

APRIL 2025

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# Land and Water Conservation Fund



Grant Application For:  
**City of Parkston**  
**Parkston Pond Restroom Facility**



CITY OF

PARKSTON

P.O. Box 490, Parkston, SD 57366  
Phone (605) 928-3321 Fax (605) 928-3320  
Email: [jessica@cityofparkston.org](mailto:jessica@cityofparkston.org)  
[austin@cityofparkston.org](mailto:austin@cityofparkston.org)

April 8, 2025

Ms. Kerri Richards

Division of Parks and Recreation

523 East Capitol Ave.

Pierre, South Dakota 57501-3182

Dear Ms. Richards:

The City of Parkston is submitting a Land and Water Conservation Fund application for a project consisting of construction for improvements in East Park. The attached project justification provides details about the project. We sincerely hope you consider this project for funding, and please do not hesitate to call me if you have any questions. Thank you.

Yours Sincerely,

Mr. Tim Semmler, Mayor

City of Parkston



# SOUTH DAKOTA LAND AND WATER CONSERVATION FUND

## GRANT APPLICATION 2025

**Instructions:** A working copy of your application can be saved for editing until you are ready to print the final copy. Be sure to:

- Sign and date the final copy of the application.
- Include all attachments, at the proper size.
- Mail prior to the application deadline. Must be postmarked on or before April 25, 2025.
- See the [Land and Water Conservation Fund Grant Manual](#) for format restrictions and tips.

### 1. Project Information

Project Name: Parkston Pond Restroom Facility

Description of Project: Construction of a new, accessible restroom facility within the popular East Park and near "The Pond" baseball field.

### 2. Project Sponsor

a. Name of Political Unit City of Parkston

*(example: City of Miller, City of Belle Fourche, Hughes County)*

b. Type of Political Unit City

c. Primary Contact

Name: Tim Semmler

Title: Mayor

Address: PO Box 490

City: Parkston

State: SD

Zip: 57366

County: Hutchinson

Work Phone: (605) 928-3321

Mobile Phone:           

Home Phone:           

Fax: (605) 928-7968

Email:           

d. Grantee UEI DXLXXJL3N3M8

*(Unique Entity Identification Number):*

e. Census Population 1,567

### 3. Location of Proposed Project Site:

Park Name: East Park

Street Address: E Main St

+4 Zip Code: 57366

Section: 18

Township: 99

Range: 60

GPS Coordinates: 97°58'40.8"W,

43°23'34.8"N

### 4. Property Ownership / Control

If Owned by Grantee

Est. Acquisition Date: 03/03/1939

Date and Year Park was Established/Created: 1939

If Leased by Grantee:

Landowner:           

Term of Lease:           

Size of Park:            total acres

Size of Park: **16**

total acres

Years Left on Lease:

## 5. Culture and History

Identify quantity and type of any Civilian Conservation Corps (CCC) or Works Progress Administration (WPA) Structures or Landscapes are located in the park.

**An older restroom facility near the ballfield is a WPA Structure.**

If Cultural or historical resources exist on or adjacent to the project site, how will they be affected by your project?

**The facility is not part of this project.**

Identify any known archeological surveys that have been completed on the site:

**None known.**

Age of each building, facility, or structure to be removed or renovated:

**This project just includes new construction of restroom facility.**

## 6. Utilities

Are all utility lines on the proposed project site buried?

Yes

No – Explain

If no, will they be buried as part of this project?

Yes – Explain

No

List and describe each easement and location in this park. Include holder of easement and purpose for each easement. Include easements on park maps.

**None.**

## 7. Project Justification – Address each of the following points in your narrative:

a. Who will be served by this project

**See attached narrative**

b. Analysis of need for the completion of this project

**See attached narrative**

c. Goals and objectives to be met

**See attached narrative**

d. Describe the proposed action and alternatives

**See attached narrative**

e. Describe the planning process that led to the development of this proposal. Your narratives should address:

- i. How was the interested and affected public notified and provided opportunity to be involved in planning for and developing you LWCF proposal? Who was involved and how were they able to review the completed proposal, including any state, local, federal agency professional, subject matter experts, members of the public and Indian Tribes. Describe any public meetings held and/or formal public comment periods, including dates and length of time provided for the public to participate in the planning process and/or to provide comments on the completed proposal.

[See attached narrative](#)

- ii. What information was made available to the public for review and comment? Did the sponsor provide written responses addressing the comments? If so, include responses.

[See attached narrative](#)

- f. Public comment periods and agency response – include how long the comment period was, when in the process was it completed, and who was invited to comment

[See attached narrative](#)

- g. When will the project be completed and open for public outdoor recreation use? Assume that successful applicants will have access to grant funds by spring 2026.

[See attached narrative](#)

- h. What strategies in the 2023 SCORP support your project? Explain how each strategy applies to your project

[See attached narrative](#)

- i. Will the proposed project compete in any way with similar facilities in the private sector?

Yes – Explain

No – Explain [There are no private sector businesses that would be considered competition.](#)

- j. List each facility accessible to disabled persons at the project site:

[The pool, ampitheater, and shelters at the park at accessible, and the new restroom facility will be as well.](#)

- k. Explain any existing non-recreation and non-public uses that will continue on the sites(s) and/or proposed for the future within the park boundary:

[There are no non-recreation or non-public uses within East Park.](#)

- l. Additional information to share supporting your park project, if needed

[See attached letters for support](#)



## 8. Social, Economic, & Environment Assessment Checklist *(this must be completed for all projects)*

Will the project...	None	Major	Minor	Degree of Impact
<b>Access Control:</b>				
...change access to properties (close, change location, make one-way)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Air Quality</b>				
...degrade air quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bicycle and Pedestrian</b>				
...impact bicycle and/or pedestrian movement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Construction impacts</b>				
...cause construction impact (erosion, noise, air, vibration, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction noise could occur.
<b>Controversy</b>				
...have controversy or will likely cause controversy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Strong community support!
<b>Endangered Species</b>				
...impact any endangered, threatened, or species of special concern due to the project location or design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Energy Impacts</b>				
...have major energy implications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The restroom will require energy for lighting.
<b>Excess Materials</b>				
...involve disposal of excess material outside planned construction limits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Farmlands</b>				
...require any rights-of-way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floodplain</b>				
...cross or lie adjacent to any floodplain area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	500 year floodplain - not located near or within a 100 year floodplain
<b>Groundwater, Geology, Earth Borne</b>				
...impact groundwater, geology or cause earth borne vibrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Handicapped</b>				
...impact sidewalk or curb and gutter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Historical, Archaeological, Cultural</b>				
...impact any historical structures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land Use</b>				
...be consistent with local and regional land use planning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Minerals

...impact commercial minerals and/or peat resources?

### Noise

...impact noise-sensitive receptors?

### Parks and Recreation

...use significant public park, recreational, historical or wildlife related sites? Will the project impact any LWCF land?

### Right of Way

...require any easements?

### Relocation

...require any relocation of homes of businesses?

### Stream/River Modifications

...change the course, current or cross section of any stream or river?

### Social

...impact public safety?    **Positive - Provides a safer and larger restroom facility.**

...impact sensitive groups (children, handicapped, minorities, poor, etc.)?    **Positive - Accessible for people of all ages, abilities.**

...impact accessibility to schools, churches, recreational facilities?    **Positive - Located across from the Parkston School District.**

### Transportation

...require road re-routing, closing or redevelopment?

