



City of Castlewood
Meeting Agenda - City Council

Wednesday, September 9, 2026

6:00 PM

City Hall

1. Call to Order/Pledge of Allegiance
2. Approval of Agenda
3. Public Comment
4. Approval of Meeting Minutes
5. Approval of Bills
6. Reports

7. Old Business

- 7.1 Drainage Study
- 7.2 Facility Plan Banner August Report
- 7.3 Economic Development Board Duties
- 7.4 Insurance Appraisal Value Adjustments
- 7.5 Other Old Business

8. New Business

- 8.1 Public Hearing on 216 S 2nd Ave Variance Request
- 8.2 Economic Development Board Training Course in Rapid City Sept. 28-Oct. 1
- 8.3 Wellness Depot Ab Machine and Barbell Equipment Purchases
- 8.4 No Parking Signs and Paint Pearl Street North of School
- 8.5 1st Reading Ordinance 26-03 2027 Budget Appropriations Ordinance
- 8.6 1st Reading Ordinance 26-04 Adopting 2024 International Property Maintenance Code
- 8.7 Citizen's CD Maturing 09/02
- 8.9 2025 Audit Report
- 8.10 Smoke Testing
- 8.11 Gulley Cleanout Quote Popham Construction
9. Executive Session Contracts (SDCL 1-25-2)
10. Adjournment

City of Castlewood – Council Members

***Mayor – Brian Ries**

***Council Members – Ward I – Stef Goldhorn & Jeannette Bohls**
Ward II – Heather Schmit & LeeAnne Dufek
Ward III – Chad Ries & Beau Schooley



