

The White City Council hosted its Regular Monthly Meeting on Tuesday September 2nd, 2025, at the McKnight Community Center. Mayor Lagerstrom called the meeting to order at 7:00PM. Roll call was taken, council members present: Wright, Haines, Willmott, Sunderland, McManus, Cutler. Guests for the evening were Cedric Hay from Banner Associates, Doug Wermdal from the Tri-City Star, Charles Mohler, Greg Olson, Tracy Haaseth, Mavis Willmott, Brian Kroll, and Robert & Leslee Burns. All motions are unanimous unless otherwise noted.

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

Motion by Wright, seconded by McManus to accept the agenda as presented.

Motion by Wright, seconded by McManus to approve the minutes from the August 11th, 2025 Regular Meeting Minutes.

Motion by Sunderland, seconded by Willmott to approve the bills as presented

Claimant	Check Amount	Description
Team Laboratory	\$2,763.50	Rd Patch/Tri Kill Plus/Mega Bugs
SD 811	\$80.85	77 Calls
Foerster Testing	\$630.00	Soil Testing
Cooks Wastepaper	\$2,821.44	Pioneer Days/AUG Pickup
Infotech	\$192.00	July 2025 Service
Century Business Products	\$41.57	July Copies
RFD News Group	\$463.33	Monthly Publishing
Roelofsen Implement	\$5,913.00	2024 Hustler Mower
Aflac	\$500.26	July 2025 Coverage
First Bank & Trust	\$21.28	ACH Item&Batch Fees
SD Dept of Health	\$20.00	Water Testing
Ferguson Waterworks	\$115.38	4 Manhole Rings
EFTPS	\$1,199.74	PP17 Payroll Taxes
Omni-Pro Software	\$57,330.00	Electric Meters/Software
Perry Electric	\$523.46	Electric Light Timer
SD Federal Property	\$2,400.00	Generator/Tools/Tool Box
Appeara	\$75.19	Towels/Dust Mops/Mops
City of White	\$1,465.50	City Utilities
Itc	\$551.71	Phone/Internet
Pests B Dead	\$250.00	Fire Hall/Old Fire Hall Rodent
Courtesy Plumbing	\$166.11	Outside Water Spicket
B&B Auto Service	\$356.50	Tires for Tractor
Bizzy Bee Cleaning	\$425.00	Mcknight Hall/Fire Hall Cleaning
Brkings-Deuel RWS	\$3,299.00	1,023,000 Gallons
Steven Britzman	\$1,353.46	Legal Fees
Bioag Energy System	\$484.16	Fuel/Diesel
Total Payroll	\$7,803.14	Aug 2025
TOTAL	\$91,245.58	
<u>END OF MONTH TOTALS</u>		
DDA	\$806,686.10	
MONEY MARKET	\$1,339,475.99	
CD	\$100,000.00	

Brian Kroll spoke during public comment. He wanted to state that the City still has a severe rodent problem. He has been catching several rats in his traps, and he wants to make sure that the City is working to clean this problem up. Mayor Lagerstrom stated that the City is aware of the problem and is working on trying to take the best route to fix the problem area.

Brian Kroll was also on the agenda concerning the road in his area. He stated to the Council that there was a main water break last year where the road was ripped up and never replaced with asphalt. It continuously has potholes and hasn't been well kept. Brian wants to know why this isn't being repaved. He also wanted to know if West 1st street will ever be paved all the way in front of his house. He said every other resident in town has asphalt in front of their house and driveway. Mayor Lagerstrom stated that there is phase 3 to the water sewer project which will happen year 28-29. During this project road issues will be dealt with during this time.

Greg Olson came to speak with the Council about Golfview drive and Six Mile Creek RD. He wants the City to consider installing fire hydrants and light poles out in that area. He states if there is a fire in that area there are no hydrants around there to help put out any type of fire. It is very dark in their area and is expressing safety concerns not only children but golfers as well. His last request was for the City to possibly start conversation with the County to lower speed limit through this area. It would just be safer with golf carts and children in that area. Greg stated that the City has budgeted to asphalt their road several times. One time it was pushed off due to all of the building of houses going which was understandable. The second time it was pushed out was because Sioux Valley had electric boxes in the roadway. Sioux Valley has now moved these boxes. Greg stated that he was wondering if the road can now be put in next year's budget. Greg noted that he brought an estimate of what Bowes would charge to do the road work. Mayor Lagerstrom said that these are all valid points that the City does need to look into. Mayor Lagerstrom did say that it would roughly run \$2,000.00 a light pole. He wasn't sure what it would entail to get fire hydrants out there. He did explain to Greg that it would be a good idea to lower the speed limit as they are looking at lowering the speed limit to the east of town also. The road is going to be a more difficult option. The City doesn't own any land out there. The property line goes over the current roads. Mayor Lagerstrom said there are two options for the residence. Option one is to form a HOA. As the development of roads and utilities is inherently a "group function" the HOA will need to form a formal corporation to do so, which will collect dues to affect the improvements, and will negotiate with the service providers and/or contractors as needed to gain their desired outcome. The City would have no input in this process as it is private improvement to private lands. It is important to note that the tie in to the County Road would require the HOA to communicate their intentions to the County just as if a private farmstead were paving their driveway anywhere else in the county. Option two the City of White would take on the project This is the more involved option, though it does have the long-term benefit of City Owned and maintained utilities and roadways which will help "share the load" of the improvements' long-term maintenance. What this would look like in **ROUGH TERMS**:

