TRACT 1R & UTILITY LOT 1
 (formerly Preston Tract 1 of Lone Coyote Subdivision)
 LOCATED IN SECTION 19, T2S, R8E, BHM, CUSTER COUNTY, SOUTH DAKOTA



NOTES:
 UTILITY AND MINOR DRAINAGE EASEMENTS: 10' ON THE INTERIOR SIDES OF ALL LOT LINES NOT ADJACENT TO PUBLIC RIGHT-OF-WAYS.
 ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, TREES AND SHRUBS. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, AND REPAIR SUCH REPRODUCTION AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.
 BASIS OF BOUNDARY: SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(2011), DERIVED FROM GPS.
 WATER PROTECTION STATUTE: PURSUANT TO SDCL 11-3-5.1 AND 11-3-5.2, THE DEVELOPER OF THE PROPERTY DESCRIBED HEREIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING CIRCUMFERENCES, LOCATED ADJACENT TO OR WITHIN SUCH PROPERTIES CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME.
FLOODPLAIN STATEMENT
 BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 46333C0200F (NOT PRINTED), EFFECTIVE DATE JANUARY 4, 2012, INDICATES THE SUBJECT PROPERTY IS LISTED IN ZONE B.

- LEGEND:**
 (S) Denotes set 5/8" rebar with survey cap marked "Turner + Assoc. 92137".
 (P) Denotes Found Survey Monument marked LS 9213, unless otherwise noted.
 (C) Denotes Recorded in previous plat or description.
 (M) Denotes Measured in this survey.

Line #	Distance	Bearing
L1(RAM)	40.55	S09° 47' 23"E
L2(RAM)	33.89	S57° 21' 23"E
L3(RAM)	331.73	S01° 54' 53"W
L4(RAM)	30.00	N87° 43' 07"W
L5(O)	255.84	S01° 54' 53"W
L6(RAM)	15.00	N87° 43' 07"W
L7(O)	241.76	S01° 54' 53"W
L8(O)	193.77	N38° 15' 29"W
L9(O)	84.48	N01° 54' 03"E
L10(O)	128.00	S07° 43' 53"E



CERTIFICATE OF OWNERSHIP
 State of South Dakota
 County of Custer S.S.
 We the undersigned do hereby certify that we are the owners of the land shown and described herein, that the survey has been done at our request for the purpose indicated herein, that we do hereby approve the survey and within plat of said land, and that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.
 Any land shown on the within plat as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such, forever, but such dedication shall not be construed to be a donation of the fee of such land.
 In witness whereof, I have set my hand and seal.
 OWNER: Preston Family, Inc.
 By: _____

CERTIFICATE OF SURVEYOR
 State of South Dakota S.S.
 I, Eric D. Howard, Registered Land Surveyor No. 5113 in the State of South Dakota, do hereby certify that at the request of the owners stated herein, I have surveyed the land shown, and to the best of my knowledge and belief, the within plat is a representation of said survey. Easements or restrictions of record or otherwise shown on the plat are not shown to me and are not shown herein.
 In witness whereof, I have hereunto set my hand and seal.
 Eric D. Howard, Registered Land Surveyor Date: _____



On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____ known to me to be the person described in the foregoing statement and acknowledged to me that he signed the same.
 NOTARY PUBLIC: _____
 My commission expires: _____
CERTIFICATE OF TOWN FINANCE OFFICER
 I, Finance Officer of the Town of Hermosa, South Dakota, do hereby certify that the foregoing statement is a true and correct copy of the resolution adopted by the Town Board of Hermosa, South Dakota, at a meeting held on the _____ day of _____, 20____.
 HERMOSA FINANCE OFFICER: _____
CERTIFICATE OF TOWNSHIP FINANCE OFFICER
 I, Finance Officer of the Township of Custer County, South Dakota, do hereby certify that I have a copy of the within described plat in my office.
 DIRECTOR OF EQUALIZATION: _____ DATE: _____
CERTIFICATE OF HIGHWAY AUTHORITY
 The location of these lots meet the requirements of the county as it relates to access onto County roads.
 CUSTER COUNTY HIGHWAY AUTHORITY: _____ DATE: _____