...be accessible by mass transportation?

### Visual Quality

...impact visual quality (view to or from facility)     **The facility will not distract from the beauty of East Park.**

### Wetlands

...have wetlands present within construction limits?

...destroy, impact or improve/create wetland habitats?

### Wild and Scenic Rivers

...impact a state or federal wild and scenic river, federal candidate wild and scenic river?

## 9. Project Budget

Detailed Cost Estimate/Itemized Description of the Project.	Value in \$/Item
Building materials for bathroom and showers with labor	\$81,729
Concrete work and footings	\$15,000
Electrical	\$11,443
Plubming	\$33,000
Contingencies (due to market and economic conditions)	\$12,000
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Archeological Survey	\$3,500
Estimated Total Project Cost	\$156,672
General Funding Requested (not to exceed 50% of total cost)	\$78,250

## 10. Status of Funding

Amount of grantee's share budgeted, secured and currently available to complete the project. \$78,422

Amount of grantee's share remaining to be raised or secured to complete the project. \$0



## How to Apply

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**Please read and sign below:**

Include one copy of each of the following documents:

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- A letter of intent
- A completed and signed LWCF Application
- Color Maps (8.5x11-inch or 11x17inch paper)
  - vicinity map
  - site location map
  - park boundary map of entire park
  - contractor staging area
- Detailed budget
- Resolution of support
- Proof of property control (deed, lease)
- Detailed plans
- Written estimates, on vendor letterhead
- Build America, Buy America certification letters (if needed)
- Project Narrative
- Other information that will strengthen the application
  - Maintenance agreements
  - Resolutions of support
  - Letters of support

*All answers and statements are true and complete to the best of my knowledge:*

*Signature:* \_\_\_\_\_ *Date:* \_\_\_\_\_

**Mail completed application to:**

Kerri Richards, Grants Coordinator  
SD Dept. of Game, Fish, and Parks  
523 E. Capitol Ave.  
Pierre, SD 57501-3181

**Application must be postmarked on or before April 25, 2025**

## PROJECT JUSTIFICATION

Parkston Pond Restroom Facility  
LWCF Grant Application 2025

**PARKSTON**  
*South Dakota*



### a. Who will be served by this project?

Parkston is committed to improving recreational activities within its community, especially at city parks. Residents and visitors to the popular East Park often comment on the park's beauty but mention one exception—the restroom facilities. By constructing a new restroom facility within the park, near “The Pond” ballfield and amphitheater, park visitors will have access to a safe, clean, and accessible restroom facility. East Park attracts locals and visitors with amenities like the city pool, playgrounds, courts, ballfields, picnic areas, and a Veterans Memorial. The new restroom will serve those from Parkston and the surrounding area attending events or visiting the park.

Although the pool, ballparks, and playground equipment in East Park are geared towards youth, the recent addition of an amphitheater has created more adult and family-oriented events and use. Every Thursday night from May to August, the Parkston Commercial Club sponsors the “AmphiThursday” Summer Concert Series at the new amphitheater. Each night, these events attract more than 400 people of all ages, who bring their lawn chairs and enjoy a free concert in the beauty of the park. *(See Attachments for an article about AmphiThursday's success)*



*Crowd during an “AmphiThursday” Summer Concert*

East Park is home to “The Pond,” the city’s primary baseball field that hosts youth, high school, and amateur baseball teams, as well as tournaments. Games are held five nights a week during the summer and are very well attended. The park also includes the Parkston Gun Club & Sportsman's Club, and the city is planning additional camping sites on adjacent property. All these amenities would benefit from the new restroom facility.

### b. Analysis of need for the completion of this project

The increased efforts to enhance and attract people to the park have created a need for more and updated restroom facilities. The current restroom has narrow stalls with only two stalls in the women’s and men’s sections. The proposed restroom facility would be double the size of the current facility and include shower accommodation. It would also be ADA compliant, allowing all park visitors access to a safe and clean restroom facility.

The City of Parkston and its residents have plans to continue expanding their parks and public recreation areas. The discussion about an updated restroom facility has been discussed at city council meetings, Commercial Club meetings, and during events when the need is most evident. The city and its residents have spent nearly \$300,000, mostly from private donations, to build and update facilities, add a sprinkler system, and create events within the park. Now, the city is asking for assistance to help provide another piece of the puzzle – a restroom facility. The funding received from this grant would lessen the burden on the community and allow for fundraised dollars to have a larger impact on their small community.

**c. Goals and objectives to be met**

The restroom facility is one of the final pieces for the enhancement of East Park. As discussed in a recent SDPB feature about Parkston, they are working to put the “Park” in Parkston: <https://www.youtube.com/watch?v=cmvJrYzyz34>. Their goal is to create events and spaces that attract visitors from the region, as well as everyday recreational activities for their residents. All these events in East Park are open to the public and offered at a free or low cost. When these visitors come to town, they want to put their best foot forward, but the outdated and inadequate restroom facilities are a concern.

Parkston is fortunate to have supportive organizations and individuals within their community who are fully behind these additions and enhancements. Raising funds for baseball turf, shelters, amphitheaters, and other structures, while challenging, is also fun and easy to represent to the community. However, fundraising for restroom facilities can be more difficult as it is often seen as a basic need. With support from this grant, the City of Parkston wants to provide this need for their residents and park visitors.

**d. Describe the proposed action and alternatives**

For this grant project, the City of Parkston will construct a new ADA-compliant restroom facility near “The Pond” baseball field. The new facility will be 1,080 square feet and provide restrooms, showers, and storage for the park. The women’s restroom will have three regular stalls, one accessible stall, and two sinks. The men’s restroom will include 3 urinal stalls, one accessible stall, and two sinks. The front of the facility will have a covered entry which allows entrance to either restroom area, as well as two public showers. On the backside of the building, there will be a garage door entrance to the storage and mechanical area. This way, park personnel can access the storage and mechanical components of the facility without obstructing the main entrance.

The building will have a stud frame and a concrete floor with a six-inch curb. The exterior will have green steel panels and a shingled roof. The exterior walls will meet the pitched roof line at eight feet, allowing for adequate headspace within the building.

At present, there is only one small, outdated restroom facility within the park, along with locker rooms at the public pool for swimmers. If a new restroom is not constructed, the challenge of ensuring convenient and sufficient restroom access will persist. The limited and non-ADA-compliant restroom situation could limit future events and baseball tournaments held in Parkston. This would negatively impact their community engagement and potentially their local economy.

**e. Describe the planning process that led to the development of this proposal. Your narratives should address:**

**i. How was the interested and affected public notified and provided opportunity to be involved in planning for and developing you LWCF proposal? Who was involved and how were they able to review the completed proposal, including any state, local, federal agency professional, subject matter experts, members of the public and Indian Tribes. Describe any public meetings held and/or formal public comment periods, including dates and length of time provided for the public to participate in the planning process and/or to provide comments on the completed proposal.**

The spark for this project started years ago when the City of Parkston conducted a big beautification project for East Park. Then, the baseball association decided to raise the funds needed to improve “The Pond” baseball facility. Increased use of the park led to events that needed portable staging, which then resulted in the Parkston Commercial Club devising a plan and fundraising for a permanent amphitheater structure. City government, non-profit organizations, and athletic groups have all been a part of the improvements in East Park. Now, all these groups and other individuals in Parkston are coming together in support of a new restroom facility.

