

June 6, 2016

The regular meeting of the White City Council was called to order on Monday, June 6, 2016 in the McKnight Community Center at 7:00pm by President Chris Wilts. Roll Call was taken: present –Chris Wilts, Chris Willmott, Wayne Kelm and Deborah Hopfinger; Absent – Martha Brandt and Mayor Terry Wright.

Hopfinger asked to add the discussion of paying half of the Svennes Busing bill for kid's swimming lessons under Other. Addition was made and motion was made by Kelm, seconded by Willmott to approve the agenda; roll call vote taken with all present voting aye; motion carried.

The regular meeting minutes were read from May 2nd. Motion was made by Willmott, seconded by Hopfinger to approve the minutes as read; roll call vote taken with all present voting aye; motion carried.

At 7:05pm, the Council welcomed Randy Hanson with the Dedicated Investment Group, LLC to discuss the progress of the White Care Center (aka The Centre). Hanson stated that at the County Equalization Board meeting it was approved to accept the tax resolutions for the construction of the facility. The commercial portions will be on a scale of 20%, 40%, 60%, 80% and 100% and the residential portions including the garages will be on a scale of 25%, 50%, 75%, 100%, 100%. Hanson also presented the Council with a new Purchase Agreement to be reviewed where he eliminated the part about the discretionary formula needing approval. He recommended making a motion to approve that the project now be designated it as an "Urban Renewal Project" to encourage re-development according to state law with the intent to revitalize rural South Dakota towns by allowing the use of a discretionary formula for reduced taxation. This motion was made by Willmott, seconded by Hopfinger; roll call vote taken with all present voting aye; motion carried.

Hanson also presented the Council with a list of potential restaurant operators that he had sent information to regarding the facility. So far, he had only heard back from 1 contact who was not interested. Hanson asked for the Council's help and support in trying to find an operator. Hopfinger suggested contacting Heartland Power for different incentives such as grants and loans for business owners. She also suggested contacting Mitchell Technical Institute who has a culinary program. Hanson appreciated the suggestions. He also is concerned that if a restaurant operator is not found that the investment group may not be able to make the project work. However, he does have someone interested in operating the daycare and the salon.

Councilmember Willmott had been in contact with the Wilmot Care Center who was interested in some of the surplus items at the Care Center. He suggested that all the bids received prior be approved except the 2 mechanical lifts. Willmott was going to make a counter offer on the lifts to see if they would come up on their price. Randy Hanson also stated that the City can now have all the tables and chairs for surplus. Willmott will take care of this and collect a check for the surplus items that the Wilmot Care Center will be taking.

A handful of McKnight Hall improvements were discussed including:

- Adding glass board around remaining perimeter of the big hall similar to what was installed on the south wall. The estimate to do so would be approximately

\$2,520. The White Community Club has offered to pay for half of the bill and paint the pillars. Depending on labor costs, the WCC may be able to install. Motion was made by Wilts, seconded by Hopfinger to request bids for the materials and labor of the glass board install; roll call vote taken with all present voting aye; motion carried.

- Removing the window air conditioners in the big hall. The question was if the big hall would be able to keep up if they removed them. Some thought that they hadn't been used since the hall was remodeling, others thought they had. It was also suggested to turn the big A/C unit down prior to events in order for the room to cool down prior to people entering. The Council decided to wait on this until after Pioneer Days to test the system.
- Replacing the exterior door on the east side of the building. It was suggested to install a wider door if possible to allow for bands to enter easier. The Council asked the Finance Office to contact Midwest Glass to get an estimate.
- Adding a motion light to the west entrance of the hall, aka the kitchen entrance. Finance Officer, Melanie Haber, stated that she got an estimate from Amp Electric for \$150 to install. Motion was made by Willmott, seconded by Wilts to approve of the bid; roll call vote taken with all present voting aye; motion carried.

Councilmember, Chris Wilts, asked the Council about surplusizing an old Marathon water heater that was stored in the hall. The unit had been used 12 years ago for display purposes only. Motion was made by Willmott, seconded by Kelm to approve surplusizing the item and requesting bids until next month's regular City Council meeting; roll call vote taken with all present voting aye; motion carried.

The Council acknowledged that the Roelofen's bid for a new mower had been accepted the previous month so no approval was necessary.

Dan DeYoung, City Maintenance Superintendent, stated that the application for the mosquito sprayer grant had been sent in. He also noted that Tracy Haaseth, the city's part-time summer help, is going to be responsible for cleaning and maintenance of the park and softball field restrooms.

Melanie Haber, Finance Officer, asked if the Council had discussed a request for a Zip Code Boundary Realignment Study approval. Council stated that Mayor Wright signed and sent the approval letter last month. Haber also asked if the Council wanted to reschedule the next regular meeting since it would fall on the 4th of July. Motion was made by Kelm, seconded by Hopfinger to move the next meeting to Tuesday, July 5th at 7:00pm; roll call vote taken with all present voting aye; motion carried. Haber also asked the Council to schedule a special meeting for all bills and financial statements to be reviewed. Motion was made by Willmott, seconded by Kelm to hold a special meeting on July 14th at 7:00pm; roll call vote taken with all present voting aye; motion carried. Councilmember, Chris Wilts, also notified the Council that Mayor Terry Wright had officially hired Mary Raine as a temp to fill in at the Finance Office for the time being. She also asked to have an Executive Session be put on the special meeting's agenda.

Upcoming Meetings/Dates/Agenda Items included:

- June 7, 2016 – First Farmer's Market – Reoccur every Tuesday now until October from 3:00pm – 7:00pm
- June 14, 2016 – Special Meeting, McKnight Hall, 7pm

- July 5, 2016 – Next Regular City Council Meeting, McKnight Hall, 7pm

No old business was discussed.

Public comments – LeRoy Patrick asked about obtaining a building permit for the Catholic Church. Ann Patrick also had a concern about her utility bill, but after some discussion with Finance Officer, the issues was cleared up.

Correspondence – None.

Nuisances – Chris Wilts will put together a list of ordinance violations and will bring with to next meeting.

Councilmember, Deb Hopfinger, asked the Council about approving a payment to Svennes Busing for half of the cost to bus kids from White to swimming lessons in Brookings. The cost is approximately \$323.00. Motion was made by Wilts, seconded by Hopfinger to approve this bill; roll call vote taken with all present voting aye; motion carried.

With no further business to come before the Council, motion made by Willmott, seconded by Kelm to adjourn; roll call vote taken with all present voting aye; motion carried. Meeting adjourned at 8:25 pm.

Terry Wright, Mayor

Melanie Haber, Finance Officer