

# SECOG



SOUTH EASTERN COUNCIL OF GOVERNMENTS

---

SOUTH DAKOTA

## In this Issue:

- Pg. 2 The Director's Corner
- Pg. 4 Leslie & Patty's Notes
- Pg. 6 From Jim's Desk
- Pg. 7 The Planners' Plans
- Pg. 8 New Approved Loans



# The Director's Corner

## FOR SALE!



South Eastern Development Foundation has been developing eight Governor's Houses in the Grasslands Addition in northwestern Sioux Falls, and two houses went on the market for sale in October with the remaining six going on the market over the next several weeks.

These 1200 sq. ft. homes feature a great open floor plan with neutral colors. These are highly efficient 2x6 stick built homes. There are three bedrooms on the main level and two bathrooms including an en-suite bathroom attached to the master bedroom. Enjoy main floor laundry which comes with a new washer and dryer. The eat-in kitchen has stainless steel appliances with water and ice in the door and a dishwasher! There is also an attached two car garage. The basement is ready to be finished with room for a family room, two more bedrooms, and a full bathroom.

Income restrictions are: \$44,100 for singles, \$49,910 for couples and \$57,040 for families of 3 or more. The amazing price includes a \$10,000 forgivable loan over 5 years from SDHDA so the purchase agreement will be for \$179,900 with a \$169,900 first mortgage and a \$10,000 soft second mortgage forgiven at \$2,000 per year for five years.



If you know of someone who may be interested in purchasing a Governor's House in the Grasslands Addition, please have them contact Patty Brooks at (605) 681-8188 or [patty@secog.org](mailto:patty@secog.org) for an application. See more images on page 3.



# SD Governor's House

The 2018 model houses have been updated to include dark oak kitchen and bath cabinets, partial brick fronts and an Air Source Heat Pump. Once completed, the houses will include an attached double garage and a full basement. For more information on the Governor's House Program or to determine eligibility, please contact [patty@secog.org](mailto:patty@secog.org) or call (605) 681-8188.



# Leslie & Patty's Notes

## Hazard Mitigation Grant Program

The Flood Mitigation Assistance Program makes Federal funds available to State, local, and tribal governments to reduce or eliminate the risk of repetitive flood damage to buildings and structures insured under the National Flood Insurance Program.

The Pre-Disaster Mitigation (PDM) program makes Federal funds available to State, local, and tribal governments to implement and sustain cost-effective measures designed to reduce the risk to individuals and property from natural hazards, while also reducing reliance on federal funding for future disasters.

Under the PDM notice of funding opportunity, communities may apply for the Hazard Mitigation Grant Program (HMGP). The key purpose of HMGP is to ensure that the opportunity to take critical mitigation measures to reduce the risk of loss of life and property from future disasters is not lost during the reconstruction process following a disaster.

Please note, your community's ability to apply for funding under HMGP does rely on the status of your Pre-Disaster Mitigation Plan. If you have any questions about your PDM Plan, please contact Patty Brooks at [patty@secog.org](mailto:patty@secog.org) or 681-8188 or Leslie Mastroianni at [leslie@secog.org](mailto:leslie@secog.org) or 681-8184.

Applications will be accepted until December 15, 2018. Any questions on this grant opportunity may be addressed to the SECOG Planning Staff or the State Hazard Mitigation Staff  
[jim.poppen@state.sd.us](mailto:jim.poppen@state.sd.us)

Please contact SECOG at your earliest convenience if you are considering applying for this grant.

## Upcoming Dates & Deadlines

Please contact Leslie Mastroianni or Patty Brooks, if you are interested in more information or applying for any of these funding opportunities.

<u>December 15</u>	Hazard Mitigation Grant Program
<u>January 1</u>	Community Development Block Grant State Revolving Loan Fund Consolidated Water Facilities
<u>January 31</u>	Local Infrastructure Improvement Economic Development Partnership
<u>February 2</u>	State Water Plan
<u>Anytime</u>	Small Community Planning Grant



## Awarded BWNR Funding

The City of Harrisburg has been awarded a loan from the state Board of Water and Natural Resources in the amount of \$24,487,000 to construct a wastewater treatment facility.