**ii. What information was made available to the public for review and comment? Did the sponsor provide written responses addressing the comments? If so, include responses.**

The project has been discussed at recent city council meetings. The application was also uploaded to the City’s website for people to review and provide comments (see screenshot below from Parkston’s website).

**e. Public comment periods and agency response – include how long the comment period was, when in the process was it completed, and who was invited to comment**

The public comment period started when the LWCF application was discussed at the April council meeting. This period continued while the application was available on the city website on April 14. Comments were accepted from everyone.

**f. When will the project be completed and open for public outdoor recreation use? Assume that successful applicants will have access to grant funds by spring 2026.**

The City will be ready to begin the project immediately after notification of award, ideally in the spring of 2026. The exact timing of the work activity will depend on the vendor's availability, but City staff will be available at a moment's notice to do any pre-work site prep that may be needed.

**g. What strategies in the 2023 SCORP support your project? Explain how each strategy applies to your project**

The 2023 SCORP provides ample justification for this project. The public survey demonstrated that outdoor activities and spaces are a great asset to a community like Parkston. According to Table 8 of the SCORP, lawn games, picnicking, playgrounds, and outdoor festivals are ranked in the top ten in frequency of outdoor activities. Table 9 demonstrates that the top reason for being outside was to be with family and friends. Further, Table 13 lists that outdoor activities make a place desirable to live and create a sense of community. The construction of a new restroom facility supports all these activities at Parkston's East Park. This project aligns with SCORP by improving access to and quality of recreational spaces, promoting community health, and contributing to overall safety.

**Strategy #1 –**

**Provide and promote year-round diverse outdoor recreation opportunities for South Dakotans of all ages, interests, economic status and ability.**

The project aligns with the recreation strategies outlined in Chapter 3 of the SCORP. Under Strategy #1, the project hits the high mark of providing a facility and opportunity for family-oriented recreation at an affordable cost. While the restroom itself is not a recreation activity, it does support the numerous recreation opportunities around it. The park is located across the street from the local school and serves as a community and family gathering place. The park has a community pool, an amphitheater, playground equipment, an open space for yard games, ballfields, and shelters. It is easily accessible to those within Parkston and provides

a great opportunity for its residents to enjoy the outdoors. Having a safe, accessible, and convenient restroom is an important part of a busy city park. The ADA-compliant restroom facility will support all families and individuals who come to enjoy the park's many amenities, no matter their age, economic status, or ability. The construction of a new restroom facility directly supports this strategy by making the park more accessible and functional for visitors, especially those spending extended periods of time in the park.

**Strategy #6 -**

**Be a compelling voice for action when it comes to making outdoor recreation a priority in people's choices to improve their health and lifestyle.**

The project in Parkston also aligned with strategy #6 described in the SCORP. Under Strategy #6, there is a strong consideration for projects that provide recreational activities not only for children and youth but also for those with disabilities and the aging population. The events at East Park, such as "AmphiThursdays," provide opportunities for all residents, at no cost to them, to spend time in the outdoors together as a community. The hundreds of people who attend these events and other activities in the park can enjoy the park's beauty and appreciate all it provides for their community. The addition of the restroom facility allows these events to be more successful and welcoming. A new restroom facility would fill a need for essential amenities that support park-goers' comfort and health, enhancing the overall quality of the park's infrastructure.

**Strategy #2 – Maintain and improve existing park and recreation areas, open spaces and facilities for outdoor recreation opportunities.**

Under Strategy #2, the project is part of Parkston's work to improve their existing park and update existing outdoor facilities. The City of Parkston and its residents have already invested nearly \$300,000 in improvements to the park. Now, they are asking for funding assistance to add a facility that will support all the work they have already completed. Even though this project is a new construction, it does support the maintenance of the overall park area.

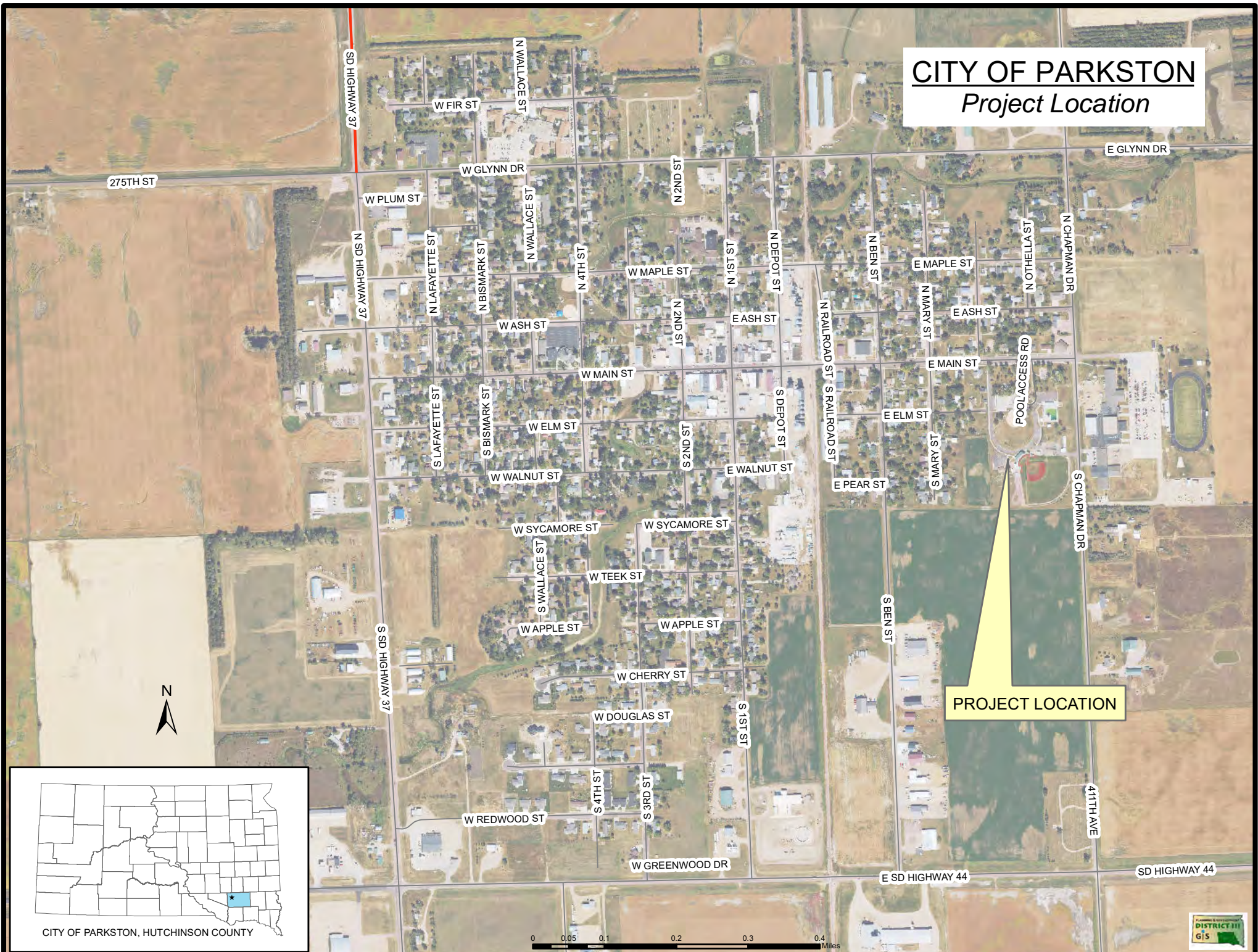


# ATTACHMENTS

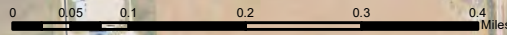
- Location and Site Maps
- Photographs of Park
- Restroom Illustration/Drawing
- Cost Estimate
- Resolution of Support
- Property Ownership  
Documentation

