

The White City Council hosted its Regular Monthly Meeting on Monday November 3rd, 2025, at the McKnight Community Center. Mayor Lagerstrom called the meeting to order at 7:00PM. Roll call was taken, council members present: Wright, Haines, Willmott, Sunderland, McManus, Cutler. Guests for the evening were Cedric Hay from Banner Associates, Julie Westberg, Becky Goens, Doug Wermedal representing Tri City Star, and Charles Mohler, Kathy McKinney, Greg Olson, and Adam Norman. All motions are unanimous unless otherwise noted.

Mayor Lagerstrom began the meeting with the Pledge of Allegiance, followed by roll call.

Motion by Wright, seconded by Haines, to approve the agenda as presented,

Motion by McManus, seconded by Wright to approve the minutes from the October 6th, 2025 Regular Meeting Minutes.

Motion by Sunderland, seconded by McManus to approve the bills as presented

Claimant	Check Amount	Description
Appera	\$74.54	Towels/Dust Mop/Mops
Century Business products	\$78.38	Copier Contract for Sept 2025
Bizzy Bee Cleaning	\$325.00	Hall/FireHall Oct Cleaning
Chad Landmark	\$60.00	Sept/Oct Phone
City of White	\$1,480.06	City Utilities
Christmas Kids & Cops	\$500.00	Donation
East River Electric	\$5,010.70	Sept 2025 Wheeling Fees
First Bank & Trust CC	\$898.58	Stamps/Paint/Cement
EFTPS	\$2,108.08	PP21&22Taxes
First Bank & Trust	\$36.12	ACH Batch/Item Fees
Heartland Consumer Power	\$2,218.40	Oct 2025 Fire Hall Payment
Heartland Consumer Power	\$29,683.75	105.01 Mills/KWH
Infotech Solutions	\$219.50	Sept Contract
ITC	\$453.73	Sept Phone/Internet
RFD News Group	\$973.24	Meeting Minutes/Legals
SD Dept of Health	\$250.00	Sewer Samples
SDML Compensation	\$3,111.00	2026 Renewal
SD 811	\$17.85	17 Calls
Team Laboratory	\$1,126.50	50 Bags Road Patch
Western Area Power	\$1,606.40	30.892 Avg Mills Per KWH
Willmott Gravel	\$370.00	2 Loads of Gravel
Prunty Construction	\$303,138.96	Water/Sewer Project
Aflac	\$500.26	Oct Coverage
Bkigs-Deuel Rural Water	\$2,687.00	Oct 819,000 Gallons
Payroll	\$7,347.52	Oct Payroll
TOTAL	\$364,275.57	
<u>END OF MONTH TOTALS</u>		
DDA	\$793,163.56	
MONEY MARKET	\$1,347,274.81	
CD	\$100,000.00	

Mayor Lagerstrom spoke during public comment, he wanted to remind everyone that the Legion will be hosting Poultry Party Bingo November 20th at 7pm. They have 40 birds to give away.

2025-04 Tax Levy states that the City is requesting max for property taxes for 2026. The amount would be \$167,931.20. Motion made by Sunderland, seconded by Haines to approve the Levy for 2026.

Resolution 2025-12 Construction rehab was discussed by Mayor Lagerstrom. He stated that now construction was coming to an end for phase 1 we as a City needs to have something to follow for the fine tune things that construction crews are not going to replace. City Council of the City of White at their regular meeting on 9SEP2024, affirmed that the City of White would pay for restoration of improvements made to landowner property in place prior to 1JUNE2023, if those improvements were damaged or removed during the course of the Sewer and Water Project. Improvements have been documented by Banner and Associates while preparing plans for the project, the City Consulting Engineering firm made records of all properties prior to the start of the project. This resolution will have the residents submit itemized lists and prices for approval before the work can be paid for by the City.

Motion made by McManus, seconded by Wright to approve Resolution 2025-12 Construction Rehab.

Ordinance 2025-05 Accessory Dwelling Units first reading. City of White's Zoning Ordinance "Conditional Uses" Section 2.05.04(2) currently permits "two-family dwellings" as a conditional use, to which the City of White understands to be for construction of "duplex" style housing. Changes in family dynamics and availability of long-term health care options have made "aging in place" a desirable way of life. Resolved, that Section 2.05.02, "Permitted Uses" of the City of White Zoning Ordinance shall be amended to allow for immediate relatives to build on the property as long as they follow the ordinance rules. Motion made by Cutler, seconded by McManus to approve the first reading of ordinance 2025-05.

Kayla spoke about the possibility of adding cross walks on main street. She noted that she thought that having crosswalks placed at School Ave and Main Street and Lincoln and Main Street. She said she sees kids frequently on the way to work waiting to cross to school in these areas. It would also help kids that are walking to daycare know the best areas to cross the street. At a school board meeting the school had discussed the possibility of getting a crossing guard to help kids cross the road. Chad stated that he thinks that one cross walk would be sufficient having the kids cross at Lincoln and Main Street since there are sidewalks that go all the way to 2nd street. Mayor Lagerstrom also requested Chad to look into kids crossing signs to hopefully draw more awareness for people to watch for kids crossing. Another area noted was maybe to put a 4 stop at 2nd street and School Ave. This is still up for discussion. More information to come.

Kayla addressed the Council about recent ordinance violations. There were six total this month that were sent to our Layer. Mayor Lagerstrom and Kayla went to visit with Steve Britzman, the City Attorney, about legal issues and ordinances. Steve stated that the best practice for ordinance violations would be to have Kari or Terry issue the violations. If they are not completed within the two-week time frame Kayla will then email them to Steve. Steve will then send a letter stating that if they do not comply that magistrate court will then become involved. Mayor Lagerstrom also updated the Ordinance Enforcement Reports to reflect the new verbiage from the Lawyer. Alderman Wright also said that maybe the City could find someone to come and haul junk vehicles out. Chad thought that he might have the number of the last person that came to help with junk vehicles.