"I am pleased to announce that the City of Harrisburg will receive this assistance," said Gov. Dugaard. "The loan will help the city build a new wastewater treatment facility allowing them to better serve their customers and protect the environment."

The loan will be administered through the Department of Environment and Natural Resources (DENR).



## Viborg Awarded Land and Water Conservation Funding

The City of Viborg recently held a ribbon cutting to celebrate the opening of the new playground at Glood Park. The purchase of this equipment was made possible by a grant from the Land and Water Conservation Fund.

The Land and Water Conservation Fund (LWCF) is a federal aid assistance program to help states provide outdoor recreation facilities. The program provides up to 50 percent reimbursement for acquisition and development of outdoor recreation projects. Eligible applicants include city, county, township and tribal governments. Eligible projects include, but are not limited to: playgrounds, ballfields, sport and play fields, picnic facilities, pools, ice rinks, golf courses, amphitheaters, winter sports facilities, visitor information facilities and land acquisitions.



# From Jim's Desk



## Meetings & Dates

November 7, 2018  
CAC Meeting @ 3:00pm

November 8, 2018  
TAC Meeting @ 2:00pm

November 8, 2018  
UDC Meeting @ 4:00pm

# Sioux Falls MPO 2019 Meeting Schedule

The Sioux Falls Metropolitan Planning Organization (MPO) meeting schedule for 2019 has been posted on the MPO website at <http://siouxfallsmpo.org/committees/>. The MPO has three committees that meet seven times per year. All meetings are open to the public.

The Urbanized Development Commission (UDC) is primarily comprised of elected officials from each of the local governmental participants in the process. The UDC, with input from the other MPO committees, makes area transportation planning decisions.

The Technical Advisory Committee (TAC) is the committee comprised of staff from each of the participating units of government as well as representatives from various modes of transportation. The TAC's role in the local process is to advise the UDC policy board on the technical aspects of transportation plans under consideration.

The Citizens Advisory Committee (CAC) is the committee established to solicit public input into the local transportation planning process. The CAC's membership is comprised of interested citizens representing either themselves or various metro area businesses and organizations.

Additional information can be found at <http://siouxfallsmpo.org/>.



# The Planners' Plans

Every five, 10 or 20 years each community that has a Comprehensive plan should update it. This can be a lengthy and even a daunting task for a City's Planning Commission and elected officials to undertake.

So why does a community plan? First, planning is the easy part. A community cannot really do "wrong" planning. If a certain direction in planning seems like it is not working, a community can always change course.



The Comprehensive Plan is first and foremost the community's land use plan. If the community wants housing, new business development and jobs, it must first identify where to put them and under what conditions – that is the Comprehensive Plan. Think of it as a blueprint for community development. It is the "where" and to a lesser extent "when" of development.

The Comprehensive Plan is also an analysis of what the community is today. What the community currently has is more than likely its foundation for the future. Maintaining should always be Goal #1. Retaining what the community currently has is just as important as gaining new development. Goal #2 is anticipating the community's needs for future development. The Future Land Use Map reserves land for additional housing units, and commercial and industrial uses. Development might get started, but if poor siting creates negative impacts to the community it is not as likely to continue.

Should the community pursue housing development or an industrial park? Does the community need more quality of life items such as parks and trails? How are the needs of the community determined? The answers to these questions and many more can be found in the Comprehensive Plan.

Completing the Comprehensive Plan is not the end, but just the beginning. Continued monitoring and evaluation is needed. Is the community that was planned in the document the same one that is being built? Why not? Successful communities do not wait for something to happen; they take a active roll in making them happen.

If you have any questions about updating your Comprehensive Plan, please contact Kristen Benidt at GIS@secog.org or (605) 681-8174.