# CITY OF PARKSTON

## *Project Location*



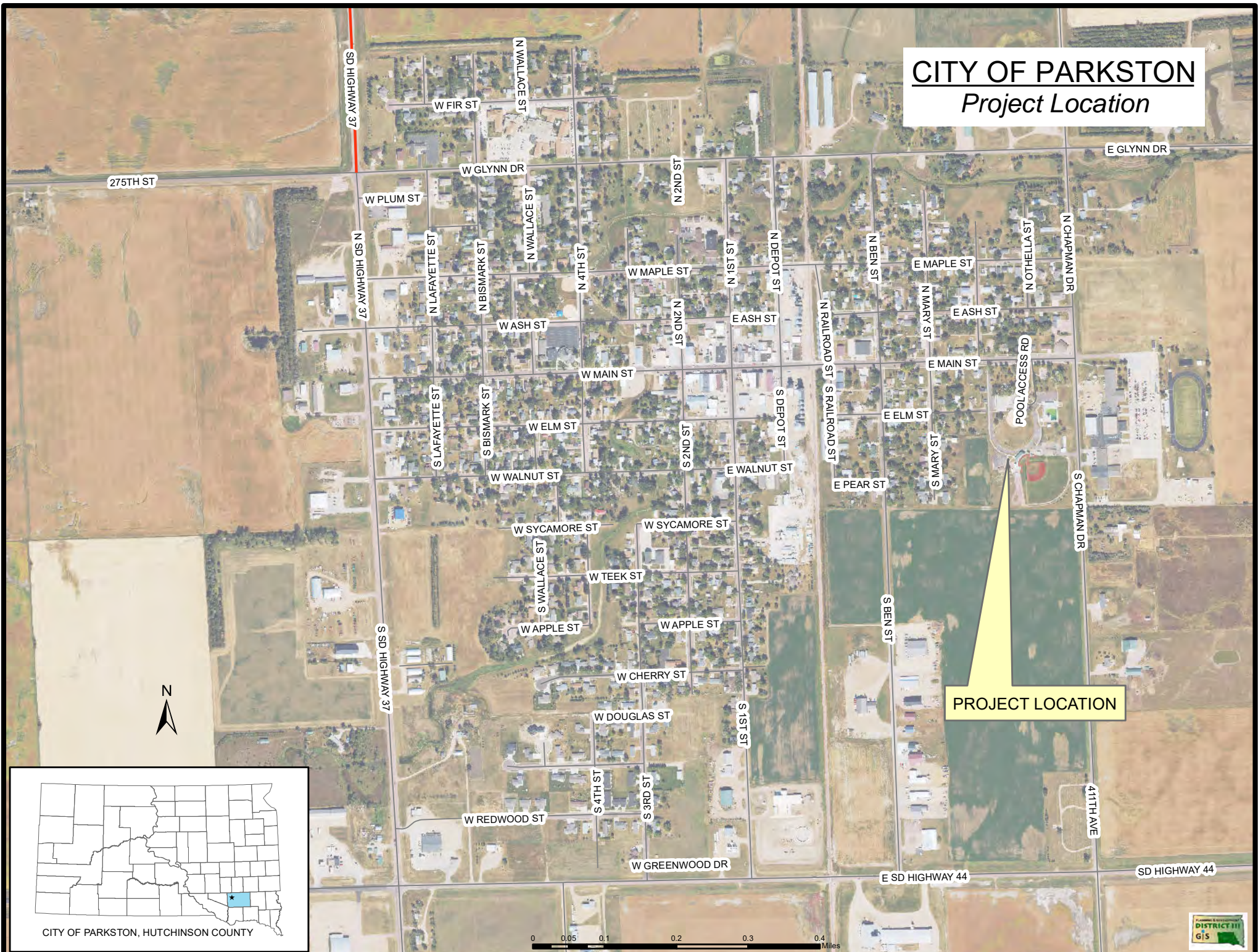
**PROJECT LOCATION**



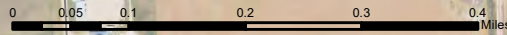


# CITY OF PARKSTON

## *Project Location*



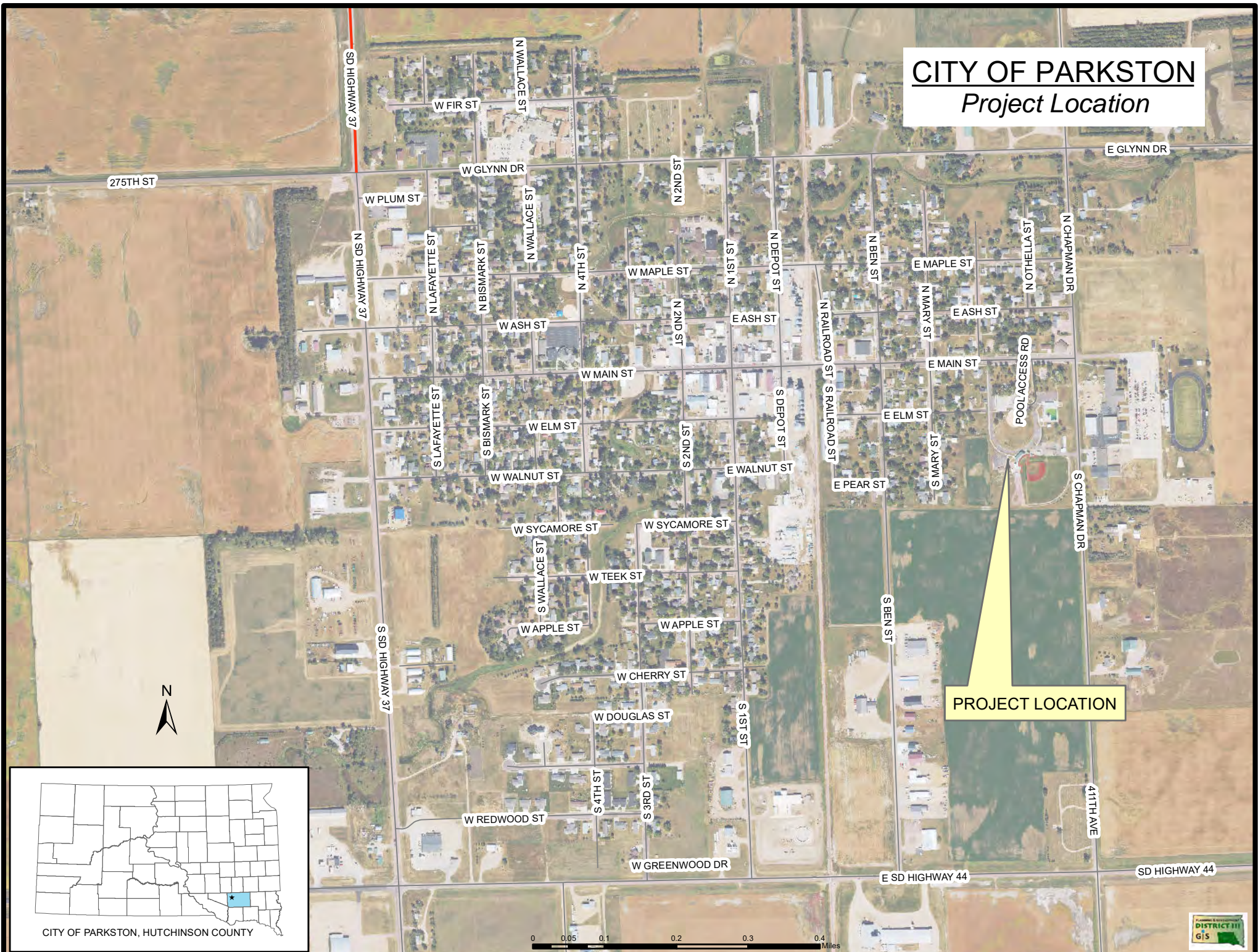
**PROJECT LOCATION**



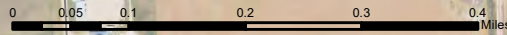


# CITY OF PARKSTON

## *Project Location*



**PROJECT LOCATION**





# CITY OF PARKSTON

## Site Map



N MARY ST

N ANNA ST

E MAIN ST

650 FT

PLAYGROUND

AMPHITHEATER

POOL ACCESS RD

POOL

E ELM ST

NEW  
CAMPING  
SITES

BALLFIELD

PARKSTON  
SCHOOL

1,082 FT

S MARY ST

1,082 FT

S CHAPMAN DR

PROJECT LOCATION

GUN CLUB

THE POND

650 FT



0 0.01 0.02 0.04 0.06 0.08 Miles





# CITY OF PARKSTON

## Site Map



N MARY ST

N ANNA ST

E MAIN ST

650 FT

PLAYGROUND

AMPHITHEATER

POOL ACCESS RD

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SITES

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GUN CLUB

THE POND

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0 0.01 0.02 0.04 0.06 0.08 Miles





# CITY OF PARKSTON

## Site Map



N MARY ST

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CAMPING  
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BALLFIELD

