

The White City Council hosted a Special Meeting on Tuesday March 18, 2025, at the McKnight Community Center. Mayor Gladis called the meeting to order at 7:00PM. Roll call was taken, council members were present: Haines, Lagerstrom, Wright, Cutler and Schwartz; Sunderland was absent. Guests for the evening were Cedric Hay from Banner Associates and Lorne McKinney. 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 Haines to accept the agenda as presented.

Motion by Wright, seconded by Cutler to approve the minutes from the March 3, 2025 regular meeting.

Motion by Lagerstrom, seconded by Cutler to approve the bills as noted on the Claims Register.

Claimant	Check Amount	Description
Bizzy Bee Cleaning	\$375.00	Feb 2025 Hall Cleaning
Deuel County Farmers Union Oil	\$574.75	275 Gallons
Brookings CO Sheriff's Office	\$1,715.60	Feb 25 Con/Law Skunk Rabies
Western Area Power	\$3,334.84	Test
Banner Associates	\$8,835.50	Feb 2025 29.512 Avg Mill KWH
Heartland Consumers Power	\$33,453.19	Water/Sewer Project
EFTPS	\$949.43	Feb 2025 86.22 Mills/KWH
Heartland Consumers Power	\$2218.40	PP5 Payroll Taxes
South Dakota Dept of Revenue	\$3,487.77	March 2025 Fire Hall Paymt
Cooks Wastepaper & Recycling	\$2,584.16	Feb 2025 Sales Tax
East River Electric Power Coop	\$5,978.02	Feb 2025 Garbage Pick Up
Young Door Service	\$457.12	Feb 2025 Wheeling Fees
SD Retirement	\$1,003.94	Over Head Door on Shop
First Bank & Trust	\$20.08	Feb 2025 Retirement
Appeara	\$70.08	ACH Item & Batch Fees
Aflac	\$500.26	Towels/Dust Mops/Mops
Team Laboratory Chemical CO	\$54.00	Feb 2025 Coverage
Infotech Solutions	\$192.00	Freight Charge
RFD News Group	\$433.16	Feb 2025 Coverage
B&B Auto Service	\$507.11	Feb 2025 Publishing
		Battery & Starter

The Floor was opened for Public Comment. Mr. Lagerstrom reminded the community that the Legion will be hosting "Ham & Hamburgers" on Sunday, April 6, 2025, with the meal starting at 5:00pm and BINGO beginning at 7:00PM. There were no other public comments.

At 7:16PM, a motion by Cutler and seconded by Schwartz convened the Annual Board of Equalization Meeting. There were no applications received for property tax appeals by the published deadline. There was not a member of the Deubrook School District Board present. Local citizen Lorne McKinney asked the Board about how property taxes are being determined. Mr. Lagerstrom did a short presentation about property taxes from items that he learned during the recent County Equalization Office Tax Training. Of note from this conversation was that during 2024 there were seven real-estate transactions conducted in White – the assessed value of these properties was for a total approximate value of \$1,015,000, and average assessed value of \$145,000; for sale price the properties sold for a total of approximately \$1,130,000 and an average sale price of \$161,000. By State law, to keep property values "as is" the sale prices of properties within an area shall be within 85 to 100% of the assessed value; in the case of the sales this last year, the average price was 11% higher than the assessed value which means property

assessed values in town to must go up to meet the reality of the current real estate market. Mr. Lagerstrom also noted during the meeting that the Equalization Office offered the average value of residential properties within the cities of Brookings County: Aurora = \$193,000 / Brookings = \$246,000 / Bruce = \$86,000 / Elkton = \$137,000 / Volga = \$218,000 / and White = \$133,000. Following a brief discussion, the Equalization Board accepted the tax rolls for the City of White “as is” through motion of Lagerstrom, seconded by Cutler.

At 7:22PM, by motion of Wright and seconded by Schwartz, the meeting of the Equalization Board was adjourned and the City Council reconvened.

Mayor Gladis introduced Cedric Hay, Project Manager from Banner Associates to present plans for the upcoming construction season and to discuss changes to the plan. Cedric first presented the Council with “Change Order #1” to the Sewer & Water Project. This Change Order will add approximately 1100 lineal feet of work to the current projects’ 6200 lineal feet of work being done in order to utilize the funding which the City has been able to receive under the current loan. This Order adds a section of 5th Street and a block of Main Street to the project so that all work related to Sewer & Water repairs will be completed beneath Hooker Avenue. It will also add one month worth of work to the project which will result in substantial completion being moved to 1OCT2025. The additional cost for this change order, which will be covered by the current loan is approximately \$798,000 to the contractor and \$65,000 to Banner for engineering expenses, bringing the total cost of the project to \$4,235,398 to the contractor and \$352,000 to Banner for project management, plus the original \$295,000 for engineering design services which accounts for \$4.9 million of the \$5.1 million loan that the City received for this phase of the project. After a refining discussion on what this entails, a motion by Schwartz and seconded by Wright, the City accepted Change Order #1 to the Sewer & Water Project as well as the additional engineering fees from Banner.

