

The White City Council held its regular monthly meeting on Monday, June 2nd, 2025, at 7:00PM at the McKnight Community Center. Mayor Lagerstrom called the meeting to order at 7:00PM. Roll call was taken, council members present were Cutler, McManus, Sunderland, Willmott, Haines, and Wright. , Kevin Starr, Kathy McKinney, Loren McKinney, Charles Mohler, Doug Wermadal, Randy Hanson, Jasmine Sirko, Trevor Pownell, Terry Wright, Cedric Hay representing Banner, and Julie Westberg were all present for the meeting. All motions are unanimous unless otherwise noted.

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

Motion by Sunderland to amend the agenda to add 7.5 Leftys Pioneer Days Special Event Alcohol License.

Motion by Wright, seconded by Sunderland to approve the Agenda

Motion by Wright, seconded by McManus to approve the minutes from May 19th, 2025, Special Meeting Minutes

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

Claimant	Check Amount	Description
Bioag Energy	\$293.51	Diesel/Fuel
Bizzy Bee Cleaning	\$352.00	McKnight Hall/Fire Hall
Brkings-Deuel Rural Water	\$4,259.00	1,343,000 Gallons
DENR	\$270.00	Surface Water Fee
DIG,LLC	\$5,000.00	Heartland Grant
Infotech Solutions	\$192.00	May 2025 Contract
James Dottor	\$137.61	Utility Deposit Refund
SD Department of Health	\$15.00	Water Testing
First Bank & Trust	\$5.16	ACH Item/Batch Fees
ITC. INC	\$393.40	Phone/Internet
First Bank & Trust CC	1,253.77	Cleaning Supplies/TV/Cables
Prunty Construction	\$323,982.74	Pay Request #7
City of White	\$1,847.98	City Utilities
Payroll	\$6,958.15	May 2025
Total	\$344,933.32	

END OF MONTH TOTALS

DDA	\$763,603.46
MONEY MARKET	\$1,327,508.59
CD	\$100,000.00

Charles Mohler said that in the last couple of weeks that his water pressure in his shower has been poor. Chad told Charles that his pressure should be back to normal and if it is still low pressure that there is something in the house that may need to be addressed. Charles also stated that the Summer Library Hours aren't posted on the Kiosk. Kayla said that it was posted on the City Website, but she forgot to post the hours on the Kiosk. Kayla said she would put them on the Kiosk as soon as she can. Kevin Starr came to the Board for the approval of his variance. It states in the City Ordinances that any portable shed that is over 150 square feet needs to have a variance. The Mayor asked Kevin some

questions about the location of his shed placement. Mayor Lagerstrom asked that the shed be placed in proper placement of his property line. Kevin verified that it will be within the limits of his property line. Motion made by Wright, seconded by Haines, to approve 2025-03 Variance.

Trevor Pownell brought a Special Event Alcohol License for approval from the Board. Mayor Lagerstrom asked Trevor where he wants to sell beverages. He said he would like to sell right out the back door on the west side of Leftys on the sidewalk. He stated that he wanted to be able to do that on both July 18th and July 19th. Trevor only turned in one application when there needs to be one for each date. Mayor Lagerstrom stated that it was fine and to turn in the proper paperwork the next day to Kayla at the office and that the Board could go ahead and move forward with approval if there were no further questions.

Motion made by Sunderland, seconded by Wright to approve Special Event Alcohol Licenses for July 18th and 19th.

Jasmine Sirko came to the Board to approve her replot of her, property legal description Burgess Second Addition Lot 3 Blk 1. She stated that she purchased 15ft of the property to the west of her, legal description Burgess Second Addition Lot 4 Blk 1. She had all her proper surveys done for approval from the board.

Motion made by sunderland, seconded by wright, to approve the Replot

Randy Hanson came to the Board with an update for Farmstead. He is going to apply for a building permit to do some renovations to change the restaurant into an apartment. He gave the board his plans to build a 3,000 square foot apartment. He said it would be a 4-bedroom 2-bath apartment. He is hoping that the renovations will begin in August. He is also applying to build more garages at Farmstead. He is going to add 7 new garages to the existing garages. Randy is hoping this will start around the August time frame as well. He did ask the Board if there is a building permit for fences. He would also like to make a dog park for the Farmstead residents. Mayor Lagerstrom told Randy that there is a permit requirement for fences and that if he wanted, he could add it to his current building permit. He also talked to the Board about an economic development grant that Heartland gives out every year. He stated that he has received this every year he has owned Farmstead and didn't receive this last year. He stated that he was told that as long as no one else applies he should receive it. Kayla noted that Casey Crabtree showed her how to apply for the grant. She also let Randy know that this grant becomes available every Jan 1st. The grant is in the amount of \$5,000.00. Mayor Lagerstrom did present Randy Hanson with the check for \$5,000.00.

