

The White City Council held a regular meeting on Monday, August 1, 2022, at 6:00PM at the McKnight Community Center. Mayor Gladis called the meeting to order at 6:00PM. Roll call was taken, council members present were Schwartz, Sunderland, Lagerstrom, and Haines; Cutler was absent. Others present were Arlen Wright, Jolene Landmark, and Aryn Looyenga. All motions are unanimous unless otherwise noted.

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

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

Motion by Sunderland, seconded by Haines to approve the minutes from the July 11, 2022 meeting.

To address a vacancy for a seat from Ward Two, Mayor Gladis asked all in attendance if anyone would be willing to accept an appointment as a Ward Two Alderman until the next regular election. Arlen Wright volunteered and Alderman Lagerstrom nominated him to the vacant seat, with a second by Sunderland. Upon unanimous acceptance Mayor Gladis swore Arlen Wright in as the newest member of the City Council.

Motion by Lagerstrom, seconded by Sunderland to enter into executive session at 6:05PM for discussion with legal counsel.

Alderman Cutler arrived at 6:30PM.

Motion by Lagerstrom, seconded by Haines to exit executive session at 6:45PM, and to go into recess until 7:00PM when the Deubrook School Board would arrive for a joint-meeting.

At 7:00PM, the Deubrook School Board arrived in quorum with the general public resuming the meeting with attendance at the meeting now including: Julie Westberg, Jodi Kjelden, Gretchen Schulte, Dawn Timmons, Carie Knutson, Chad Shulte, Loren McKinney, Clarence Simmons, Sheldon Crooks, Jon Boer, Brad DeBeer, Laura Crooks, Terry Wright, Amy Otten, Kimberly Kludt, Karen Jorenby, Trevon Grimsrud, Jake Jorenby, Haydon Landmark, Jackson Timmons, Connor Andrews, Devon Landmark, Jaxon Quail, Dylan Rios, Riley Niehus, Clare Jorenby, Gage Landmark, Teresa Landmark, Bill Landmark, Jesse King, Nathan Lamb, Mark Sheffield, Christine Sheffield, Marcus Hopfinger, Jamie Grimsrud, and three others with unintelligible signatures.

Public Comments:

Laura Crooks, Deubrook School Board President, commented that the School Board has come to this meeting in the interests of unity and transparency to discuss a disagreement with the city on the placement of the concession stand at the football field project which to date has accumulated \$2.5 million worth of investment by the school in the city owned property.

There were no further public comments.

Mayor Gladis opened discussion on the football field project with the School Board. The School Board had concerns about costs that the City had forced upon the School, specifically related to the fence along the north edge of the project area. Mayor Gladis reminded the School that the original project that the City approved did not have a fence along the north edge of the facility, and the City welcomed this decision by the School as the lack of a fence would aid greatly in snow removal during the winter,

and would help reduce safety concerns with people parking along the old fence with their rear bumpers well into the driving lanes along West 5<sup>th</sup> Street which made traffic control an accident waiting-to-happen with pedestrians exiting the facility. The School countered that they wanted a fence along the north edge of the facility to aid in event security and to facilitate ticket taking as people entered for games. In discussion, the School Board admitted that “the City supported the project unanimously without a fence”. After a lengthy discussion, a consensus was reached that the fence was moved which satisfied the City’s needs and the scope of the original project that was approved by the City; the placement of the new fence in its current location was a change that the School made to meet their needs during events at the facility and should therefore be a cost that they created for themselves as part of the project.