Castlewood 2026-27 Property Schedule

New Loc #	Current Loc #	Occupancy	\$500 Ded		2026-27 Statement of Values		2026-27 Contributions		Min Req'd RCV	Quote for Min Req'd		Quote for SV at current SOV
			Bldg	Addr/Street	Buildings	Contents	Buildings	Contents		Req'd Val		
7-3-1	1-1	Equipment Storage	117	2nd Ave	\$111,536.00	\$159,462.00	\$321.54	\$459.71	\$	\$	\$	\$405.28
7-3-2	1-2	Water Tower	Lot 7 & 8, Block 4		\$721,822.00	\$0.00	\$1,662.88	\$0.00	\$	\$	\$	\$1,662.88
2-6-1	1-3	Library	Block 3		\$0.00	\$97,769.00	\$0.00	\$355.26	\$	\$	\$	\$
4-1-1	1-4	City Shop & Equipment Storage	151	2nd Ave	\$113,835.00	\$165,732.00	\$328.17	\$477.79	\$	\$	\$	\$413.63
7-7-1	2-5	Pump House	Right of way		\$12,648.00	\$3,192.00	\$45.96	\$11.60	\$	\$	\$	\$45.96
2-1-1	3-6	Brown Material Storage Bldg	113	Pine Ave	\$15,594.00	\$3,192.00	\$56.66	\$11.60	\$	\$	\$	\$56.66
7-4-1	4-7	Pump House Warehouse	107	Oak St	\$7,286.00	\$3,192.00	\$26.47	\$11.60	\$	\$	\$	\$26.47
1-1-1	7-10	Fire Hall, City Office, Community	Main Street		\$768,968.00	\$28,704.00	\$1,771.49	\$66.13	\$	\$	\$	\$1,771.49
7-5-1	7-32	Emergency Warning Siren	Main Street		\$0.00	\$0.00	\$44.15	\$0.00	\$	\$	\$	\$44.15
1-1-2	7-45	45KW Generator	Main Street		\$42,810.00	\$0.00	\$62.08	\$0.00	\$	\$	\$	\$98.62
2-4-3	8-11	Softball Field Concession Stand/	113	Pine Ave	\$118,533.00	\$6,378.00	\$430.71	\$23.18	\$	\$	\$	\$430.71
2-1-9	10-14	Baseball Field Scoreboard	Block 26, Lot 7 &		\$23,133.00	\$0.00	\$29.52	\$0.00	\$	\$	\$	\$33.54
2-1-9	10-15	Lights @ Baseball Field Ballpark	Block 26, Lot 7 &		\$120,512.00	\$0.00	\$174.74	\$0.00	\$	\$	\$	\$174.74
2-1-4	10-22	Fence at Baseball Field	Block 26, Lot 7 &		\$66,232.00	\$0.00	\$96.04	\$0.00	\$	\$	\$	\$96.04
2-1-9	10-23	1 Dugout	113	Pine Ave	\$23,113.00	\$0.00	\$83.98	\$0.00	\$	\$	\$	\$83.98
10-29	10-29	Portable Bleachers at Ballpark	Block 26, Lot 7 &		\$47,209.00	\$0.00	\$68.45	\$0.00	\$	\$	\$	\$68.45
2-1-3	10-47	Pitching Machine Equipment Storage	113	Pine Ave	\$13,133.00	\$0.00	\$47.72	\$0.00	\$	\$	\$	\$47.72
2-4-7	10-48	Disc Golf Course Equipment (9	Block 26, Lot 7 &		\$1,460.00	\$0.00	\$2.12	\$0.00	\$	\$	\$	\$2.12
2-4-4	11-16	Softball field Lights	Outlot Q		\$92,373.00	\$0.00	\$133.94	\$0.00	\$	\$	\$	\$133.94
2-4-7	11-18	Playground Equipment at City Park	Outlot Q		\$57,579.00	\$0.00	\$83.49	\$0.00	\$	\$	\$	\$83.49
2-4-7	11-24	Scoreboard at N Softball Field	Outlot Q		\$9,349.00	\$0.00	\$13.56	\$0.00	\$	\$	\$	\$13.56
11-25	11-25	Fence at N Softball Field	Outlot Q		\$28,978.00	\$0.00	\$42.02	\$0.00	\$	\$	\$	\$42.02
2-4-2	11-26	1 Dugout at N Softball Field	113	Pine Ave	\$23,113.00	\$0.00	\$83.98	\$0.00	\$	\$	\$	\$83.98
2-4-7	11-27	Fence and Scoreboard at S Softball	Outlot Q		\$32,949.00	\$0.00	\$47.78	\$0.00	\$	\$	\$	\$47.78
2-4-1	11-28	1 Dugout S Softball field	113	Pine Ave	\$7,144.00	\$0.00	\$25.96	\$0.00	\$	\$	\$	\$25.96
2-1-5	11-36	Picnic Shelter at Park	113	Pine Ave	\$28,830.00	\$0.00	\$104.76	\$0.00	\$	\$	\$	\$104.76
2-1-9	11-37	Playground Equipment Near Picnic	113	Pine Ave	\$10,468.00	\$0.00	\$15.18	\$0.00	\$	\$	\$	\$15.18
2-1-6	11-39	Baseball Field Concession Stand	Outlot Q		\$22,542.00	\$1,596.00	\$81.91	\$5.80	\$	\$	\$	\$81.91
2-4-4	11-50	Lights @ S Softball Field	Outlot Q		\$75,520.00	\$0.00	\$109.51	\$0.00	\$	\$	\$	\$109.51
2-1-2	12-19	Bathroom/Crows Nest	113	Pine Ave	\$57,195.00	\$0.00	\$207.83	\$0.00	\$	\$	\$	\$207.83
7-2-1	14-31	Emergency Warning Siren	4th Ave &		\$30,448.00	\$0.00	\$44.15	\$0.00	\$	\$	\$	\$44.15
7-1-1	15-33	Sanitary Sewer Lift Station	45896	184th	\$37,625.00	\$0.00	\$86.68	\$0.00	\$	\$	\$	\$86.68
7-6-2	16-34	Sanitary Sewer Lift Station	Oak St & Main St		\$215,000.00	\$0.00	\$495.30	\$0.00	\$	\$	\$	\$495.30
7-6-1	16-46	70KW Generator	Oak St & Main St		\$104,813.00	\$0.00	\$151.98	\$0.00	\$	\$	\$	\$151.98
1-1-3	17-35	Welcome to Castlewood Sign	204	E Main St	\$22,578.00	\$0.00	\$32.74	\$0.00	\$	\$	\$	\$32.74
1-2-1	18-40	Castlewood City Sign	SD Hwy 22 and		\$21,544.00	\$0.00	\$31.24	\$0.00	\$	\$	\$	\$31.24
2-3-4	19-41	Clubhouse	411	E Cemetery	\$592,906.00	\$33,669.00	\$2,154.40	\$122.34	\$	\$	\$	\$2,154.40
2-3-3	19-42	Maintenance Shed	411	E Cemetery	\$84,591.00	\$20,738.00	\$307.37	\$75.35	\$	\$	\$	\$307.37
2-3-2	19-43	Cart Shed	411	E Cemetery	\$52,351.00	\$0.00	\$190.22	\$0.00	\$	\$	\$	\$190.22
2-3-1	19-44	Pump House, Irrigation Pump &	411	E Cemetery	\$6,824.00	\$82,122.00	\$24.80	\$298.40	\$	\$	\$	\$24.80