Jim Enga from Omni-Pro visited with the Board on load management. Jim and Mayor Lagerstrom have been visiting with the best route for the City of White to see where the current load management devices are placed. He noted that other cities have sent out surveys asking for residents to check their homes for the devices. He noted that White does have some currently in place. Jim said that as long as the devices are currently working there is no need to replace those. Jim wanted to let the residents, and the board know how important load management is. He stated that during peak demands for electricity it would cost the City \$120.00 per water heater cycle. So, if multiple water heaters are cycling it would cost the City a lot of money. Mayor Lagerstrom noted that the City is currently breaking even on their electric bill every month. Mayor Lagerstrom said that the City needs to do something to keep their rates down. If we don't do something soon our rates will keep climbing. Jim Enga wanted to let the Board know that it is an easy process to learn. He said that once meters were installed, they would be able to start reading that day. He also noted that all the hardware for the meters is actually made in Brookings. Once the order is placed it will take them 2-3 months to complete. Mayor Lagerstrom told the Board that the City did set aside 60,000 to make this purchase. The first initial payment would be in the amount of \$57,330.00. The second payment would be in the amount of \$18,418.28. The second payment would be figured into the 2026 budget. The Mayor also stated that the \$6.50 surcharge on the bill is to be used for these types of electrical improvements. The meter project will hopefully start in

February 2026. Mayor Lagerstrom asked Jim how other cities have handled residents to be willing to use the load management system. Jim said that some cities have made ordinances to make it mandatory to use the load management system. He stated that Madison gives \$5-6\$ credit on their monthly bills of you use the system. It is up to the City how they want to handle it. This system is zero cost to residents. Motion made by McManus, seconded by Willmott to proceed with the purchase of the meters.

During the construction meeting on May 27th Banner and Prunty brought up to the City that ITC's fiber optic cable is running in the way of the sewer removal process. They worked around ITC's fiber optic cable on 5th St, and it was very difficult and shorter distance. To work around this cable the whole main street project would slow the project considerably. ITC came up with a bid to split the cost with the City. The total cost for the project is \$2,537.50. The City would be responsible for \$1,268.75.

Motion was made by Wright, seconded by McManus to approve moving the cable.

Cedric Hay was at the meeting for Don Weigel to represent Banner. Cedric first wanted to discuss pay request # 8 from Prunty. The pay request amount is \$211,737.07; this is for payment of completed work and stored materials for the project.

Motion made by sunderland, seconded by Wright to approve Prunty's pay request #8.

Cedric gave a construction update. Soil cement was completed on 5/30/2025. Base course is complete on 5th and Hooker. There will be a water tie in sometime soon to finish at the intersection of Hooker and Main. The plan is to start the asphalt process on 5th the third week in June. This depends on weather. The 4th St road project and Evans road project will also be completed at this time. Hooker and main to Lincoln will be paved in the fall along with main. Rounds will start the removal process from Complex to Railroad on main June 3rd. Utilities will start the following week.

Cedric then brought an engineering agreement to the Board. Cedric said his main area that he wanted to go over is Engineering Services Compensation. He noted that total expenses for listed items would come to \$21,850.00. Any money not used would be returned. This amount is based on an hourly rate.

Tasks identified are, Tap Grant Application(\$3,800), Wastewater Treatment Facility Evaluation for future improvements(\$2,500), Architectural Building Review-City Hall, Old Fire Hall(\$6,000), and the remaining balance of \$9,550 will be used for other general engineering tasks to be identified by the City of White.

The board did discuss these options with Cedric. Cedric did say that the City doesn't have to proceed with this agreement tonight. The only pressing one on the list is the Tap Grant. A letter of intent needs to be mailed to DOT by July 15th. The Mayor said that what the City is planning on using the Tap Grant for is to create a pathway out to the gas station. It is not a safe road for kids to be walking on the side of the road to go get their snacks from the gas station. This would give the walking community a safer route. The Tap Grant is a 80/20 grant. The City would be responsible for 20%. The Mayor also noted that he would really like to see the sewer ponds looked at. Our maintenance man has to climb down in a hole to help move yuck from one pond to another. It isn't the safest option. Cedric said that Banner would look at the City Sewer Ponds to help with erosion and sludge removal also.