The City would work with the GCA-HOA members to replate the GCA to reflect City-owned streets and utility easements under the terms of SDCL 21-35, 9-12-1, and 9-27-1.

The City would work with Banner Engineering to develop appropriate street design and utility layout for the improvements desired by the GCA-HOA under the rights granted by SDCL 9-27-1 and 9-45-1.

If desired, the City will work with Brookings-Deuel Rural Water and Banner Engineering to acquire the existing water infrastructure and tie it into the City's existing water supply. This would then allow for placement and maintenance by the City of fire hydrants.

If desired, the City will work with Sioux Valley Energy to acquire the existing electrical infrastructure and to tie it into the City's existing electrical system. This would then allow the City to place and maintain lighting in the GCA. It is important to note incorporation of the GCA into City Utilities would also require them to pay all applicable fees associated with that privilege. It also is important to note that at this time, the GCA is currently on septic systems – expansion of the City Sewer system to the GCA would require significant investment – The City may need to revisit their zoning ordinances in respect to this. Mayor Lagerstrom told Greg that he needed to have a discussion with the other residents to see their thoughts on these ideas.

The points that the GCA-HOA and the City of White agree to would form the basis for the Special Assessment. Once that agreement has been made, the City would manage the projected improvements under SDCL 9-42-5, and would afterwards be responsible for maintenance of the installed utilities under SDCL 9-45-15.

First reading of Ordinance NO 2025-01 2026 budget ordinance. Mayor Lagerstrom asked if the Council had any questions about the 2026 budget. Mayor Lagerstrom did create a chart for the Council to see the numbers better. Finance Officer Kayla did state that she is trying to keep the strings tight on the budget so that we can continue to get a more accurate budget. Councilman Sunderland did say that there is money in the bank but if we keep spending money in the budget that we don't save the money won't last long. Mayor Lagerstrom did state that we are very backwards on our electric rates. The City will spend around \$38,000 out of pocket. Most Cities charge over 50% mark up for electricity and we are at 8%. This is something that we are going to have to look at in the very near future. Motion made by Sunderland to approve the first reading, seconded by McManus.

First Reading of Ordinance NO 2025-02 Supplemental Appropriations. Finance Officer Kayla stated that she needed to transfer \$16,500.00 out of unobligated cash balance. She stated that she wasn't expecting the old fire hall roof to be completed in 2025. In total insurance check from the damage didn't cover the full amount. \$16,000 would be put back into the Public works fund. She also stated that she misjudged the amount of utilities that the concession would use this year. \$500.00 would be transferred into the recreation fund. Motion to approve the first reading by Sunderland, seconded by McManus.

First Reading 2025-03 Utility Deposit Repeal Ordinance. This ordinance will change the utility deposit from a \$200.00 refundable fee to a \$100.00 non-refundable fee. Anyone who still has a deposit showing on their account will be credited back to their account on their Oct bill. If you feel you are still owed your \$200.00 deposit you need to have your appeal turned no later than December 15th, 2025, to be brought to the council for the December 22nd, 2025, meeting. Motion to approve the first reading by Sunderland, seconded by, McManus.

Mayor Lagerstrom wants to form a McKnight Hall renovation committee. He stated that the votes were in and that the kitchen remodel won. The Mayor would like a committee to help with guidance on the construction process. He will also be including people from the civic organizations that use the hall. These same organizations will also need to help raise money for upgrades to the kitchen. Councilman Sunderland and Councilman McManus volunteered to be on the committee.

