

# AURORA COUNTY COMMISSIONER PROCEEDINGS

**April 22, 2026**

A special meeting was called to order at 10:00 AM by Chairman Clyde Dethlefsen, with Roger Hanten, John Paul Studeny, Dan Bosworth, and Travis Clark present.

The Pledge of Allegiance was recited.

A motion was made by Studeny, seconded by Bosworth to approve the agenda. Motion carried all voting aye.

Courthouse Maintenance Skyler Kehn and Dave Dixon discussed the condition of the front lawn. Dixon said it is obvious that the grass planted last fall did not grow. He noted that the seed sprouted at first but then died off. Dixon said he thought it was the combination of no moisture and the weed killer that was applied several weeks earlier was probably what caused it to not take. He told the Commission he wanted to make it right with the county. The Commission told Dixon that he did everything the County asked, but you cannot control the lack of rain or wind. Chairman Dethlefsen asked Mr. Dixon if he would be willing to work with the County to get it reseeded. Commissioner Hanten noted that we need some good black dirt. Dixon agreed and said two inches on top would be good along with straw coverage and it will need to be kept moist. Dave and Skyler will work together to get it done.

The Commission convened into County Equalization Board.

Steve Bucher was present and via phone were Donna Bucher, States Attorney Mairose, and Director of Equalization Sam Simkins to discuss the appeal on property with the legal description of SW 1/4 SW 1/3 Less Lot 2, 16-103-63 (Hopper Twp). Director of Assessments Simkins told the Commission that there was a question about the square footage, so Steve brought in the blueprints of the house for her to look at. She said both her and Deputy Schmidt measured the house and came up with the same measurements, but their measurement varies quite a bit from what the Bucher's say it should be. Sam said the square footage is 2316, but the blueprints do not include the bump-out which needs to be included in the square footage. Steve disagreed and said the blueprints do include the bump-out and there was no deviation from the outline of the house and the blueprints show 2041 square ft. While going over the appeal and conferring with the States Attorney, Sam said she found an error in the measurements and recommended going with the value of 433,708 rather than the 424,782 that the Commission approved at their meeting on April 16<sup>th</sup>.

Donna said she had questions about the percentage of the finished basement and that at one time the Director of Equalization said it was 75% finished and it looks like the number is adjusted to 91% finished. It was noted that a portion of the basement includes a utility room and Donna asked if there could be an adjustment for living space verses square footage. Simkins said the values are determined by square footage not by living space. The Bucher's said the email they received from Sam stated the value would be lowered from 446,931 to 422,784, but the Commission approved a different value of 424,782. It was noted that there was a typo in that email. Steve said they would be willing to settle for the 422,784 value since that was what was sent to them. States Attorney Mairose recommended going with the 422,784 as requested by the Bucher's since there were several different values given to them. Director of Assessments Simkins noted that the value may not stay the same due to sales. After discussing it further, a motion was made by Studeny, seconded by Bosworth to set the value at 422,784 for this year. Motion carried with Dethlefsen, Bosworth, Hanten, and Studeny voting aye. Clark voted nay.

The Chairman declared the Board out of equalization and convened into regular session.

A motion was made by Bosworth, seconded by Studeny to enter into executive session as per SDCL 1-25-2(1) at 10:59 AM. Motion carried all voting aye. The Chairman declared the Commission out of executive session at 12:08 PM with no action taken.

Treasurer Andrea Pryor and States Attorney Rachel Mairose met with the Commission to discuss how to move forward with the tax deed property in Plankinton Township that was sold. As per SD Codified Law, the extra proceeds from any tax sale are to be sent to the owner. It was noted that there are several debtors that have interest in that property and discussion was held on what was the best way to make sure they received the money owed to them. States Attorney Mairose stated to be fair, she recommended doing an inter-plead action through the court where the judge will decide on where the money should go. After more discussion, a motion was made by Bosworth, seconded by Hanten to authorize the States Attorney to go through the court system with the inter-plead action. Motion carried all voting aye.

Meeting adjourned subject to call.

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Clyde Dethlefsen, Chairman  
Aurora County Commission

Attest: \_\_\_\_\_  
Susan Urban, Auditor

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