Mayor Gladis then moved the conversation to the concession stand, which was not part of the original scope of the project. He noted that the City received funds to develop the land set aside for the athletic complex as part of a National Park Service Grant program in the early 1980s. This grant requires that the land area developed by this grant is kept in a state that allows the most area possible for general recreation by all people year-round into perpetuity. The School approached the City about obtaining a building permit for the placement of a concession stand May 4, 2022. Mayor Gladis responded that he needed to ask Randy Kittle, the State’s Grant Coordinator, to assure that the stand would be acceptable for the conditions of the grant. After consultation with Mr. Kittle, Mayor Gladis approved the building permit on June 1, 2022, with the condition that “the 12x20ft shed for the concessions stand is approved under the condition that there will need to be a concrete pad underneath the building, with the concrete extending an additional 6 feet wider than the building where the serving windows are.” With the City’s intent: 1) that the new concrete will help in structural integrity of the building; 2) pest control around the building will be facilitated by removing locations that rodents and other undesirable animals can burrow under the structure; and 3) patrons would not be forced to stand in a muddy mess while concentrated at the window during foul-weather sporting events. Mayor Gladis further mentioned that conversations with the contractor had yielded that the cost to pour such pad would cost approximately \$2800 and could be completed about a week after approval was given. The School countered that at their July 11, 2022, meeting they “voted unanimously to move the Concessions Stand on packed gravel pad as [they] originally planned because they do not feel that Mayor Gladis’ rationale is valid ... nor is another change order a good use of district funds. Furthermore, the Concession Stand may not be located in the best spot and the [School] Board wishes to monitor traffic flow during games to determine if this is the best location”. Alderman Lagerstrom then asked the School Board if they had consulted with their design architect on placement of this building, to which the School replied that they had and that the architect had advised them this was a suitable location, but they were not sure of the architect’s judgement.

After further discussion towards compromise, the School Board agreed to place a platform in front of the concession stand while they study the situation; and, Sunderland, seconded by Schwartz made a motion to “Amend the current building permit which requires a cement slab beneath the structure and that extends six feet from the front of the serving area to be completed as a permanent structure with full placement by August 1, 2023.”

With a compromise in place, Alderman Lagerstrom asked what the School Board’s future plans were for the facility. The School responded that the last step of construction is hydro-seeding the grounds which

should be completed very soon. Athletic Director Brad DeBeer mentioned that the school will be looking for a temporary crow's nest for announcing this fall's football season, probably using a portable deer-stand. No other construction plans or development was planned at this time.

Realizing that a significant challenge was a lack of communication between the land-owning City, and the tenant School District, Alderman Lagerstrom asked the School Board if they would accept City observation of their Building Committee activities, to which the School Board agreed that would be helpful to mitigate future issues. Mayor Gladis appointed Aldermen Lagerstrom, Sunderland, and Wright as representatives of the City that shall be contacted by the School's Building Committee when meeting in relation to activities at the athletic complex.

With the main objectives of the joint meeting met, the Deubrook School Board adjourned and departed the meeting at 7:40PM.

The City resumed its regular meeting at 7:45PM.

Security and safety of the City property was discussed. Several area youth have been responsible for mischief in town specifically at the athletic complex and at the City Park, as well as on private property. Some of the items discussed included teenagers attempting to swing in toddler swings at the park and getting stuck; children playing in the junk yard on the northwest edge of town; climbing onto and playing on the roofs of city buildings at the park; and unspeakable messes being left in the park's bathroom. Alderman Sunderland recommended that any resident who notices such mischief actively taking place is encouraged to take pictures and contact the sheriff so that the children's parents are notified and appropriate actions can be made so that the children stay safe and all City facilities can be enjoyed by the community.

Mayor Gladis discussed placement of new street lights on the west side of town to address visibility concerns along West 5<sup>th</sup> Street and West Main Street. Maintenance Superintendent Landmark noted that the City had all the materials to install the necessary lights. Mayor Gladis said that he would contact the electrician installing service wiring for a new development on the east side of town in the next week if they could provide a quote to install these lights.

Julie Westberg approached the City Council about issues at the ball field at the athletic complex. She noted that the current outfield fence is placed for a regular men's baseball game, but that the team has not had a men's baseball team in a very long time. However, there is a very active youth softball league and there is an active women's softball league in place that has been using the complex. She inquired if it would be possible to adjust the fence inwards to more closely align with the standards for a softball field. She also noted that the current bases do not meet athletic safety requirements. After discussion the Council decided to table the issue for further study.

Mayor Gladis asked for volunteers from the Council to lead the study on the baseball field "re-alignment". Mayor Gladis appointed Alderman Lagerstrom as the new Parks and Recreation supervisor for the City and to work with the softball and youth leagues on their needs and to return in a future meeting for a resumed discussion.

