

The White City Council held its regular monthly meeting on Monday, December 2nd, 2024, at 7:00PM at the McKnight Community Center. Mayor Gladis called the meeting to order at 7:00PM. Roll call was taken, council members present were Cutler, Schwartz, Sunderland, Lagerstrom, Haines, and Wright. Don Weigel representing Banner Engineering, Charles Mohler, David and Nichole Pownell, Trevor Pownell, and Marshall Horkey were all present at the meeting. All motions are unanimous unless otherwise noted.

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

Motion by Wright, seconded by Sunderland to approve the agenda.

Motion by Wright, seconded by Sunderland to approve the minutes from Nov 4th and Nov 13th, 2024, Meeting Minutes.

Motion by Lagerstrom, seconded by Wright to approve the bills as presented.

Claimant	Check Amount	Description
Deuel Co Farmers	\$555.03	LP for New Fire Hall
Lowes Home Centers	\$357.17	Asphalt, Toilet Repair, Bulbs
Schoenfish & CO	\$350.00	Audit Paperwork Fees
Western Area Power	\$1,556.18	54,000 KWH
Brookings CO Sheriff Office	\$1,595.65	Contract Law-Nov 2024
Heartland Consumers Power	\$21,915.05	Oct Trans 91.71 Mills/KWH
Heartland Consumers Power	\$2,218.40	Nov 2024 Fire Hall Payment
East River Electric Power	\$2,948.01	Oct 2024 Wheeling Fees
SD Dept of Revenue	\$2,489.07	Oct 2024 Sales Taxes
SD Retirement System	\$966.74	Oct 2024 Retirement
South Dakota 811	\$15.75	15 Calls
Banner Associates	\$38,004.82	Engineering Costs
RFD News Group	\$781.42	Publishing
AFLAC	\$423.92	Oct 2024 Billing period
OCF Seeds	\$100.00	Grass Seed for under Tower
Core&Main	\$343.56	HYMAX & Flip CPLING
EFTPS	\$867.32	PP24 Taxes
Century Business Products	\$54.92	Printer Copies for Contract
First Bank & Trust	\$24.28	Batch & Item Fees
Prunty Construction	\$383,147.91	Sewer/Water Pay request #5
SD Dept of Health	\$571.00	Water Testing for Discharge
Appeara	\$79.80	Cleaning towels/Dust mops
ITC	\$382.86	Nov Phone and Internet
City of White	\$2,082.53	Monthly Billing
First Bank & Trust CC	\$1,217.32	Stamps/Safety Harness
Bizzy Bee Cleaning	\$375.00	Nov 2024 Cleaning
Maguire Iron	\$59,979.85	Painting inside Tower
Bioag Energy Services	\$116.05	Fuel
Payroll	\$5,955.90	Nov 2024
Chad Landmark	\$280.00	Health Stipend/Phone

Kayla Cooper
Total

\$250.00
\$530,005.51

Health Stipend

There were no public comments during the meeting.

Prunty submitted their final pay request for 2024. The request was mainly for finishing touches to this phase of the construction. Seeding, Mulching and some dirt were all included in this pay request.

Motion by Schwartz, seconded by Wright to approve pay request #6.

Don Weigel talked about phase 2 of the construction coming up next year. He said there was going to be a meeting December 4th at 1pm in Brookings at the Banner office to go over a few things for the upcoming project. Don asked if there were any council members that would like to be present, they were more than welcome. There will be a Public Hearing on December 16th at 7pm, during the special meeting, where phase two applications will be ready to be signed and submitted.

Don also talked to the Council about chip sealing. Mayor Gladis asked Banner to come and talk with the Council on the project. Don said that he didn't have exact pricing with him but would email Kayla the rough estimates and Engineering fees. Don did recommend that the City do a chip seal with a fog seal to help prolong the life of the roads. Don did say that they need to have an answer at the December 16th meeting so they can plan accordingly.

Dirk Byers came to the Council for the replat of his property on main street. 21D, 21B, 21C is what Dirk is wanting updated. 21A and 20 will remain the same. Motion by Lagerstrom, seconded by Wright to approve the Replat.

Greg Olson was not at the meeting and will be tabled until a future meeting.

The Council was presented the 2025 Agreement for Contract Law. There has been a price increase since the 2024 Agreement. It will be increased from \$1595.65 to \$1,640.00 for an increase of \$44.35.

Motion by Schwartz, seconded by Wright to approve the 2025 Agreement for Contract Law.