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PARKSTON  
SCHOOL

S MARY ST

1,082 FT

S CHAPMAN DR

PROJECT LOCATION

GUN CLUB

THE POND

650 FT



0 0.01 0.02 0.04 0.06 0.08 Miles





# LOCATION OF NEW FACILITY



Future building site (marked by orange cones)  
Looking South from the nearby driveway



Future building site  
Looking East from the nearby small parking lot  
"The Pond" shown in the background



Future building site  
Looking North from the  
gravel drive by 'The Pond'

# POPULAR AMENITIES AT EAST PARK



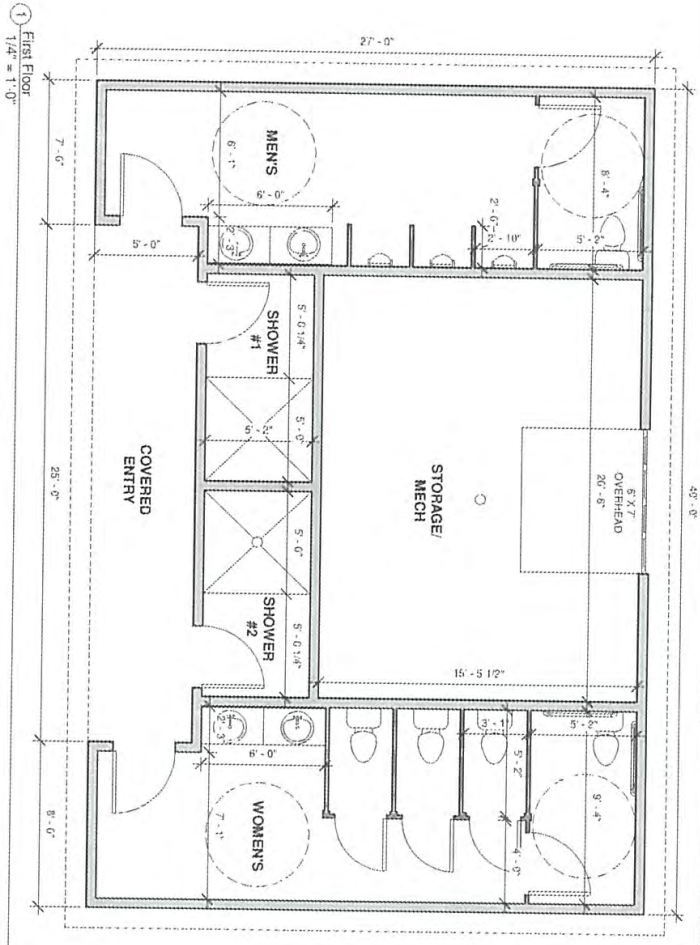
The amphitheater hosts events, including the popular "AmphiThursday" free summer concert series

The public pool is located within East Park and is located near a picnic shelter and playground



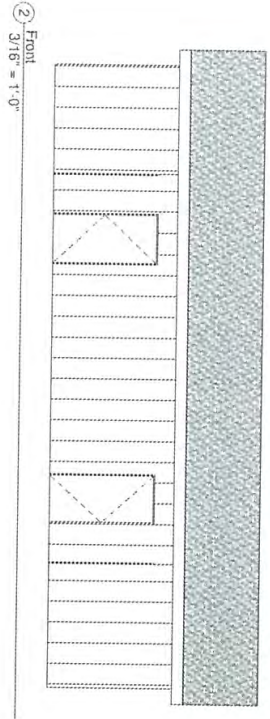
"The Pond" is one of two baseball fields located in East Park



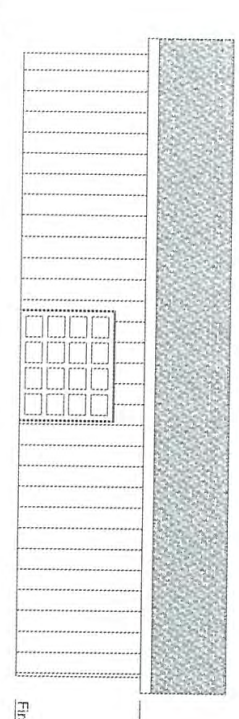


① First Floor  
1/4" = 1'-0"

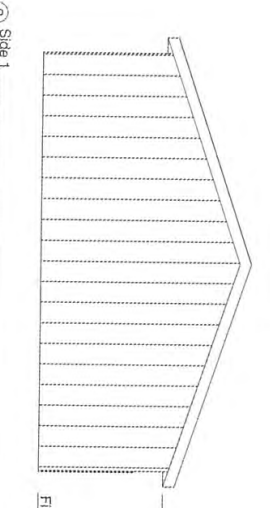
NOTES  
CONCRETE FLOOR WITH 6" CURB  
OVER THE EXPOSED ROOF TO BE SHINGLES  
STUD FRAME



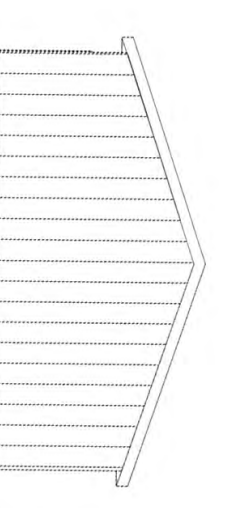
② Front  
3/16" = 1'-0"



④ Back  
3/16" = 1'-0"



③ Side 1  
3/16" = 1'-0"



⑤ Side 2  
3/16" = 1'-0"

