

The White City Council had its regular monthly meeting on Monday, December 5, 2022, at 7:00PM at the McKnight Community Center. Mayor Gladis called the meeting to order at 7:00PM. Roll call was taken, all council members present: Cutler, Haines, Sunderland, Lagerstrom, Schwartz and Wright. Local citizens Jackie Shultz and Charlotte Mickelson; representing the Brookings Dance Club were Susan Halide and Donna Wilson; and representing Basin Contracting was Jason Koistinen as the evening's guests. All motions are unanimous unless otherwise noted.

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

Motion to approve the agenda as presented by Lagerstrom, seconded by Haines.

Motion by Cutler, seconded by Wright to approve the minutes from the November 7, 2022 regular meeting.

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

| <b>Check</b>                   | <b>Check Amt.</b> | <b>Description</b>                              |
|--------------------------------|-------------------|-------------------------------------------------|
| Bauman Electric, Inc.          | \$244.36          | New Outlets In Main Hall                        |
| BioAg Energy Services          | \$246.82          | Fuel/Gasoline                                   |
| Bizzy Bee Cleaning             | \$362.50          | Month of November Cleaning                      |
| Brookings County Sheriff       | \$1,595.65        | December 2022 Contract Law                      |
| Brookings-Deuel Rural Water    | \$2,473.50        | November 2022 Water                             |
| City of White                  | \$1,381.98        | Utilities                                       |
| Chad Landmark                  | \$280.00          | Health Stipend                                  |
| Cooks Wastepaper and Recycling | \$2,230.41        | November Contract                               |
| Core and Main                  | \$4,808.75        | Hydrant Parts                                   |
| East River Electric Power Co.  | \$3,092.60        | October 2022 Wheeling Fees                      |
| Equipment Blade, Inc.          | \$1,050.00        | Snow Plow Blades                                |
| Heartland Consumers Power      | \$23,953.61       | Ocotber 2022 Power & September SPP Transmission |
| Infotech Solutions             | \$192.00          | Software Backup                                 |
| Office Peeps, Inc.             | \$80.04           | Monthly Subscription                            |
| Rachel Byers                   | \$250.00          | Health Stipend                                  |
| Runnings Supply, Inc.          | \$19.98           | Ice Melt                                        |
| SD Department of Health        | \$155.00          | Water Sample Testing                            |
| South Dakota One Call          | \$6.30            | Message Fees for October 2022                   |
| Team Laboratory Chemical Co.   | \$1,392.50        | Mega Bug Plus/Aquastar                          |
| Western Area Power Admin.      | \$1,336.08        | 2022 October Power                              |
| Wilts Concrete, LLC.           | \$2,289.90        | Concrete for Sidewalk at the Park               |

The Floor was opened for Public Comment. Charlotte Mickelson commented that Santa Day went well, though asked that the City be a little more vigilant with assuring the sidewalks are cleared of snow before the event. Mayor Gladis and Alderman Lagerstrom had inspected the sidewalk before the event and found that the very light dusting of snow was barely enough to be of consequence though Mayor Gladis did acknowledge that it is possible that some snow blew in after that inspection. Mrs. Mickelson

also commented that a lady exited through the northeast corner of the building and wasn't paying attention to the step down at that door resulting in her falling and dislocating her shoulder. Mayor Gladis responded that the City would see that there is a proper sign put up informing people that that exit is normally for emergencies only while the building is occupied and warning those going out of the step-down.

With no further Public Comment, Mayor Gladis invited the Brookings Dance Club to have the floor to discuss a rental agreement for 2023. The Club has been averaging 56 attendees at their dance, with the door admittance \$10 for non-members and \$9 for members of the Club. The bands range in cost between \$350 and \$500 for the time that they play between 7:30 and 10:30PM at their third Saturday dances. While attendance during the summer months is good, the winter months can be very rough on attendance. The City currently charges \$100 per night to rent the Hall to the group as there is a mutual benefit in getting people from the area interacting with each other. Discussion was had on the rate for 2023, which includes 13 dances – one each month and the New Year's Dance. Alderman Schwartz made the motion for the rate to stay at \$100 per event, with payment being for six months at a time, as has been tradition, Alderman Wright provided the second and the motion passed.

Mayor Gladis then moved to the bid opening for the new Emergency Services Building. Alderman Lagerstrom discussed how the bid process works and reminded the Council that they have forty-five days to review the bids and make a decision. The Council received one bid in proper form from Basin Construction & Drain Tile LLC of Hayti, SD, with the Base bid amount of \$1,046,863; the contractor provided a "Value Engineering" bid of \$939,563 which made minor modifications to the specifications supplied by the City. There were no further bids. Alderman Lagerstrom made the motion to table discussion on the bid until Executive Session, Alderman Sunderland provided the second and it was tabled.