RESOLUTION OF COUNCILING BOARD
 Whereas, there has been presented to the Town Board of Hermosa, South Dakota, the within plat of the above described lands, and it appearing to the Board that said plat conforms to the existing plat of said town, that the streets set forth therein conform to the system of streets of the municipality, and all provisions of easements upon the land have been fully paid, and that said plat and the survey thereon have been approved according to law, now therefore, BE IT RESOLVED, that said plat is hereby approved in all respects.
 Dated at Hermosa, South Dakota, this _____ day of _____, 20____.
CERTIFICATE OF COUNTY TREASURER
 I, Treasurer for Custer County, do hereby certify that all taxes which are due upon the within described properties have been fully paid according to the records of my office.
 TREASURER: _____ DATE: _____
CERTIFICATE OF REGISTER OF DEEDS
 State of South Dakota S.S.
 Filed this _____ day of _____, 20____, at _____ o'clock _____ M.
 In Book _____ of Plats, Page _____
 REGISTER OF DEEDS, CUSTER COUNTY _____ Fee \$ _____



EXHIBIT A

WORK AUTHORIZATION NO. 1

PROJECT NO. 112529.00 DATE November 5, 2024
 PROJECT NAME Lone Coyote Sewer Extension
 CLIENT Town of Hermosa
 CLIENT PM _____ CONSULTANT PM Anthony Theodorou, PE
 PHONE NO. _____ PHONE NO. (605)569-3646

SCOPE OF SERVICES

This WORK AUTHORIZATION Number 1, with the Agreement dated November 5, 2024, between _____, herein called Client and Alfred Benesch & Company herein called Consultant, constitutes the express authority given Consultant by Client to do work as follows (or as shown in Attachment A):

Prepare a new Plat of roads and single-family lots for 87.22 + 49.08 acres owned by the Preston Family, Inc. for the estimation of a Tax Increment Financing. (TIF). 8 hours (Analysis of Topographic Survey provided), 36 hours (Evalate road and lot options and develop the plat), 2 hours review by Town Engineer.

The following are attached to and hereby made a part of this Work Authorization:

- Attachment A: Scope of Services and Fee Estimate
- Attachment B: Schedule of Unit Rates
- _____
- _____

FEE ESTIMATE

CONSULTANT will perform the Scope of Services described above or in Attachment A, and invoice monthly as noted below in accordance with the selected payment method:

- Client will pay a Fee based on a **Time and Materials** not to exceed \$_____ and invoice using Attachment B: Schedule of Unit Billing Rates.
- Client will pay a **Lump Sum Fee** of \$6,550.00 and invoice using a percentage completed basis.
- Client will pay by another method as described: _____

CLIENT

ALFRED BENESCH & COMPANY

BY: _____
AUTHORIZED REPRESENTATIVE

BY: Anthony Dirks
AUTHORIZED REPRESENTATIVE

PRINT NAME: _____

PRINT NAME: Anthony Dirks

TITLE: _____

TITLE: Senior Vice President

DATE: _____, 20_____

DATE: November 5, 2024

BENESCH OFFICE: Lincoln

ADDRESS: 825 M.Street, Ste. 100, Lincoln, NE 68508

• Analyze the topographic survey, 8 hours x \$140 =	\$1,120.00
• Evaluate options for roads and storm drainage, 8 hours x \$140 =	\$1,120.00
• Assess land for build-able lots, 24 hours x \$140 =	\$3,360.00
• Review for compliance with Hermosa ordinance, 4 hours x \$140 =	\$ 560.00
• <u>Developer Meeting, 2 hours x \$195 =</u>	<u>\$ 390.00</u>
	\$6,550.00