# New Approved Loans

Dakota BUSINESS Finance  
South Eastern Development Foundation



**Advanced EyeCare, P.C.**  
*Better vision through technology*

Advanced Family Eyecare  
(Sioux Falls)  
Purpose: Purchase business and inventory  
Participating Lender:  
Galen Van Otterloo (Dacotah Bank)



Brookside Motel  
(Keystone)  
Purpose: Refinance  
Participating Lender:  
Tom Lessin (First National Bank)



Cobe Nails  
(Vermillion)  
Purpose: Purchase building  
Participating Lender:  
Farron Pratt (First Dakota National Bank)



Matchbox Recreation Center  
(Aberdeen)  
Purpose: Purchase land and construct facility  
Participating Lender:  
Paul Fauth (Dacotah Bank)



The Veranda by Meadow Barn  
(Harrisburg)  
Purpose: Purchase of land and construction of an additional event facility to expand current offerings  
Participating Lender:  
Rick Anderson (Frontier Bank)

CONTINUED ON PAGE 9



# New Approved Loans

Dakota BUSINESS Finance  
South Eastern Development Foundation



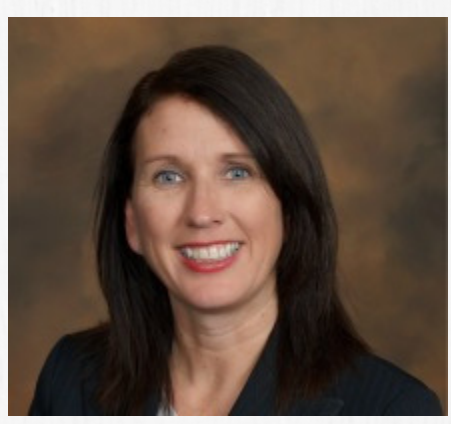
Prairie Eye Clinic  
(Vermillion)  
Purpose: Purchase real estate  
Participating Lender:  
Scott Dreessen (First Dakota  
National Bank)



Pizza Ranch  
(Vermillion)  
Purpose: Purchase and  
renovate existing building  
Participating Lender:  
TJ Speer (American State  
Bank)




Stogeez  
(Sioux Falls)  
Purpose: Purchase equipment and  
parking lot improvements  
Participating Lender:  
Matt Smith (Dacotah Bank)



## Lynne Keller Forbes Named NADCO Regional Director

Congratulations to Dakota Business Finance Executive Director Lynne Keller Forbes for being elected to the Board of Directors of the National Association of Development Companies (NADCO). Lynne is on the board as a representative of Region 8.





1111 N. Lake Avenue  
Sioux Falls, SD 57104  
**605-271-5527**  
[infrastructuredg.com](http://infrastructuredg.com)



Municipal Engineering | Transportation Engineering/Planning | Water Resources  
Site Development | Construction Observation | Parks & Recreation  
Land Surveying



**Streets • Sewer • Drainage**  
**Water • Airports • GIS**  
**Electrical Power**

*Trusted. Professional. Solutions.*



Sioux Falls, SD | Yankton, SD  
605-339-4157 | 605-665-2002

**dgr.com** email: [dgr@dgr.com](mailto:dgr@dgr.com)



[www.bannerassociates.com](http://www.bannerassociates.com)

Civil/Transportation  
Municipal Engineering  
Land/Site Development  
Water Treatment, Storage & Distribution  
Wastewater Collection & Treatment  
Water Resources  
Structural Engineering  
Surveying



**BANNER**  
engineering a better community

Brookings • Sioux Falls • Vermillion • Milbank | Toll Free 1-855-323-6342

**Jensen Insurance & Real Estate**



**Mark Jensen**  
**Zach Jensen**  
**Brad Bak**  
**Brad Antonson**

**Beresford, South Dakota 57004**

**DAVENPORT EVANS**  
LAWYERS

**DOUGLAS J. HAJEK**

DAVENPORT EVANS, HURWITZ & SMITH, LLP  
206 WEST 14TH STREET • P.O. BOX 1030  
SIOUX FALLS, SOUTH DAKOTA 57101-1030  
(605) 357-1227 • [DHAJEK@DEHS.COM](mailto:DHAJEK@DEHS.COM)  
[WWW.DEHS.COM](http://WWW.DEHS.COM)



