

Wall City Council Meeting
Community Center Meeting Room
February 15, 2024 6:30pm

Members present:

Mary Williams – Mayor
Rick Hustead – Councilman
Stan Anderson – Councilman
Kelly Welsh – Councilwoman
Jerry Morgan – Councilman
Mike Anderson – Councilman

Members absent:

Dan Hauk – Councilman

Others present:

Carolynn Anderson - Finance Officer
Garrett Bryan – Public Works
Katie Bruce - Chamber Director
Kendall Nelson – Wall Economic Development Director
Dpt. Christopherson - Penn Co Sheriffs Dept
Dr Pandi Pittman, Dave Curtis, Chris Clark
Eric & Natalie Hansen, Gordy & Gina Kraut
Sadie & Tyler Peterson, Linda Hiltner, Liliya Stone
Stephanie Trask, Allen Schulz

(All action taken in the following minutes carried by unanimous vote unless otherwise states)

Mayor Williams called the meeting to order at 6:30pm; roll call was taken, and a quorum was present.

Pledge of Allegiance was recited.

Councilman S Anderson and Chamber Director Bruce were present on Zoom.

Motion by Hustead, second by Morgan to approve the minutes of 2/1/2024 city council meeting. Motion carried.

Motion by Welsh, second by M Anderson to approve claims for the City of Wall, Fire Department, and Library. Motion carried.

Reviewed:

- Sales Tax Report
- Cash and MM Balance
- Budget Reports
- Review Building Permit: Gary and Ruby Keyser - build a cover over deck at 513 Antelope St.

Eric Hansen came before the council with questions and requesting guidelines for the use of his property south of Wall referred to by locals as the Kelly Addition. He began by saying: My wife and I purchased the land on the south side of Interstate 90 at exit 110 in the year 2018. Commonly referred to by locals as the Kelly Addition. The land consists of 82 or so acres with Interstate 90 and Highway 240 frontage. Exit 110 funnels vehicles onto Highway 240 which will take people north into Wall or south to the Badlands National Park. Exit 110 handles the majority of traffic coming in and out of Wall. Highway 240 has a scenic byway designation and is one of the main roads to the Badlands National Park loop. As you have probably noticed when driving in various parts of South Dakota, or in other states, where there is a high volume of traffic is normally the location of motels, restaurant's, gas stations, and truck stops. You can notice this same trend on the north side of Interstate 90 at exit 110. Our property already has a few of these businesses that are not uncommon to see close to any interstate: a motel, storage units and a veterinarian. A little further south of our land on highway 240 is land that is zoned commercial. My question to the city of Wall council is what am I allowed to do with my land? Telling me I cannot sell commercial property when less than 200 yards to the north almost all of interstate 90 and highway 240 frontage is commercial. There is not a business that would be

added on the south side of interstate 90 that does not already exist on the north side of interstate 90. I found a company that has a proven business model, was willing to invest millions into the town of Wall, would have created new year-round jobs, added to the sales tax revenue of Wall, conservatively would have added 12 million dollars' worth of valuation to the property tax base, and to top everything off would be willing to help the town out with things it needs, and things residents could enjoy. How many homes will have to be built to boost the property tax valuation that much? Why will people be building these new homes if there are not more opportunities in Wall? Husted commented he appreciates Eric coming and voicing his opinion and will take this into consideration as he is sure the rest of council will also do. Mayor Williams commented she checked the ordinances and there is a list of things that can be put in a commercial district so she understands why he needs his land zoned commercial, and it makes sense that he would like the entire area re-zoned so each business would not need to rezone individually. She also commented that land that is zoned commercial generates much more property tax than ag land, and that additional revenue would be beneficial in paying for infrastructure construction costs such as 4th Avenue.

Public Comments:

- Linda Hiltner voiced her concern on increasing water, sewer and garbage rates. Husted spoke with FO Anderson and learned this is the last year we will have an increase. Water and sewer rates need to be at a certain level to qualify for grant funding for improvements. Our rates were way below that level because we did not raise rates for six years. The current increases will put us where we need to be to qualify for funding.

Superintendent's report – Dr Pandi Pittman:

- Winter sports are being wrapped up.
- There are two job openings. One for an assistant K-12 principal and one for an industrial arts teacher in the new CTE complex. This position only requires an associate degree with experience in a field like construction/CAD/etc.
- Dr. Crowser will be moving into the superintendent position and keeping her 6-12 principal position.
- Dakota Dreams is a free camp open to all upcoming 7th & 8th graders.
- The CTE complex is being plumbed and then concrete will be poured. The walls should be put up next month.

Wall Ambulance report – Liliya Stone:

- Seven calls for January, four being transport.
- Annual meeting March 12th at 6PM. One board position is open and the deadline to submit petitions is Feb 16th at 4:30.
- Bylaws will be amended at the regular meeting on Feb 20th. Anyone can attend if they would like to voice their opinion.
- Funds are being raised for the purchase of another LUCAS device for the second ambulance. Two grants have been secured and they are requesting donations.
- There is less overtime wages being paid out this year as there are more EMTS on the roster.

WEDC report – Kendall Nelson:

- Officer elections were held at the January board meeting. Dawn Hilgenkamp is board president, Jackie Heathershaw is vice president and Lindsay Reagle is secretary/treasurer.
- Attended a workforce conference in Webster.
- Next board meeting is Feb 28 at 6PM.

- Closing on industrial park lot is next month.

Motion by S Anderson, second by Morgan to approve and sign the REED loan commitment at a 5.7% fixed interest rate. Motion carried. FO Anderson is looking into a line of operating credit since the project must be completed before funds are disbursed.

No attorney report.

FO Anderson report:

- Office will be closed Monday, February 19th for Presidents' Day.
- Attended SDML Legislative Day.
- District meeting will be March 27th in Hill City.
- Petitions for city council election are due Feb 23rd at 5pm.
- Feb 5th the planning and zoning commission met for a rezoning request. The request was denied. The meeting minutes were included in the packet.

Public Works Director report – Garrett Bryan:

- Met with M Anderson and Husted at the transfer station to check on the condition of the facility. There were a few things that needed attention. The contract is up for bid in April so it would be good to address these issues now. The committee will go over the contract to clarify the language on who is responsible for damage and upkeep.
- The new furnace for the City Shop and Fire Hall is in and has been tied into the ductwork. Tank has been placed and the fuel lines need to be installed.
- Public Works employee, Gary, is going to Pierre for his small wastewater and pond certification exam on Feb 22nd.
- Well #1 should be repaired by the end of the month.

Mayor Williams report:

- The airport steering committee met February 9. The committee discussed adding hangars and adding aviation fuel. The Chamber paid for a new sign on the pilot's lounge while WEDC repurposed the old sign with a wrap showing the airport layout.
- Prairie Village follow up meeting is Feb 20th at 10am. Some items on the action plan have already been accomplished.

Next City Council meeting will be March 7th at 6:30pm.

Motion by Husted, second by M Anderson, to move into executive session to discuss legal/personnel issues according to SDCL 1-25-2 at 7:32pm. Motion carried.

Mayor Williams declared the meeting out of executive session at 8:10pm.

With no further business to discuss, Mayor Williams declared the meeting adjourned at 8:10pm.

Mary Williams, Mayor

Carolynn Anderson, Finance Officer

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