Square Footage for House:	1080
Perimeter for House:	134'-0"
Square Footage for Garage:	-
Perimeter for Garage:	-
<b>A1</b>	
Scale:	As indicated



PO Box 167 117 West Ash Street  
Ethan, SD 57334  
Office: (605) 227-4224  
Fax: (605) 227-4225  
www.ethanconstruction.com

<b>Parkston Pond Bathrooms</b>	
Date Revised:	March 28, 2025
Sheet Name:	First Floor Plan
Wall Height:	8'
Truss Depth:	-
Drawn By:	Ashley Gunnare

## Resolution of Governing Body

WHEREAS, the United States of America and the State of South Dakota have authorized the making of grants from the Land and Water Conservation Fund (LWCF) to public bodies to aid in financing the acquisition and/or construction of specific public outdoor recreation projects:

NOW, THEREFORE BE IT RESOLVED:

1. That **Mayor Tim Semmler** is hereby authorized to execute and file an application on behalf of the **City of Parkston** with the National Park Service, U.S. Department of the Interior, through the State of South Dakota, Department of Game, Fish and Parks, Division of Parks and Recreation, for an LWCF grant to aid in financing the **Parkston East Park Restroom Facility Project** for the **City of Parkston**, South Dakota and its Environs.
2. That **Austin Tilton**, Municipal Finance Officer, is hereby authorized and directed to furnish such information as the above mentioned federal and/or state agencies may reasonably request in connection with the application which is hereby authorized to be filed.
3. That the **City of Parkston** shall provide a minimum of 50% of the total cost of the project; and will assume all responsibility in the operation and maintenance of the project upon completion of construction, for the reasonable life expectancy of the facility.

## Certification of Recording Officer

The undersigned duly qualified and acting Municipal Finance Officer of the **City of Parkston** does hereby certify: That the attached Resolution is a true and correct copy of the Resolution, authorizing the filing of application with the National Park Service as regularly adopted at a legally convened meeting of the **City of Parkston** duly held on the **8th day of April, 2025**, and further that such Resolution has been fully recorded in the journal of proceedings and records in my office.

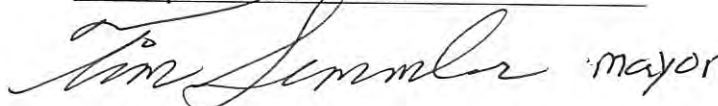
IN WITNESS WHEREOF, I have hereunto set my hand this 8<sup>th</sup> day of April, 2025.

Recording Officer Signature:



Title:

Municipal Finance Officer

 mayor

Seal (notary or city)

DEED RECORD No. B-E

WARRANTY DEED—Short Statutory Form

The Parkston Commercial Club, a corporation
of Hutchinson County, State of South Dakota
for and in consideration of One Dollar

GRANTS, CONVEYS AND WARRANTS TO the City of Parkston, South Dakota
of Parkston, South Dakota

the following described real estate in the County of Hutchinson, in the State of South Dakota:
Lots "A", "B" and "C" of Out Lot Sixty-seven (67) in Section Eighteen (18), Township
Ninety-nine (99) Range Sixty (60), West of the 5th.P.M., containing sixteen acres.

The above conveyance being in performance of trust as between said Grantor and said
Grantee, as said grantor acquired title to said premises for the benefit of said grantee.

Dated this 3rd day of March, 1939

Attest: L.J.Trentz--Secretary-Treasurer

The Parkston Commercial Club
of Parkston, South Dakota.
By L.J.Schlingen--President

STATE OF SOUTH DAKOTA,
County of Hutchinson ss.



On this 3rd day of March in the year 1939
before me Wm. H. Glynn a Notary Public, within and for said
County and State personally appeared L.J.Schlingen and L.J.Trentz,
President and Secretary-Treasurer, respectively of the
Parkston Commercial Club, a corporation that is
known to me to be the person who described in and who executed the within and fore-
going instrument, and acknowledged to me that they executed the same--such
corporation executed the same.

Wm. H. Glynn
Notary Public.

My Commission Expires, 19-- County,

STATE OF SOUTH DAKOTA, County of Hutchinson, ss.
Filed for record this 20 day of April, A. D. 1939, at 9 o'clock A.M., and
recorded in Book B-E of Deeds, on page 212.

By WM. F. D. ACKERMANN Register of Deeds.

A.A.Untereiner and J.F.Untereiner

of Hutchinson County, State of South Dakota
for and in consideration of One Thousand Fifty and no/100
GRANTS, CONVEYS AND WARRANTS TO Leonard J. Hohn

of Dimock, South Dakota
the following described real estate in the County of Hutchinson, in the State of South Dakota:
Lots Seven (7) and Eight (8) of Block Thirteen (13) in the Town of Starr, now Dimock,
South Dakota.

The said grantors covenant that they nor any member of their families have at any time
occupied the said premises or any part thereof, and that they nor any member of their
families have at any time claimed the said premises or any part thereof as a homestead.

(I.R.Stamps \$1.50Pd.)

Dated this 18th day of April, 1939

A.A.Untereiner

J.F.Untereiner

STATE OF SOUTH DAKOTA,
County of Hutchinson ss.



On this 18th day of April in the year 1939
before me Wm. H. Glynn a Notary Public, within and for said
County and State personally appeared A.A.Untereiner and J.F.Untereiner
known to me to be the person who described in and who executed the within and fore-
going instrument, and acknowledged to me that they executed the same.

Wm. H. Glynn
Notary Public.

My Commission Expires, 19-- County,

STATE OF SOUTH DAKOTA, County of Hutchinson, ss.
Filed for record this 20th day of April, A. D. 1939, at 9 o'clock A.M., and
recorded in Book B-E of Deeds, on page 212.

By WM. F. D. ACKERMANN Register of Deeds.





# COMMUNITY SUPPORT

- Letters of Support for Project
- “AmphiThursday” News Article

## Letter of Support

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**From** Jessica Semmler <jessica@cityofparkston.org>

**Date** Fri 3/21/2025 10:25 AM

**To** Shannon Viereck <shannon.viereck@districtiii.org>

Letter of support for the Parkston "East Park" Bathrooms located at "The Pond"

I am writing a letter in support of the project to build new bathrooms in the Parkston East Park at "The Pond," which is not an actual pond, but a baseball field. It is named that because of the Parkston Amateur baseball teams. The Parkston Mudcats have been a men's amateur baseball team in our community for 30+ years as they were simply known at the Parkston Town Team prior to the mascot name being introduced. The success of the Mudcats lead to more players signing up to play, yet only 9 players can take the field, so they started up a second team, The Parkston Rock Bass. Eventually a third team was started up called the Parkston Bull Heads, which was a team comprised of players 38 years or older. Those second two teams eventually dissolved, but now there is currently a second team called the Parkston Devil Rays. So no matter the teams, they have all embraced "The Pond" as a local landmark, a memory maker, but simply, a baseball field. There have been many improvement projects over the years to improve the field and most recently they installed a turf infield. They have enhanced the layout of the ballpark by adding a new backstop with new netting. They have added a 5-flagpole set to center field, displaying our national, state and local team flags. We also have very strong Legion and VFW baseball programs that will continue to fill the need for park improvement. "The Pond" has been a project for many people in our community over the years and now we set our sights on improving the bathroom facilities. The old bathrooms are small dark and dingy, so there has been talk for a few years about trying to get a new building for bathrooms put up. We have heard people say, "Wow, you have a beautiful facility, but those bathrooms are terrible."