Maintenance Superintendent Landmark brought before the Council that the City's lawnmower is in need of replacement. The current model is a 2015 model with nearly 900 hours on it and the repair bills for it

exceed its current value. Mayor Gladis and Landmark have found a new Hustler zero-turn model with 38 hours on it for \$8350, and with trade-in, the City's price will be \$6100. Alderman Schwartz made a motion to purchase the new mower with Cutler providing the second, and the Council approved the purchase.

Mayor Gladis introduced Resolution #2022-1 which will allow the City to continue negotiations with the State and Federal grant programs that the City is attempting to secure for the planned sewer and water project. Sunderland made a motion to approve this resolution, Wright provided the second, and the resolution passed.

#### RESOLUTION 2022-01

Motion by Lagerstrom, seconded by Sunderland to approve the following claims:

| Claimant                | Check Amount | Description                 |
|-------------------------|--------------|-----------------------------|
| BANNER ASSOCIATES, INC  | \$1,661.00   | State Funding Application   |
| BANYON DATA SYSTEMS     | \$2,915.00   | METER DEVICE SUPPORT        |
| BIOAG ENERGY SERVICES   | \$522.82     | FUEL                        |
| BIZZY BEE CLEANING      | \$550.00     | CLEANING MONTH OF 7-2022    |
| BROOKINGS COUNTY        | \$25.83      | Animal Control              |
| BX CIVIL & CONSTRUCTION | \$2,217.60   | DUST CONTROL APPLIED 6-2022 |
| CITY OF WHITE           | \$1,048.58   | 7-2022 UTILITIES            |
| COOKS WASTEPAPER        | \$2,634.47   | WASTE MANAGEMENT 7-2022     |
| DON FALCONER            | \$100.00     | RETURN DAMAGE DEPOSIT       |
| FISHBACK INSURANCE      | \$333.70     | LIABILITY POLICY            |
| OFFICE PEEPS, INC.      | \$130.66     | PAPER ACCT/RENT MACHINE     |
| RIBSTEIN & HOGAN, LLC   | \$131.79     | SCHOOL AND STATE            |
| RUNNING'S SUPPLY INC    | \$129.99     | ROUND-UP                    |
| SD DEPARTMENT OF        | \$30.00      | E22WB006252 SPECIMEN        |
| SD GOV'T FINANCE        | \$75.00      | 2022 FINANCE OFFICERS       |
| SOUTH DAKOTA ONE CALL   | \$10.50      | MESSAGE FEE FOR JUNE 2022   |

Maintenance Superintendent Landmark provided his monthly maintenance report. The City's water tower is due for some significant maintenance with the most pressing issue being the interior epoxy liner of the tower being in poor repair. Mayor Gladis directed Landmark to seek out bids to repair and recoat the interior of the tower for approval at the next City Council Meeting.

Superintendent Landmark also discussed water pressure problems that have recently began. Normally flow into the town is 112 gallons per minute from the Deuel-Brookings Rural Water System, however, this flow rate was unable to keep up the an 80 gallon per minute flow rate that the irrigation system at the new football field requires in addition to “normal” usage; consequentially, when the irrigation system was first started on the field, the water tower was emptied within a few hours resulting in numerous complaints from citizens about low or non-existent water pressure. Landmark contacted the Rural Water System and adjusted the City’s intake rate to 130 gallons per minute which seems to be holding a steady level in the water tower while the irrigation system is running. He stressed that flow rate does not affect our water payment rate – the massively increased usage will be only a factor for the owner of the water meter that is using the huge quantity of water.

Since the first Monday in September, when the Council regularly meets, is Labor Day, the Council decided that the September meeting would be on Tuesday, September 6, 2022, with a start time of 7:00PM.

Motion by Lagerstrom, seconded by Wright to go into executive session for discussion of legal correspondence at 8:38PM.

Motion by Lagerstrom, seconded by Haines to come out of executive session at 9:16PM. No action was taken.

Motion by Sunderland, seconded by Haines to adjourn at 9:17PM.

Scott Gladis, Mayor

Matt Lagerstrom, Finance Supervisor