Mr. Hay took some time to explain the plan for this upcoming construction season. Sometime in the middle of April 2025, depending on the weather, the contractor will arrive in town to start preparing the work zone and to close down 5th Street from the Farmstead (Old Care Center) to just west of the Catholic Church. This will involve shutting off traffic from the “south entrance” into town – local automobile traffic will have to enter from Highway 30 from the “east entrance” out by the cemetery; all truck traffic must follow the posted construction detour or risk being contacted by law enforcement.

Work will commence along 5th Street and should go fairly quickly with intent that the work there will be complete no later than early-June 2025 allowing the “south entrance” to town to operate unimpeded for the rest of the summer.

At some point, the contractor will be bringing in a mill to “reclaim” the materials in Main Street from the corner on the west edge of town through the intersection on Hooker. These reclaimed materials will be then bladed and repacked so that access along Main Street can be maintained until such a point that it is no longer possible when roadbed construction occurs later this summer. The reclamation process will take a few days, and during that time the intersection at Hooker and Main will be closed creating significant headaches for most residents and businesses in town. Realizing that, the contractor will be working quickly to get that intersection functional again.

Once work along 5th Street is wrapping up, the contractor intends to start and complete the work along Main Street from Lincoln Avenue to Hooker. The intent is that from the date that the 5th Street intersection is closed to the completion of this section on Main is no more than 45 days. The contractor and Banner were involved in many conversations with the County about last year’s closure of Hooker Avenue and the County Highway and have been informed that their permit is only valid for that timeframe. If all goes well, this work should be completed by early June and interruptions to traffic through town on Hooker Avenue will be minimal compared to last year.

Finally, after the first two focused sections are completed, the contractor will shift to the west end of Main Street and start working east towards the Lincoln Avenue intersection. The contractor will do what they can to maintain access to Main Street businesses, but it should be understood that it is a construction zone and that working safely

is going to take priority over “civilian” traffic, and that if access is granted, a vehicle designed for “rough roads” should be used – it will definitely not be suitable for “sports cars” until project completion.

Some questions were asked about access to the school. The contractor intends to always have access to the school building from the north – either through the Lincoln or School Avenue intersections.

It was also revealed that the City stands to gain approximately 7000 tons of milled asphalt which will be stored out at the City’s Sewer Ponds for use to repair alleyways throughout town. A discussion was had about the impact of additional traffic along the township rock roads to west of town. The City and Banner agreed that the contractor will be responsible to keep these roads in reasonable condition throughout construction, and if needed the City will use the asphalt millings to repair damage done by the additional construction related traffic. Coordination with the Township Board on this issue will be handled through the City.

Finally, Mr. Hay asked the City to sponsor a Construction Information Evening in early April so that residents can come in and ask questions to the contractor, the City, and Banner about what the upcoming project entails. Details on when that will be are to be determined and shall be announced in a timely manner.

With the conclusion of Mr. Hay’s presentation, the City Council thanked him for his time and moved onto other business.

Mayor Gladis informed the Council that the Museum had asked for 12 of the surplus metal chairs, and that the remainder of them and the tables would be going to the school.

Mayor Gladis also asked the Council about what they would like to do with a \$100,000 Certificate of Deposit currently held at First Bank. He mentioned that if we allow it to renew, it would be for a twelve-month term at approximately 3.5%APR – the actual rate will be set at the time of renewal. After discussion Schwartz made the motion, seconded by Wright to allow the CD to roll over as presented.

A brief Finance Office Report was given. Mrs. Cooper will be receiving training on from the Midwest Assistance Group this month. She had also recently compiled an “Average Utility Bill” for the residents of White – from MAR2024 to FEB2025, the “average residential customer” in White paid \$227 a month in utilities. Mr. Lagerstrom commented that this number is useful for a variety of reasons – the most important being for debate as the Council considers further increases to rates and fees within the City’s budget. It was also noted that it is important for customers to review their utility bill when it arrives and if they notice suspected errors or have questions to bring them up to the Finance Officer for clarification.

With no further regular business, a motion by Wright and seconded by Cutler put the Council into Executive Session under SDCL 1-25-2 (3) to discuss legal matters at 8:31PM.

Alderman Sunderland arrived at 8:43PM.

The Council came out of Executive Session at 8:56 with no action taken at this time.

The next meeting date was set for Monday April 7th, 2025 at 7:00PM for the next Regular Monthly Meeting.

With no further business, motion was made by Schwartz and seconded by Wright to adjourn at 8:58PM.

Scott Gladis, Mayor

Matt Lagerstrom, Alderman Ward Three