Cedric Hay spoke on behalf of Banner and Prunty construction. Prunty Construction turned in pay request #11 in the amount of \$268,655.02. This amount is for materials. Motion made by Sunderland, seconded by Wright to approve pay request #11 for Prunty Construction. Cedric gave some updates on the phase 1 construction project. Clark Drew is working on curb and gutter this week. They are also pouring valley gutters. Sidewalks will hopefully be poured Thursday September 4th with being with concrete by Friday September 5th. The plan is to still work dirt work starting September 11th. 4th street will also be included to be prepped and ready for pavement on September 15th. It should only take a few days to complete all paving. The corner of 2nd street and Hooker will also be fixed during this time. Hooker will not be shut down for this road fix. During paving of main all of main street will be closed for about 3 days. Main and School avenue will be closed down so buses will have to take an alternate route during this time. Cedric did state that there are still additional funds that may be possible to use. The City could maybe add an extra block to this project. Don Weigel from Banner along with Cedric are going to finalize their numbers along with Prunty to make sure that they are correct on their material and to keep us posted. If they are correct the City could still have \$250,000 left on the loan at 1.5% interest.

Mayor Lagerstrom drew for the two \$50.00 gift cards for filling out the surveys. First name drawn was Gayle Nuehardt. Second name drawn was Pete & Donyce Eekhoff.

Mayor Lagerstrom's slide:

I attended an Incident Response Workshop hosted by CISA – the Cybersecurity and Infrastructure Security Administration – an agency that takes security so seriously they worked it in twice to their five word name. The intent of the workshop was to get stakeholders thinking about how they respond to “incidents”...

Event – something that happens all the time

Incident – something that is unusual

While focused on what happens when your computer system is attacked, CISA also recognizes that other events fall into the realm of “incidents” that we would be forced to deal with like missing children, major structural fires, tornadoes, and other unpleasantness... CISA encourages organizations to sit down and work out scripts for what to do in the event of an “incident” which specifically designate:

Who is in charge of managing the “whole event”?

Who is in charge of fixing “the problem”?

Who is responsible for communicating to the public?

CISA makes it very clear that no one person shall perform all three of these issues – their prime example comes from their bailiwick in computer security... “the geek squad is not known for social abilities”. While some things can be adequately handled by our City’s Full-time Staff, there are points where local elected officials are better for the task, and others where “outside” supporters would be more appropriate...

... I want to sit down and start working out a set of scripts, or as we call them in the Military “Battle Drills” for events that the City is likely to encounter so that when something happens, we know who falls where in the “chain of command”... some things are definitely City responsibilities, and other things should be immediately handed off to an “outside agency” so that we don’t accidentally make things worse...

Mayor Lagerstrom also gave an update on the electric meters. Jim from Omnipro has installed software on the new computer. Chad has worked with Jim on getting him into the building to update equipment and Kayla and helped with getting protection and wifi on the computer. It has been a team effort. The rest of the meters should be here in January for placement in February.

The Mayor wanted to set up a time to do quarterly reviews with Kayla and Chad. Chad was not present at the meeting so was unable to schedule. Kayla’s was scheduled for September 10th at 6pm.

Finance Officer Kayla gave the office report. She stated that there have been some building permits that have come through the office. A house was going to be installing an egress window along with some basement work, a 60x40 pole shed with 14 ft side walls will be going up with variance in place, 180ft will be going up directly on property line with variance in place, and there will be an addition to a home along with a demolition of current garage and building of a 3 stall garage with living quarters above and below. Kayla then spoke on the current audit that is taking place. She did state that she contacted them, and they stated that they were going to have a team meeting but hadn’t made contact back with her yet. She was hoping to have some sort of update by the next council meeting. Kayla stated that the City has had several residents reach out about having a texting option for notifications of water shut off or road closures. She said that she has reached out to several local municipalities. They were all go with TextMyGov. Kayla reached out and set up a deal with them for \$1,500.00 a year. This would allow her to send out messages to local residents. She would even be able to narrow down to residential streets. When everything is set up and ready to go there will be more information to come on this. Motion made by Sunderland, seconded by McManus to approve TextMyGov.

Councilman Arlen gave the Maintenance report in Chad’s absence. There will be a loader driver training in the City shop on Saturday September 6th 8am-11am. Council members Willmott, Wright, McManus, and Sunderland will all be doing the training along with Mayor Lagerstrom. Arlen also stated that he will be doing more one on one trainings with Chad to help fill in if needed. Arlen said that Chad will be discharging the sewer this month.

Motion made by Wright, seconded by Sunderland to enter into executive session SDCL 1-25-2(3) for Legal Matter at 9:02pm.

Council exited executive session at 9:34pm.

Motion made by Wright, seconded by McManus to adjourn at 9:35pm.

The next Board Meeting is Tuesday September 16th, 2025 at 7pm in the McKnight Hall Legion Room.