Four Corners, LLC presented the Council with an Affidavit to transfer Leftys Sports Pub Liquor Licenses for off-sale and on-sale from Thelen Investments to Four Corners, LLC. Four Corners, LLC will take possession of the licenses on January 1st, 2025. All paperwork is complete and ready to be submitted. An operating agreement is still pending for the December 16th meeting. Motion by Schwartz, seconded by Wright for the approval of the transfer of the liquor licenses and approval of the new license.

A safety manual was discussed at the November 4th meeting. The Council had time to look over the manual that Safety Benefits recommended. Motion by Wright, seconded by Haines to approve and adopt the new safety manual.

The Council discussed property insurance. Kayla presented them with what Statement of Value was along with the SBI recommendations. Most items were kept at the Statement of Value and few things were changed to the SBI recommendations. Motion by Sunderland, seconded by Lagerstrom for approval of the 2025 property insurance.

Kayla presented the Council with the new 2-year contract for the City Website. It is normally a 4 year contract but due to possible upgrades Kayla negotiated for a 2-year contract. Motion by Lagerstrom, seconded by Sunderland to approve Catalis contract for the city website.

The Council needed to appoint a newspaper for 2025. The Council discussed that the Tri City Star has done well for the City. Motion by Schwartz, seconded by Wright to Appoint the Tri City Star as the city newspaper in 2025.

The Council needed to appoint a city attorney for 2025. Kayla reached out to 3 different lawyers for rates and if they are willing to represent the city. Britzmen and Teesdale came through with their rates.

Ribstein didn't send their rates. Motion by Lagerstrom, Seconded by Sunderland to appoint Anthony Teesdale as the city attorney at the rate of \$200.00 an hour.

1st reading of Ordinance 2024-3 was read. Kayla pointed out that the City needed to amend the budget in a few areas. The largest amendments to Fire Hall and General administration. The second reading will be read at the December 16th meeting.

Council member Lagerstrom asked to discuss water rates. He feels that we need to raise the rates. Prices keep going up for the price of water. He suggested that we charge the same base rate of \$23.00 and the rate \$4.50 per 1,000 gallons to \$5.00 per 1,000 gallons. He is estimating that it will be an increase of \$2.00 to \$3.00 per resident a month. Motion by Wright, seconded by Haines to approve the new rate of \$5.00.

Lee Suderman presented the Council with a plumbing bill. He feels that his low water pressure and water issues happened due to a water main break across from his house. Chad spoke on what he had found during the situation. The City Ordinance says that anything after the curb stop is residents' responsibility. Mayor Gladis contacted the company that dug the water main break, and they said that nothing that they did should've affected the resident's water after the curb stop. Motion by Sunderland, seconded by Lagerstrom for approval to pay the plumbing bill. Roll Call was taken Cutler No, Schwartz No, Sunderland Yes, Lagerstrom Yes, Haines No, Wright Yes, Gladis No. Motion Failed.

Motion by Schwartz, seconded by Wright to go into executive session for discussion of wages at 8:52pm. The executive session ended at 9:05pm. The council decided that all full-time staff will get a 3% increase in their wages. Part-time staff will remain at \$15.00 an hour, and board pay will also remain the same at \$100.00 per meeting and \$50.00 for special meetings. Mayor will also remain the same at \$250.00 per meeting and \$50.00 for special meetings. Motion by Schwartz, Seconded by Wright for the approval of 2025 wages.

Mayor Gladis spoke about the over budget of \$66,000 on the fire hall. He did say that he is still working on the bill for Christianson plumbing. The fire hall should be complete by the end of year. He also talked about how he was withholding payment to Maguire Iron because they still had cleanup that needed to be taken care of. Maguire excavated 8-12 inches deep around the water tower and filled it back in. This clean-up was done Oct 2024, and all samples have come back within the state requirements.

Kayla talked about the improvement recommendations. They are all completed. Still waiting for some signatures. Michelle Boer wanted me to talk to the Council and offer to sign up for Aflac. If they are interested, they just need to contact the office, and Kayla will give the information to Michelle. Kayla also addressed her hours. She has one late night that she is here until 6pm. Typically residents haven't utilized the later hours to stop in. She asked the Council if it was ok to change her hours M-F 8-4:30. The Council agreed to the change. No vote was needed.

Chad spoke about the mower issues. It is sitting at Roelofsens Implement Inc currently. The Council discussed taking it as a second opinion. Mayor Gladis or Chad will take care of hauling it somewhere else to be looked at. Chad also noted the City truck needed some new tires. The council said as long as it was in the budget he was good to go.

Motion to adjourn by Schwartz, seconded by Wirght. The meeting was adjourned at 9:49pm.

Next meeting December 16th, 2024 McKnight Hall Legion Room