P3.5

CITY OF CASTLEWOOD
NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT
ON A PROPOSED VARIANCE

Notice is hereby given that a Public Hearing will be held on Wednesday, September 9th, 2025 at 6:00 p.m. in the City Offices to consider in full or in part the following proposed variance:

Permit No. 26-10 by Ron White for a variance of Section 2.10.01 of the Zoning Ordinance. The request, if granted, would permit the applicant to use the following property: The South 125 feet of the West Half (w1/2) of Outlot 3 of the plat entitled: "Auditors Plat of Outlots 1 through 6 in the Southeast Quarter (SE1/4) of Section 35, Township 115 North, Range 52 West of the 5th P.M., in the Town of Castlewood, Hamlin County, South Dakota" in the following manner: Requesting a 33 foot variance on the side yard setback on the north property line and a 33 foot variance on the rear yard setback on the east property line to build an 8 x 10 concrete tornado shelter in the Industrial District adjacent to residential.

All persons interested therein may appear and be heard before the Board of Adjustment at said hearing or may file written comments with the City Finance Officer at 204 E Main St Castlewood, SD 57223 prior to said hearing.

**CITY OF CASTLEWOOD
SPECIAL EXCEPTION/VARIANCE APPLICATION**

PERMIT NUMBER 2010

APPLICANT (PRINT): Ron or Tammy White PHONE: 605-880-8659

ADDRESS: 216 S. 2nd Ave

OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CITY OF CASTLEWOOD SOUTH DAKOTA, TO ISSUE A SPECIAL EXCEPTION PERMIT OR VARIANCE FOR THE PROPERTY DESCRIBED AS:

(CIRCLE APPROPRIATE)

LEGAL DESCRIPTION (Please print or type)

216 S. 2nd Ave

GENERAL AREA OR STREET ADDRESS: 216 S. 2nd Ave

EXISTING LAND USE: _____ EXISTING ZONING: _____

SIZE OF PARCEL: ACRES _____ LOT DIMENSIONS: WIDTH _____ LENGTH _____ DEPTH _____

SURROUNDING LAND USE

NORTH: Res
SOUTH: Com
EAST: Com Res
WEST: Com

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A SPECIAL EXCEPTION PERMIT (attach a separate sheet of paper if necessary)

Build a storm Shelter out of Poured Concret up to 2' of the property line to the North and East

IF YOUR ARE SEEKING A VARIANCE PLEASE PROVIDE A BRIEF STATEMENT OF THE VARIANCE DESIRED AND PLEASE STATE THE HARDSHIP REQUIRING RELIEF. (Proof of hardship is on the applicant - Hardship examples are odd size or shape of the lot, unusual topography, etc. attach a separate sheet of paper if necessary)

This set back is to large on the property for use of the storm shelter to be in the middle of the storage area. Ease of access to the shelter.

SIGNATURE OF APPLICANT Ron White

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- | | |
|--|--|
| 1. NORTH DIRECTION | 5. LOCATION OF PROPOSED STRUCTURE ON LOT |
| 2. DIMENSIONS OF PROPOSED STRUCTURE | 6. DIMENSIONS OF FRONT AND SIDE SET BACKS |
| 3. STREET NAMES | 7. LOCATION OF ADJACENT EXISTING BUILDINGS |
| 4. OTHER INFORMATION AS MAY BE REQUESTED | |

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

***PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____

CITY OF CASTLEWOOD
BUILDING PERMIT APPLICATION

PERMIT NUMBER 2470

APPLICANT (PRINT): Ron & Tammy White PHONE: 605-880-8659

ADDRESS: 216 S. 2nd Ave.

OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

DEVELOPMENT SITE LEGAL DESCRIPTION: SUBDIVISION _____ BLOCK _____ LOT _____

DEVELOPMENT SITE STREET ADDRESS: 216 S. 2nd Ave

EXISTING ZONING DESIGNATION: _____

TYPE OF APPLICATION (check all that apply)

☐ NEW STRUCTURE ☐ ALTERATION/ADDITION ☒ ACCESSORY BUILDING
☐ MOVING ☐ DEMOLITION

PLEASE DESCRIBE THE PROPOSED WORK: (be specific as to size of buildings, lots, construction materials, etc)

Storm Shelter - Poured Concret ~~work~~ with Tin Coverings.

PLEASE DESCRIBE THE PROPOSED USE WHEN COMPLETED:

Storm Shelter

ESTIMATED PROJECT CONSTRUCTION COST (including labor): \$ 2500⁰⁰

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- | | |
|--|--|
| 1. NORTH DIRECTION | 5. DIMENSIONS OF FRONT AND SIDE SETBACKS |
| 2. DIMENSIONS OF PROPOSED STRUCTURE | 6. LOCATION OF ADJACENT EXISTING BUILDINGS |
| 3. STREET NAMES | 7. OTHER INFORMATION AS MAY BE REQUESTED |
| 4. LOCATION OF PROPOSED STRUCTURE ON LOT | |

"PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE"

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority opt violate of cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF CONTRACTOR DATE

SIGNATURE OF APPLICANT DATE

[Signature]
SIGNATURE OF OWNER DATE
(IF DIFFERENT THAN APPLICANT)

FOR OFFICIAL USE ONLY

☐ FEE PAID:
☐ PERMIT ISSUED
☐ PERMIT EXPIRES

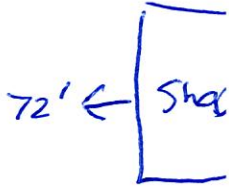
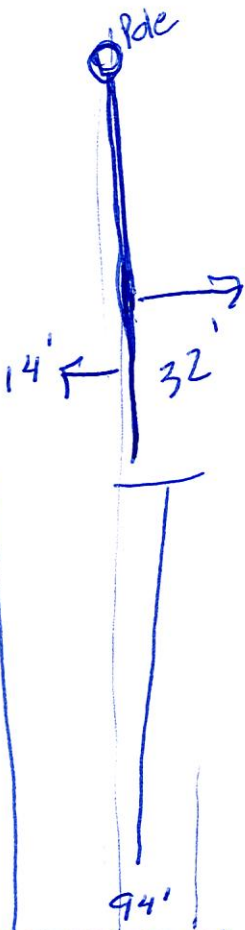
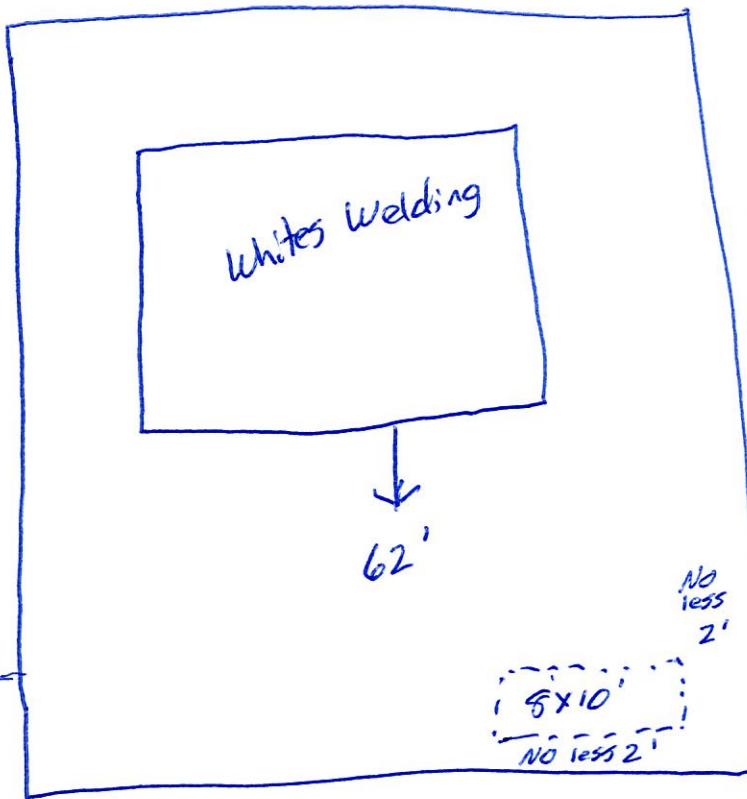
DATE:
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REASONS FOR DENYING PERMIT:

Storm Shelter

2nd Ave

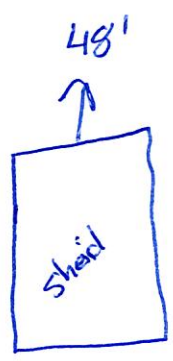
North
↓



86' →



1 → 15'



86' →



ORDINANCE: 26-04

AN ORDINANCE FOR THE ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE BOOK SECTIONS

TITLE 9 BUILDING AND FIRE REGULATIONS CHAPTER 3-8: INTERNATIONAL PROPERTY MAINTENANCE CODE

BE IT ORDAINED by the City of Castlewood Common Council that the following **ORDINANCE** of the City of Castlewood adopting the 2024 edition of the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City of Castlewood; providing for the issuance of permits and collection of fees. The City Council of the City of Castlewood does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the City Finance Officer of the City of Castlewood, being marked and designated as the International Property Maintenance Code, 2024 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Castlewood in the State of South Dakota for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; proving for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions penalties, conditions and terms of said Property Maintenance Code on file in the office of the City of Castlewood are hereby referred to, adopted and made a part hereof as if fully set out in this legislation.

Chapter 3. General Requirements. Remove section 303.

Chapter 4. Light, Ventilation and Occupancy Limitations. Remove this entire Chapter 4.

Chapter 5. Plumbing Facilities and Fixture Requirements. Remove this entire Chapter5.

Chapter 6. Mechanical and Electrical Requirements. Remove this entire Chapter 6.

Chapter 7. Fire Safety Requirements. Remove this entire Chapter 7.

Section 2. Deletions or additions added directly to code book. The following sections are hereby revised:

Section 101.1; Insert City of Castlewood

Section 104.1. Insert:

All prices based on a minimum of one hour or one day. All prices include a city employee as operator:

Bucket Truck	\$75.00 per hour
Bobcat/Skid Loader	\$80.00 per hour
Pay Loader	\$125.00 per hour
Dump Truck	\$90.00 per hour
Z Commercial Mower	\$250.00 per hour
Pickup Truck	\$50.00 per hour
Trailer	\$50.00 per hour
Weed Eaters	\$50.00 per hour
Chain Saw	\$50.00 per hour
Dumping Fees for rubble site	\$100.00 per load
Car Tires	\$10.00 each
Truck Tires	\$50.00 each
Equipment Operator	\$40.00 per hour
Laborer	\$30.00 per hour
Household Garbage charged out per ton or Dumpster at the going rate of contractor.	
The above prices are subject to change.	

Section 106.3 Qualifications. Change to read. The board of appeals shall be made up of three members of the City Council. The board shall be appointed by the chief appointing authority.

Section 107.4. Insert \$100.00 fine and add-The cost for violation of any portion of this code and the cost of abating any public nuisance set forth in this code shall be taxed by special assessment against the real estate on which the nuisance occurred.

Section 302.4. Insert: Six Inches

Section 302.7. Insert: Add -All buildings and houses must be kept in a good and safe condition.

Section 3. That Ordinance No. 26-04 of the City of Castlewood entitled 2024 International Property Maintenance Code (Property Maintenance Code) shall be in effect to run concurrently with all other previous ordinances.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional; such decision shall not affect the validity of the remaining portions of this ordinance. The Castlewood City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suite or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That this ordinance is necessary for the immediate preservation of the public peace, health and safety, and for the support of the municipal government and its existing public institutions and shall take effect immediately upon the passage and publication hereof.

Dated at Castlewood, South Dakota, this 9th day of September, 2026.

Brian Ries, Mayor

ATTEST: _____