Mayor Lagerstrom gave the Mayor's report. He wanted everyone to know that East River is increasing our wheeling fees by 7.6% to go in effect Jan 1st, 2026. Wapa also helps to supply us our electricity. With the current drought issues that we have had we will likely see an increase in 2027. Heartland has said that their rates will stay the same for 2026. The Mayor told the Council that the City now has to make public all of the City Volunteers. The fire department and ambulance crew will need to get their roster to

Kayla by the end of December to be posted in the paper. He then spoke about Chad needing help this winter with heavy snow days and if he is on vacation. He said that Donnie could help with snow removal. Alderman McManus also said that he would be willing to help when needed. Mayor Lagerstrom asked Kayla if there were extra funds in the public works fund. She said that there is some extra to be able to have Donnie help with winter snow removal. Mayor Lagerstrom has been actively meeting with the Pioneer Days Committee and White Community Club. All parties have come to an agreement on how Pioneer Days festivities will be handled. Mayor Lagerstrom asked the council to approve this agreement as a resolution that would take effect January 1st, 2026. Motion made by Sunderland, seconded by Cutler to approve the Pioneer Day Agreement (Resolution 2025-13). The Mayor then talked about our results from the Golfview Drive vote. We had 9 people turn in their forms. They all voted the same way to create a city right-of-way. On October 27th, Greg Olson met with the Six Mile Creek Golf Board members to discuss the proposed project details, timeline, and impact on surrounding properties. During the meeting, the board members expressed their support for the project to proceed and commended the residential property owners for working collaboratively with the City to improve access and infrastructure for the residential development. The board further stated that, while they believe the paving project is positive for the homeowner's, the golf course does not directly benefit from the road improvement and therefore does not agree to pay the same special-assessment property tax as the residential homeowners who will be the ones utilizing the new roadway. Mayor Lagerstrom stated that we could move forward with this project planning. He wants to have a meeting with residents from Golfview Drive in November to let them know that their taxes will go up as soon as the new plat is signed. The Mayor did say that some negotiations should be done with Six Mile Creek as he feels that shouldn't be able to get away with paying nothing since it will make their entrance better to the golf course.

Kayla gave the finance report. She said she didn't have much this month. She said that two building permits were turned in this month. One was for sidewalks, and the other was for a shed under the grandstand. Alderman Cutler noted that Mills construction has started their construction at the Farmstead. Cutler said that their plans have slightly changed and that they are supposed to stop at the Finance Office to update their building permit. Kayla then talked about Christmas Kids and Cops. We set aside \$500.00 for this year's budget. Motion made by Wright, seconded by Cutler to approve the payment for Christmas Kids and Cops.

Chad gave the maintenance report. Chad said that the bucket truck is broke. He said the boom was stuck in the upright position and he had to cut all of the hydraulics to get it down. He said that it either needs to go to surplus or get scrapped. Mayor Lagerstrom said that we do need to put it on the surplus site. He asked Kayla if she knew how to do this yet. She said she has never done it before but would figure it out and get it on the site. The Mayor asked Chad if he has been in contact with the Rental Depot for our future needs of the boom truck. Chad said that he is using Chris Berndt's lift truck. Chad said he will keep track of the hours, and the City can pay Chris as the hours accrue. Motion made by Wright, seconded by McManus for approval to put the Boom Truck on Public Surplus. Alderman Wright said that he has had some phone calls on the water way that was placed at the corner of Railroad Ave and Main Street. The complaint is that it looks like a sidewalk when it is not. There is rip raff at the end of the sidewalk which could hurt someone if they go off the edge of it. Chad said he would place some T-posts with also finding a sign to help let people know that it is not a walkway.

Cedric Hay was at the meeting to speak on behalf of Banner and Prunty. He asked to start with pay request #13. It is for the amount of \$459,514.14. Motion made by Sunderland, seconded by Cutler to approve Pay Request #13. Cedric moved onto the construction update. Contractor has completed the asphalt surfacing and concrete work for the project along with all the boulevard grading and seeding driveway approaches. Prunty has requested they be granted substantial completion as of 10/16/2025.

Cedric and Chad met to create a punch list of items that are still left to complete. Cedric stated that there were around 75 items on the list. All were small items that needed to be addressed. The final completion date is set for November 1st 2025. Phase 2 boundary surveys were completed in September. Banner plans to coordinate a meeting with the City and School regarding the storm sewer system around the school. Final plans for Phase 2 project will be submitted to DANR by February 2026. Cedric then discussed the Tap Grant that the City applied for. He said that he has reserved a room at Banner for Kayla and Mayor Lagerstrom to come and see the prestatation that will be given on November 18th. We should know by the first part of January if we were approved. Dennis Rebein is hoping to come out to look at the sewer ponds in the next couple of weeks. Something that Cedric said that Dennis recommended to us is to get a flow monitor. You can rent one for \$30,000-\$50,000 or purchase one for around \$90,000.00. Cedric was going to reach out to DANR to see if we could use our funding that we have left over from phase 1 to purchase a flow monitor. Cedric was having a team meeting today to discuss this option. He also told Mayor Lagerstrom that someone in the next few weeks will look into our electric infrastructure.

Mayor Lagerstrom requested an executive session for Legal Issues SDCL 1-25-2.

Motion made by Sunderland, seconded by Wright to go into executive session at 8:22pm.

Council members came out of executive session at 8:50pm.

Motion made by Wright, seconded by McManus to adjourn at 8:50pm.

Next meeting is December 1st, 2025, at 7pm in the McKnight Hall Legion Room.