**DOUGHERTY & COMPANY LLC**  
*Trusted public finance partners since 1977*

Sioux Falls, South Dakota  
605.339.9800 | 800.339.1111

Pierre, South Dakota  
605.224.5557 | 877.224.5557



Ray "Woody" Woodsend | Tom Grimmond | Toby Morris

Member, SD Bar



**Maguire Iron, Inc.**

P.O. BOX 1446  
SIOUX FALLS, SD 57101  
605/334-9749  
FAX 605/334-9752  
[www.maguireiron.com](http://www.maguireiron.com)

**GENE JONES, JR.**  
President  
[putz@maguireiron.com](mailto:putz@maguireiron.com)  
605/334-0029 Res.

SINCE 1915  
WATER TOWER SPECIALISTS





**AES<sub>2</sub>**

**WE KNOW SD WATER.**

**WATER, WASTEWATER, & WATER RESOURCES ENGINEERING**  
+Financial Services +Instrumentation & Controls

**[www.ae2s.com](http://www.ae2s.com)** 

**Meierhenry Sargent LLP**  
ATTORNEYS AT LAW

**Todd V. Meierhenry**  
[todd@meierhenrylaw.com](mailto:todd@meierhenrylaw.com)

315 SOUTH PHILLIPS AVENUE  
SIOUX FALLS, SOUTH DAKOTA 57104  
(TEL) 605.336.3075 (FAX) 605.336.2593  
[www.meierhenrylaw.com](http://www.meierhenrylaw.com)





**STOCKWELL**

605.338.6668  
600 N. Main Ave., Suite 100  
Sioux Falls, SD 57104  
stockwellengineers.com

UTILITY ANALYSIS & DESIGN  
STREET DESIGN  
LAND SURVEYING  
PARKS PLANNING  
SPORTS COMPLEXES  
TRAILS & GREENWAYS

**Ideas transform communities**

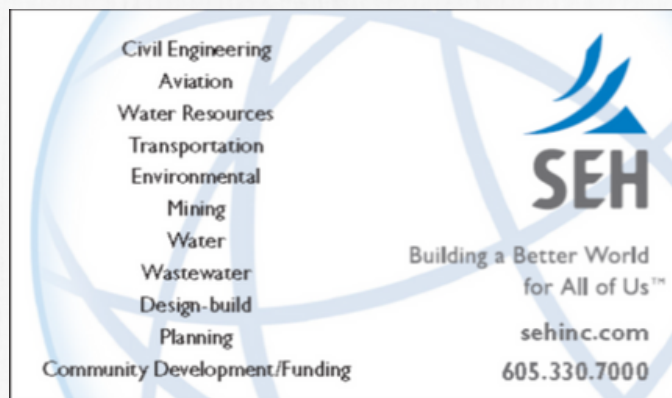


Sioux Falls 605.977.7740  
**hdrinc.com**



**Sayre Associates**

**Civil Engineers & Land Surveyors**  
www.sayreassociates.com ▪ (605) 332-7211



Civil Engineering  
Aviation  
Water Resources  
Transportation  
Environmental  
Mining  
Water  
Wastewater  
Design-build  
Planning  
Community Development/Funding

**SEH**

Building a Better World  
for All of Us™  
sehinc.com  
605.330.7000

**SPN**

**SCHMUCKER • PAUL • NOHR  
AND ASSOCIATES**

ENGINEERS • SURVEYORS

MITCHELL, SOUTH DAKOTA 57301  
P.O. BOX 398, 2100 N. SANBORN BLVD.  
PHONE (605) 996-7761  
FAX (605) 996-0015



**HRGreen**

Serving our communities for more  
than a century.

