White City Council Minutes
October 19, 2015

The regular meeting of the White City Council was called to order on Monday October 19th, 2015 in the McKnight Community Center at 7:00pm by Mayor Terry Wright. Roll Call was taken: present – Tammy Byers, Chris Wilts, Chris Willmott, and Deborah Hopfinger; Absent - Wayne Kelm.

Motion was made by Hopfinger, seconded by Wilts to approve the agenda; roll call vote taken with all present voting aye; motion carried.

The Council welcomed Jeff Schultz and Joanne Murphy, with the Historical Society, to discuss the roof repair needed at the museum. They had received a total of 3 bids for the work. One bid was from Cobb Creek Construction out of Toronto, SD that came in at $12,466 for tinning the roof and $16,065 for shingling the roof. Emmett Construction bid $10,434.60 to shingle. Molengraff Construction bid $15,889.92 to tin the roof. The Historical Society stated that they would prefer to tin the roof rather than shingle. They are also looking into possibly tinning the sides next year to replace the existing siding. Willmott asked if they felt the roof needed to be repaired this year or if it could wait until next year. They preferred to get it done this year before more damage could occur due to heavy rain or snow. Schultz also explained that they may look at replacing 7 windows on the building as well in 2016 at $100 apiece. Murphy stated that the organization may be able to fund this project alone. After some discussion, motion was made by Willmott, seconded by Wilts to approve of Cobb Creek Construction tin bid of $12,446 to be repaired in 2015; roll call vote taken with all present voting aye; motion carried.

The Council proceeded to discuss the community digital sign. They were presented with an updated estimate from Stein Signs due to lowering the sign to adjust to the height of the existing sign located on the corner of Main and School Ave at the bank. The final cost will be $24,141. Finance Officer, Haber, stated that she met with Stein Signs, Tim Harvey with First Bank & Trust and Kevin Keenaghan with Deubrook Schools regarding developing a contract between the 3 entities regarding costs associated with the sign. The city attorney will be putting together the contract for approval at the next regular meeting. The sign is planned to be completed yet this year.

The Council then discussed an ordinance review for abandoned cars. The ordinance currently allows for antique vehicles to be covered without a license whereas the Council feels there should not be any exemptions on unlicensed vehicles and that they should have to be stored inside or towed away. The Council suggested looking into what other cities have in place for their ordinance and adjust accordingly. A notice will be sent to residents stating that this ordinance will be changing in spring of 2016 giving them enough time to store their vehicles properly. Motion was made by Hopfinger, seconded by Byers to table this issue until further research is complete; roll call vote taken with all present voting aye; motion carried.

There was some discussion about the tiles that had been replaced on the Legion Room floor due to bubbling. Haber stated that when the tiles were repaired she was notified that the concrete underneath the tile is what is causing the bubbling. Mayor Wright stated that when they laid the new floor they used a leveling base and that is probably what is causing the problem. If future issues arise, the tiles may need to be replaced. The Council also looked at getting new lettering for the front of the McKnight Community Center. An estimate was presented from Stein Signs for $3,698 for 23 individual plastic formed letters that are 24" in height. The Council felt that 24" was too big and asked to get a new quote for 12" and 16" letters instead. Haber will get a new bid for review at the next regular meeting.

Councilmember, Tammy Byers, discussed some hall improvements including:

- Finance & Hall entrance signs – Mayor Wright thought that maybe doing a sign instead of individual letters may be better. Byers will contact Outlaw Graphics and have them give an estimate for signs.
- Installing purse hooks in the ladies bathrooms – Byers asked Wright to find the right type of hooks and install them.
- Adding a screen door to the kitchen entrance – The old door was taken off because it was a hazard, but the Legion has asked for it to be replaced. The Council will look into the cost of a new screen door.
- Including a thank-you when sending back hall rent deposit – The idea was presented to Byers by the Community Club to send some sort of letter of thank-you when sending back the renter's deposit.
- Roaster liners – Byers asked to purchase 50 liners at $61.25 to be available when renters use the roasters to keep the roasters in better condition.
- Furniture dollies – Byers purchased 2 dollies to be able to easily move tables around and would like to be reimbursed $42.34.
- Strip floors – Byers asked that it be budgeted for in 2016 to hire DA Services out of Watertown to strip and wax the floors in the big hall for $3,602.00.
- Donation – Byers stated that the Brookings Area Singles Club donated $200 toward the purchase of new hanging lights in the big hall.