I believe the project will also help with overflow bathroom needs from Parkston Amphitheater events, youth baseball events and swim meets. There are some projected campground spaces going into the park as well, which would be also using these bathrooms when the campground is up and running.

I am in full support of the project. Please contact me with any questions or comments.

Thank you for your consideration.

Bill Maxwell  
605-999-2556  
Parkston Commercial Club, President  
Independent Insurance Agent – Maxwell & Bowar Agency, Inc. – Parkston.

**Jessica Semmler**  
*Deputy Finance Officer*  
*City of Parkston*  
*jessica@cityofparkston.org*





# *Parkston Lions Club*

*PO Box 634*

*Parkston, SD 57366-0634*

*Jim Weber – President J. D. Bormann – Secretary/Treasurer*

To Whom It May Concern:

Please accept this letter of support for a potential grant to assist financially with an upgrade to the bathroom facility at the East Park of Parkston, SD.

The Parkston Lions Club has ran a concession stand at the baseball field located in the Park where the proposed facility is to be located for many years. I was born and raised in Parkston, played baseball for many years, and have been a member of the Lions Club since 2001. So, I can speak to the condition of the current facility and the need for improvements.

The bathroom facility is outdated, in poor condition and not large enough to accommodate the size of crowds we have at ballgames, assist in overflow for events that are hosted at the Park (such as swim meets and Thursday evening concerts), and allow better access to handicapped and elderly individuals.

The Park and ballfield facilities is one of the nicest in the area, if not the whole Southeast portion of South Dakota. I have heard comments from visitors to the area on numerous occasions say that we have such a beautiful park, it is a shame that our bathroom facilities are so poor. The City and local organizations have done many improvement projects to the Park that funds are running short and the financial assistance from this grant would be put to excellent use.

Thank you for considering Parkston for this grant.

Respectfully submitted,

J.D. Bormann  
Secretary/Treasurer

**Rob Monson**  
Entertainment Coordinator, Parkston Amphitheater  
403 East Glynn Drive  
Parkston, SD 57366  
rob.monson@sasd.org

**March 26, 2025**

**Subject: Letter of Support for Bathroom & Shower Facility Near City Baseball Field**

Dear Mayor Semmler

I am writing to express my strong support for the proposed bathroom and shower facility near “The Pond”. As the individual responsible for booking all the summer entertainment at the Parkston Amphitheater, I have seen firsthand how valuable this addition would be—not just for those attending baseball games but for the entire community.

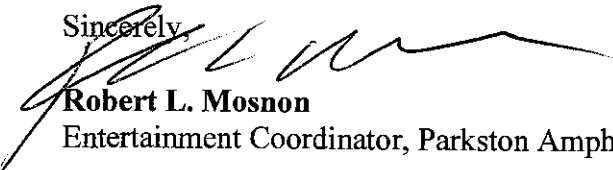
Our amphitheater hosts numerous concerts, performances, and community gatherings throughout the summer, attracting both local residents and visitors. Many attendees spend the day enjoying our park, whether that’s watching a baseball game, using the walking trails, or attending one of our evening concerts. However, the lack of adequate restrooms has been a consistent concern. Families, performers, and visitors often struggle with limited restroom options, and for those who travel or participate in physical activities before an event, access to a shower would be a game-changer.

A well-maintained facility would enhance the overall experience for everyone who utilizes the park. It would encourage more families to stay longer, increase attendance at both sporting and entertainment events, and make our city more appealing for future recreational developments. Additionally, it would provide much-needed accommodations for traveling teams, campers, and visitors who come to enjoy all that our community has to offer.

Investing in this facility is an investment in our city’s growth, its recreational offerings, and the quality of life for residents and visitors alike. I support you in your vision and plan on this project and hope it is of high priority until its completion.

Thank you for your time and consideration. I look forward to the positive impact this addition will have on our community.

Sincerely,



**Robert L. Mosnon**  
Entertainment Coordinator, Parkston Amphitheater

To whom it may concern:

I am writing in support of the Pond bathroom project in Parkston, SD. This grant would help improve the bathrooms at our current baseball field. The current bathrooms have two toilets in both the women's and men's bathroom. This facility has been at our baseball field for many years.

The current baseball field, The Pond, hosts up to 100 games per year. The field is used by the Parkston High School Club team, Parkston Teener teams, Parkston Legion team and the two Parkston town teams. The Pond has also hosted a variety of baseball tournaments throughout the years. The Pond has had many recent upgrades from turf to sprinklers to bleachers. The new bathrooms would just enhance the experience at The Pond.

Please consider The Pond for this grant to improve our bathrooms.

Sincerely,

Britney Henke, Parkston Resident

[https://www.yankton.net/community/article\\_e9deda84-699b-11ef-b382-1beef6c478ef.html](https://www.yankton.net/community/article_e9deda84-699b-11ef-b382-1beef6c478ef.html)

# Parkston Amphitheater Trumpets Success

BY RANDY DOCKENDORF [randy.dockendorf@yankton.net](mailto:randy.dockendorf@yankton.net)  
Sep 2, 2024

1 of 2



Parkston resident Rob Monson stands in front of the amphitheater that hosts the community's highly successful week series.

RANDY DOCKENDORF/P&D

PARKSTON — The calendar says September, but Parkston is celebrating St. Patrick's Day this week.

What began as a 2020 construction of a new park amphitheater was followed by the 2021 launch of a highly successful Thursday concert series featuring regionally and nationally recognized musical acts.

“This week, we’re hosting the Irish Celtic rock band, The Elders, from Kansas City. In their honor, we call it our St. Patrick’s Day celebration,” said Rob Monson, formerly of the XTD band who uses his musical connections to book acts.

The Parkston Commercial Club supported the amphitheater’s construction and has since taken on the free concert series, now in its fourth year. The organization has increased its initial \$15,000 funding to this year’s \$26,000, made possible by beer sales, donations and other revenues.

The Elders, who have played for 24 years, were scheduled to perform last May in Parkston, but rain forced the cancellation of their appearance. Monson was determined to bring back the band later this season rather than wait until 2025.

“We had really hyped their appearance, and I really wanted them to perform this year,” he said. “The earliest we could book them was September 5, so we extended our concert series. We’re really excited to get them, and people are going to have a great time.”

The concert series succeeds because of the wide variety of music, according to Commercial Club secretary/treasurer Ember Dale. The line-up has included rock and roll, country, blues and even polka.

“Rob does a great job of booking all different types of music for our park. He is the man with the connections, for sure,” she said.

Thursday’s event has been tabbed the “Pre-Harvest Celebration.” J and Jess from Mitchell will open at 6 p.m., followed by the main act around 7 p.m. As with other concerts, the venue offers food vendors and beer sales.

“People only need to bring their own chairs,” Monson said. “It’s like church — we see people sit in the same place each week.”

## **A NEW HOME**



The amphitheater's completion in 2020 helped launch the concert series in 2021, Monson said. "We're calling this our senior year, because it's 2024 now, and so we've been doing things here four years," he said.

The "senior year" has seen the series "graduate" to new heights. The series has featured country star Ty Herndon of Nashville; Rowan Grace, who reached the Top Ten of "The Voice" and Logan Culhane of Mitchell, who made it to "Hollywood Week" on "American Idol."

Other acts include regional favorites such as "Mogen's Heroes" and The Hegg Brothers, both of Sioux Falls; the bands Wakefield and IVORY, keyboard artist Evan Jones and Mount Marty University alumnus Tom Buckmiller, now of Des Moines, who reached the national finals of a blues competition in Nashville.