▷ Phone 605.334.4499 ▷ HRGREEN.COM

TRANSPORTATION + WATER + GOVERNMENTAL SERVICES  
LAND DEVELOPMENT + ENERGY + CONSTRUCTION



**McLaury Engineering, Inc.**  
Professional Engineers & Surveyors

- Municipal Engineering
- Transportation Engineering
- Site Design
- Laboratory Testing
- Construction Management
- Construction Staking
- Land Surveying/Mapping
- Topo/Boundary Surveys
- 3D LIDAR Surveys

Elk Point 605.356.2308 Parkston 605.928.7676 www.mclauryengineering.com  
Sioux Falls 605.271.8998 Toll Free 800.499.2308

**CUTLER LAW FIRM, LLP**  
ATTORNEYS AT LAW

140 North Phillips Avenue, 4th Floor  
Sioux Falls, South Dakota 57104

OFFICE (605) 335-4950  
FAX (605) 335-4961  
DD (605) 335-4965  
www.cutlerlawfirm.com

NATHAN S. SCHOEN, LL.M.  
NateS@cutlerlawfirm.com



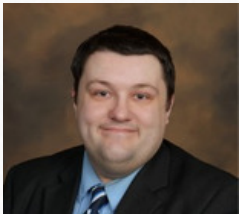
# South Eastern Council of Governments



**Lynne Keller Forbes**  
Executive Director  
lynne@secog.org  
(605) 681-8172



**Kim Severson**  
Paraprofessional  
Bookkeeper  
kim@secog.org  
(605) 681-8171



**Patrick Andrews**  
Planner  
patrick@secog.org  
(605) 681-8176



**Kristen Benidt**  
GIS Technician/Planner  
gis@secog.org  
(605) 681-8174



**Aspen Ducheneaux**  
Closing Officer  
aspen@secog.org  
(605) 681-8173



**Jim Feeney**  
Planner II  
jim@secog.org  
(605) 681-8175



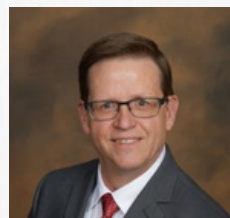
**Jessica Evans**  
Associate Director  
jessica@dakotabusinessfinance.com  
(605) 681-8177



**Patty Brooks**  
Planner  
patty@secog.org  
(605) 681-8188



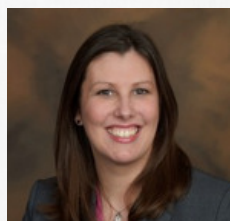
**Leslie Mastroianni**  
Planner  
leslie@secog.org  
(605) 681-8184



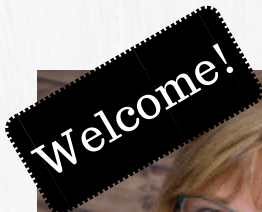
**Daniel Park**  
Servicing Analyst  
daniel@dakotabusinessfinance.com  
(605) 681-8178



**Karen Leboldus**  
Loan Assistant  
karen@dakotabusinessfinance.com  
(605) 681-8182



**Trisha Viss**  
Senior Loan Officer  
trisha@dakotabusinessfinance.com  
(605) 681-8187



## **Karen Leboldus | Loan Assistant**

Karen graduated from Northern State University with a Bachelor of Science in Education degree. Prior to working at SECOG, Karen worked at Frontier Bank as a mortgage loan processor. In her free time, Karen enjoys spending time with her family, shopping, baking and watching movies.

Karen can be reached at karen@dakotabusinessfinance.com or (605) 681-8182



# **SECOG Office**

## **Direct Phone Line**

Lynne Keller Forbes: (605) 681-8172

Jessica Evans: (605) 681-8177

Patrick Andrews: (605) 681-8176

Kristen Benidt: (605) 681-8174

Aspen Ducheneaux: (605) 681-8173

Jim Feeney: (605) 681-8175

Patty Brooks: (605) 681-8188

Karen Leboldus: (605) 681-8182

Leslie Mastroianni: (605) 681-8184

Daniel Park: (605) 681-8178

Kim Severson: (605) 681-8171

Trisha Viss: (605) 681-8187



### **CONTACT US**

500 N. WESTERN AVE, SUITE 100

SIOUX FALLS, SD 57104

(605) 367-5390 | [WWW.SECOG.ORG](http://WWW.SECOG.ORG)