Motion made by Wright, seconded by Cutler, to proceed with the Tap Grant Application and table the rest of the items on the list. Sunderland made a motion to amend the motion by also adding wastewater treatment facility eval, seconded by Wright.

Mayor Lagerstrom asked Terry Wright to come to the Council meeting. Terry is currently the Ordinance Enforcement Officer. The Mayor asked Terry if he was still willing to do this for the City? Terry said that he was and that he hasn't been actively involved. He said he hasn't turned in any of his time because it hasn't dealt with too much. Mayor Lagerstrom stated that the City does have some ordinance issues. Terry said he was willing to start being more active and that he would still stay at \$20.00 an hour. Terry also said that if people are wanting to get rid of cars that are unlicensed, he has a number that someone will come and buy and pick up. The Mayor also said we know that there has been a lot of wildlife noted in town. He believes it is partially from the drought. We also live in a rural area. If the animal seems healthy and does not create mischief, then it will be left alone.

Mayor Lagerstrom wanted the Open Meeting Training to be noted. It was in the training that the Board had on May 19th. He said that it is now a law passed February 13th, 2025. SD-SB 74

Mayor Lagerstrom wanted motions passed for the approvals of new city policies.

- i. New Building Permit Application, Motion made by Sunderland, seconded by McManus
- ii. City Facility Rental Policy, Motion made by Sunderland, seconded by Wright
- iii. City Employee Handbook, Motion made by Sunderland, seconded by Wright

There was an application for Abatement and/refund of Property taxes. Owners Hertling, Delbert L & Angles J Revocable Living Trust would like a refund on their property taxes for 2025. There are currently no buildings on lots 5-6 in Block 1 Sherwoods First Addition. The amount of the refund is \$243.96.

Motion made by Sunderland, seconded by McManus to approve the Abatement.

Pioneers Days Committee applied for a Special Event Liquor License. They would like to be able to serve alcohol on July 18th on the west side of Leftys on the sidewalk. There was some confusion by the Board members on the number of Special Permit licenses that are needed this year. Typically, the Pioneer Days Committee gets two Leftys applied for one to serve in their beer gardens and White Community Club gets one to serve at the street dance. Board members are concerned about the extra permits WCC will be pushed out. Mayor Lagerstrom said that he wanted this issue tabled until the next meeting. He wants a member from each committee and one from Leftys to attend the July 7th meeting. He noted that he is new at this and so are the people that run Pioneer Days.

Motion made by Sunderland, seconded by Wright to table the Special Event License until July 7th meeting.

The Mayor gave his report. He wanted to let the Board know that he has come up with Employee Quarterly Counseling. He will meet with the employee along with the supervisor. Kayla's counseling is Tuesday June 3rd at 7pm and Chad's is Thursday June 5th at 7pm. Mayor Lagerstrom also appointed vacant supervisor positions. Willmott is Ordinance and Liquor, McManus is Risk Management/Audit, and Haines is Park and Public Buildings.

Kayla gave the finance report. She just wanted to remind the Board that she will be gone June 10th-13th for Finance Officer school in Pierre. Kayla also said she will be in SF for training June 25th in SF for budget training. She noted that currently there was one building permit given this last month.

Chad gave the maintenance report. He said that Jerome from ITC contacted him about the best route to lay new fiberoptic line. ITC needs to get their line to the Kennebeck for the new builds. Jerome said that the most direct route is to go between two garages on Kennebeck. They would do a direct bore. The Mayor told Chad that as long as the residents are ok with that then he is ok with that route. We have no utility easements on the Goens addition. If residents deny ITC, they will have to go through the right of way on east main.

Motion made by McManus, seconded by Willmott to approve to go the most direct way upon residents' approval or using east main's right of way.

Wright made a motion to go into executive session for legal matters, seconded by Haines at 9:34pm
Executive session ended at 10:22pm

Next meeting is July 7th, 2025 at 7pm.

Motion to adjourn by Wright, seconded by Haines to adjourn at 10:23pm.