And what's next? "We're trying to book the Glenn Miller Orchestra for next year," Monson said.

## **LUCKY BREAK**

Monson admits that sometimes your plans need a lucky break.

While looking for a song on YouTube, he found the Elders and learned they had come out of retirement. He reached out and asked if the band would be willing to come to South Dakota.

"The first price they shot me was way out of our league. I just called back and said, 'You know, that's a little over what we can do, but we'd love to have you guys,'" Monson said. "I was talking to Ian Byrne, the lead singer, on the phone, and he said, 'You know, number one, we've never played in South Dakota, and two, we don't always have to make money where we play.'"

The two men shared a laugh, and Byrne said to count them in for the Parkston appearance.

Parkston Commercial Club President Bill Maxwell said the upcoming concert continues a tremendous string of appearances attracting upwards of 1,500 spectators, doubling the town's population.

"The Elders are one of the biggest acts we have ever brought in," he said. "We hope that we get a big crowd to enjoy the amazing show that is going to take place."

Across the board, the artists love the intimate, outdoors atmosphere, Monson said. "We were used to calling people, now they call us because they've heard what we're doing and want to be part of it," he said.

## HIGH PRAISE

The artists sing their praises about the Parkston venue and series.

John Mogen, the namesake of Mogen's Heroes, said he enjoyed being part of the Parkston adventure.

"Rob Monson and his group have done an excellent job of bringing a variety of entertainment to the Parkston amphitheater," he said. "Several regional and national acts have drawn music fans to this beautiful venue."

Mogen noted his special connection to Parkston.


"We always receive a warm response when we 'have fun making music,'" he said. "Of course, I am biased to Parkston because it was my first teaching gig in the early 1970s. I love hearing former students now in their 60s call me 'Mr. Mogen!'"

Buckmiller said his Parkston appearance represented a reunion with Monson.

"I knew Rob from the days 30 years ago when he was in XTD and I was in Shattered Silence. It's been great reconnecting with him," Buckmiller said. "Rob called me several years ago and said they needed a blues act for their series. I think they really want to try to diversify their acts and music genres."

Buckmiller, who has played a wide variety of venues, including Rockin' Ribfest in Yankton, said he was impressed with what he found at Parkston.

"The people were tremendous! They really treated us well and really paid attention to the element of hospitality," he said. "We've played a lot of places in the Midwest, but in Parkston they are as good as anyone as making sure you feel welcome, comfortable, and have what you need to put on a great show."

Buckmiller gave kudos to the Parkston effort, showing small towns can achieve great things. 

"I have a lot of respect for this group," he said. "They are really working to build community through music."

## ORIGINS

The origin of the amphitheater goes back several years, when the Parkston Commercial Club's "Summer Fest" celebration used a makeshift platform for performers and vendors. The idea arose to build a permanent structure not only for Summer Fest but for various events.

The proposed location between two veterans memorials was congested and didn't allow for a wide range of uses. In the end, the current site was chosen, with local contractors playing a key role. Rock was used to mesh with the rock structures found elsewhere in the park.

"With the angle, and the direction it faces, I think it's perfect," Monson said.

In an effort maximize the amphitheater's use, Monson approached the Parkston Commercial Club with a \$15,000 request to fund music — not just an occasional concert but a full-blown series. He pitched Thursdays, avoiding weekends when many people traveled out of town, leaving fewer people as volunteers and attendees.

The idea drew raised eyebrows, Maxwell admitted.

"In the beginning, there were skeptics, and I was one of them," he confessed. "I had an 'approach with caution' attitude, thinking maybe EVERY Thursday was too much, or that NO ONE would show up. I was afraid we couldn't afford the bands and that we would lose money hosting these events."

Maxwell said he had reason for concern about launching a concert series, as the amphitheater itself had generated many nay sayers.

"When we started fundraising to build an amphitheater, with no plans for any concert series or knowing how this structure would be used, (skeptics) said it would sit empty 364 days a year and was a waste of money," he said.

However, the Commercial Club took the leap of faith, believing in Monson's ability to book the bands. In addition, the community tapped into South Dakota Arts Council funds for seed money.

Parkston had served as a large draw when it hosted the traveling Vietnam Wall in the park several years ago, Monson said. "This place was crazy for five days. We held a concert each night during the wall's stay. We figure somewhere between 12,000 and 15,000 people came through the park during that time frame," he said.

## **A BIG DEBUT**

From the outset of the current concert series, Monson and Paul Weidenbach, another supporter, agreed on the need to start with a big launch showing the community was serious.

Monson set his sights on Wakefield, a highly popular band from the 1970s and 1980s that still held a strong following. "The guys were basically legends in everybody's mind," he added.

The Wakefield members now perform with different bands, but Monson proposed bringing Wakefield back together for a reunion performance to kick off the Parkston concert series — and the band agreed to it.

Any doubts about the concert series vanished with the huge turnout at the debut, Maxwell said. "When we had Wakefield on our opening night in May 2021, there was no doubt that what we started was going to be a hit!" he added.

Many acts bring nostalgia for the audience, Maxwell said.

"With names like Wakefield and IVORY, there are a lot of people that went to those concerts as kids at Milltown, Groveland, Rest Haven or maybe their own high school prom," he said. "We have committed to paying quality entertainers and giving them a stage where they can do their thing, and people come out there to appreciate it."

Before launching the series, Monson addressed city officials' fears the concert series would become out-of-control street dances.

"We hired police to be on hand, showing we were serious about this," he said. "People were having a beer or two while they enjoyed the music, The city saw right away this wasn't going to become a drunken brawl."

The park's neighbors went from initial concerns about loud music and late-night traffic to embracing the weekly event, Dale said.

“Since we have been having concerts, we have heard nothing but good things,” she said. “Each week, you can see the people living near the park enjoying the music from their yards, hosting family gatherings and a cook-out each week.”

Visitors arrive early to enjoy the atmosphere, which includes not only the concert and food vendors but also the neighboring baseball games and swimming pool.

“The park is buzzing by 5:30 p.m., and we’re usually cleaned up and out of the park by 10 p.m.,” Dale said.

## **HOMEcoming CONCERT**

Thursday’s concert isn’t the last one of the season, Maxwell said. The band Surfin Safari will play Sept. 13 from 4-6:30 p.m. as part of the Parkston High School homecoming festivities. The band will take the stage during the time between the parade and the 7 p.m. kickoff of the game against Hanson. The Parkston Athletic Club will provide pork loin sandwiches for the tailgate, and the PHS Classes of 1962, 1972 and 1982 are holding reunions at the park during that time.

“We asked, if we provided music, if they would move their tailgate from the school to the park. They said, ‘Where do we set up?’” Dale said. “I think this will become a new tradition for Parkston.”

The community has looked at ways of improving the park’s appearance, including the building of a picnic shelter, irrigating the grass and planting trees. The City of Parkston, the Parkston Commercial Club and the Parkston Lions Club are collaborating on those projects. Also, profits from the concerts are plowed back into such projects.

“One of the great things has been the continued growth each year,” Dale said.

“It’s been a point of community pride,” Maxwell added.

Monson has noticed another great benefit — a bonding of generations and drawing from area communities.

“Families and friends are together, and they aren’t looking down at their phones,” he said.

“People are enjoying the music and they’re talking with each other. That’s one of the greatest joys I hope continues.”