The City is responsible for appointing a Newspaper of Record annually. Mayor Gladis proposed the Tri-City Star and noted that they had been doing a very good job at covering the Council Meetings and had been very fair in publishing the City's business. Motion was made by Lagerstrom, and seconded by Sunderland to appoint the Tri-City Star as the Newspaper of Record for 2023 – motion passed.

The City is also responsible for appointing a City Attorney annually. Mayor Gladis asked the Council to delay this selection until the end-of-year meeting so that further discussion can be had with potential Attorneys. The Council Agreed to this request.

Discussion on The Six Mile Creek Golf Course being delinquent on their Liquor License payments was next. Finance Officer Byers stated that they had made a significant down-payment and that they are expected to pay the remaining amount soon. The approval of their Liquor License for 2023 was tabled to the end-of-year meeting.

The Draft Operating Agreements for the three businesses in White that are licensed to sell alcohol were reviewed. There were a few typos and changes that needed to be made before they could be approved. Finance Officer Byers will work on updating the documents to the current City Policy for approval at the end-of-year meeting.

Mayor Gladis discussed ongoing challenges with renters skipping town without paying their utility bills which has created a significant amount of un-collectable debt that the City, and its residents, is

responsible for paying. Discussion was had on how to deal with collecting these debts. Alderman Lagerstrom made the motion that "The City is to work with the City Attorney on drafting an ordinance that the landowner is ultimately responsible for the paying of utilities on their property, if the rented property is delinquent on its utilities they will be disconnected until payments are made current, with the possible ultimate consequence being a tax lien on the property if they are not paid in a timely manner"; Alderman Sunderland provided the second and the motion passed.

Alderman Lagerstrom led a discussion on the City's Building Permit Structure following the research that he has done on local community's current policies. Building Permits are designed to do three things: 1) To assure that construction is happening where it is supposed to; 2) To assure that construction is performed correctly so that it does not pose a safety hazard to the user or community; and 3) to assure that the property is fairly taxed. The City of White currently does not track several property value altering construction items that almost all neighboring communities do consider worthy of a permit; and the fee that the City collects is insignificant compared to every community that was researched. The main consideration of the fee collected is that it does not allow the City to compensate the inspector doing the work which brings up several ethical problems. After a lengthy discussion, the Council thanked Mr. Lagerstrom for the research that he had collected and agreed that they needed to think about how to structure the payment system. The Council agreed to review Mr. Lagerstrom's proposal with a decision to be made at the end-of-year meeting as to which option would be chosen.

Finance Supervisor Lagerstrom then introduced the concept of City Employee wages which must be approved during the month of December. The City Finance Officer currently makes \$18.02/hour and the City Maintenance Superintendent is at \$23.32/hour. Public discussion also considered temporary staff like the Summer Lawn-mower Operators. As the concept of wages and raises is a personnel issue Alderman Lagerstrom asked that further discussion be reserved for the end-of-meeting executive session.

Finance Officer Byers provided a brief year-so-far finance report. As of the 1<sup>st</sup> of December, the City has had \$849,328 in expenses, and has had revenues of \$1,036,678. A brief discussion was had on the results for the year with a blessing of anticipated repair expenses which did not come to fruition, and anticipation of the upcoming Sewer & Water project.

Maintenance Superintendent Landmark said that the City infrastructure is doing well and that we are looking good going into the winter. He is nearly complete with his required certifications, though getting into some classes has been a challenge. He is working on getting an estimated amount of fencing material that has been declared surplus so that it can be auctioned. Landmark will provide a link to the auction on the City Facebook page so that local residents can more easily access it with intent for the auction to be wrapped up in two weeks.

With no further regular business, Alderman Lagerstrom made the motion to discuss the Emergency Services Building bid with Basin Contracting under SDCL 9-34-19, Sunderland provided the second and the Council went into Executive Session at 8:00PM. The Council came out of Executive Session at 8:52PM and thanked Jason Koistinen for his time and promised to let him know their decision following the end-of-year meeting.

City of White  
November Regular Meeting  
December 5, 2022

Finance Supervisor Lagerstrom then asked to discuss employee salaries for 2023 under SDCL 1-25-2(1 & 4), Wright provided the second and the Council entered Executive Session at 8:53PM. The Council came out of Executive Session at 9:14PM. Alderman Wright made the motion that Full Time employees of the City receive a 6% Cost of Living raise to their hourly rate, and that all other pay rates will remain the same for 2023; Alderman Sunderland provided the second and the motion passed.

The next meeting date was set for Wednesday, December 28<sup>th</sup> at 7:00PM for a Special Business Meeting to focus on end-of-year tasks and making a decision on the Emergency Services Building.

With no further business, motion was made by Wright and seconded by Schwartz to adjourn at 9:18PM.

Scott Gladis, Mayor

Matt Lagerstrom, Finance Supervisor