Motion was made by Hopfinger, seconded by Wilts to approve purchase of roaster liners and reimbursing Byers for dollies; roll call vote taken with all present voting aye; motion carried.

The Council was presented Ordinance 140 – 2016 Budget Appropriation. They were also given a spreadsheet with 2013, 2014 and 2015 budgeted amounts and actual money spent. Finance Officer, Melanie Haber, went through and reviewed each department with the Council expressing her concerns and questions. Overall, the 2015 budget is sitting well but the city is still projected to lose approximately $300,000 for the year. The 2016 budget is still being adjusted and will be updated at the next regular meeting. Mayor Wright asked to look into what the minimum state rate is for water to be able to apply for state funded grants. There are also some things that need to be looked at in the old nursing home building to be able to cut costs. Motion was made by Byers, seconded by Hopfinger to approve of Ordinance 140 with some minor adjustments; roll call vote taken with all present voting aye; motion carried.

With the 2016 budget proposed, the Council proceeded to discuss the future of the White Care Center. Haber stated that in order to budget correctly for the facility, she needs to know what direction the Council is planning to take the facility. With some discussion, the consensus was that the risk involved financially is too huge of a burden to put on a small community and it was decided not to reopen the facility as a care center or an assisted living. Mayor Wright suggested looking into renting, leasing or possibly selling the facility along with the surplus items in the building. Willmott suggested looking into working with a management company to manage the facility as apartments, restaurant, daycare, etc. The Council did ask that a letter be put into the paper thanking the community members who have supported the process and explaining their decision not to reopen as a care facility. Wilts also asked that thank you letters be sent to all the applicants who applied for the Healthcare Administrator position. The Council is asking that anyone who has an idea for the facility, submit an RFP (Request for Proposal). Motion was made by Willmott, seconded by Byers to give up the skilled nursing license and not open the facility as a nursing home or an assisted living; roll call vote taken as follows: Byers – Yes; Willmott – Yes; Hopfinger – No; Wilts – Yes; with a vote of 3-1, motion carried.

Tim Harvey, with First Bank & Trust, stated that the Fishback Community Fund has agreed to donate $5,000.00 to the City of White toward the feasibility study done with Sally Damm Consulting.

Public comments – Wilts asked to put some information in the paper regarding the Verizon cell phone issues. Some comments have been posted on Facebook and other online areas, but she asked that something be put in the paper for those who don't have online access. Byers will write something up and get it in the paper. Byers also read a letter from Verizon asking if anyone in the area would be willing to place a cell tower on their property within town or nearby. It was asked if the city had any land that would be available. Discussion about putting one out by the sewer pond or in town along Railroad Ave. This topic will be put on the November agenda for further discussion.

Wilts also asked about allowing compost to be brought out to the city dump for burning. Wright explained that it has never been allowed because of the fire hazard. However, people still bring leaves and such down there without knowing. If it becomes an issue a sign may have to be placed out at the dumb entrance notifying people.

The Council entered into Executive Session at 9:02pm to discuss Personnel Wages for 2016. They exited session at 9:15pm. The only changes required include giving Dan DeYoung, City Maintenance, a 3% raise and giving Melanie Haber, Finance Officer, a $.50 raise per hour. All other wages will remain the same for 2016. Motion was made by Willmott, seconded by Hopfinger; roll call vote as follows: Byers – Yes; Willmott – Yes; Hopfinger – Yes; Wilts – No; with a 3-1 vote, motion carried.

Some discussion took place about paying councilmembers for voluntary duties. This will be placed on the November agenda for further discussion.

With no further business to come before the Council, motion made by Willmott, seconded by Wilts to adjourn; roll call vote taken with all present voting aye; motion carried. Meeting adjourned at 9:24pm.

Terry Wright, Mayor

Melanie Haber, Finance Officer