

AMENDED
Wall City Council Meeting
Community Center Meeting Room
August 3, 2023 6:30pm

Members present:

Mary Williams-Mayor
Rick Hustead-Councilman
Stan Anderson-Councilman
Dan Hauk-Councilman
Mike Anderson-Councilman
Kelly Welsh-Councilwoman
Jerry Morgan-Councilman

Others present:

Carolynn Anderson-Finance Officer
Garrett Bryan-Public Works Director
Katie Bruce-WBACC Director
Kendall Nelson-WEDC Director
Dpt. Christopherson-Penn. Co Sheriff
Stephanie Trask-Bad River Law
Liliya Stone, Linda Hiltner
Dawn Hilgenkamp

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

Mayor Williams called meeting to order at 6:32 pm; roll call was taken, and a quorum was present.

Pledge of Allegiance was recited.

Motion by S Anderson, second by Hauk to approve the agenda. Motion carried.

Dpt. Christopherson updated the council on the month of July police report and went over coverage for the rally. There will be a deputy in town every day from 8AM-2AM.

No Conflict of Interest.

Motion by Welsh, second by M Anderson to approve the consent agenda. Motion carried.

- Minutes of 7/13/2023 city council meeting
- Minutes of 5/17/2023 and 7/5/2023 library meeting
- Budget report

Review

- On-call schedule/Employee OT-sick-Vac report
- Golf Course financial report
- Water usage report
- Sales Tax report
- Review Building Permits
 - Susan Lane – build a deck at 416 Antelope St.

Motion by Hauk, second by S Anderson to approve the City of Wall, Fire Department, Library & Cemetery claims. Motion carried.

Motion by Hauk, second by S Anderson to approve Pay Request #6 to Western Construction for \$106,910.06. Motion carried with Morgan abstaining.

No Public Comments.

Liliya Stone spoke regarding the Wall Ambulance Service. They hired a consultant who is currently doing the director duties. She shared the comprehensive report commenting the service will not be able to run as it has been. They are aware the city is starting to work on the 2024 budget, and she would like to meet with the committee to discuss a budget increase going forward. Stone was asked to get financials put together by mid-September so the budget committee could see what was needed.

Motion by Hauk, second by Morgan to approve Wall Farm Stand building permit to move a building into 309 Lariat Drive. Motion carried.

Motion by S Anderson, second by Welsh to approve Pomrenke building permit for a manufactured home at Fifth Ave/William St. Motion carried.

Motion by Morgan, second by S Anderson to approve Terry & Cheryl Lester building permit to build a garage at 809 Hustead St. with the variance request to build 14' off the back-property line instead of the 25' by ordinance. Motion carried.

Motion by S Anderson, second by Hauk to approve Chris & Amy Bessette building permit to build a house at Echo Valley Estates, Block 2, Lot 3. Motion carried.

Motion by Welsh, second by Hustead to approve Pulis Construction building permit to place Governor's Home at 1307 Gloria St in Hansen subdivision. Motion carried.

Katie Bruce, Chamber Director report:

- Community Center report for August/September
- Chamber is doing a Welcome Bikers campaign for 2023 rally. Banners are up around town and will be giving out free water at Badlands Harley.

Kendall Nelson, Economic Development Director:

- Held Ag lunches in July. Handed out free sack lunches to combiners and truck drivers made by Stay Wall Food Truck at Dakota Mill and Grain.

Motion by Hauk, seconded by S Anderson to approve Policy 23-01 Celebration/Rodeo Club Request: close Main Street for the Celebration Parade; block east side of Main between 4th and 7th Avenues for the parade; block 5th Avenue from Main to railroad tracks; place tent on City parking lot between Main and railroad tracks; waive permit fees for banners to be displayed for two weeks; and issue noise permits for the bands. Motion carried. This will avoid having to put these requests on agenda every year.

Discussion was held regarding the 4.14 Employee Residency requirement policy. The council tabled this and will revisit at the next city council meeting to update the policy.

Mayors Williams report:

- 4th Ave—2023 estimate is 3.36 million dollars. The increase from 2019 & 2021 estimates is due to concrete increase, boring under the railroad track, and fuel costs. Currently there is a \$600,000 grant from SD DOT for the project to be completed in 2024. The street committee will meet when more information is learned regarding a possible low interest loan for the project.
- Echo Valley—the engineer and contractor have both indicated that lots could be purchased, and building can start. When the houses are finished there will be a road, water, and sewer available. Proposed completion date is October.
- Hansen Subdivision—The second Governors' home is expected to be in place before September 1.
- Badlands National Park—working with the park regarding finding housing for their seasonal help. The Superintendent is working through red tape to get approval to move forward on a housing facility that would be occupied seasonally.
- Airport runway project—on schedule to re-open in November.
- Clinic—there has been no further interest in the dental office space at the clinic. The council will need to notify Monument at the end of August if the space will be released to Monument for the clinic's use.
- Hagg & Hagg attorney invoice, from late Jan to early June, was shared with the council. Appreciates that his invoices are itemized showing the date, description of item, names of people involved, and amount of time spent.

Finance Officer (FO) Anderson report:

- Indicated that budget request letters have been sent out and due back by August 22nd.
- Noted that the review of the Comprehensive Plan will be completed by first meeting in September.
- Explained the Black Hills Council of Local Government plan for starting the zoning ordinance. The first meeting with the Planning and Zoning Committee is scheduled for August 29th. Meetings will be held every two weeks to complete the process and have a recommendation to the council by November. Husted commented on needing the 1980 zoning ordinances ratified because it can't be determined if it was done properly. This "if Love's loses" concern was expressed by Attorney Trask at the last meeting. Husted moved to have the council direct the city attorney to move forward with ratifying the current zoning ordinance. Attorney Trask commented it is *irresponsible** *negligent* to not ratify the current ordinances. Hauk asked Trask, "if the zoning ordinance is changed now, wouldn't Love's see it's being done after the fact?" Trask responded, *no**. Mayor Williams asked Trask if she intended to put in her previously mentioned stop gap measures, fix the glitches, and make the 1980 zoning ordinance iron-clad, with the help of Special Council Hagg, or would all of those concerns be wiped off the table and adopt the ordinance in its present form? Trask responded she is not wiping anything off the table. Mayor Williams expressed not understanding the reason to have the current ordinance reapproved when we have a contract with the Black Hills Council of Local Government to write the zoning ordinances correctly. Morgan questioned if this should be held off for another meeting, so everyone has a chance to read the current zoning ordinance. He didn't want to approve something that he hasn't had an opportunity to read. Husted moved to approve a 1st reading to ratify the current zoning ordinance as is, seconded by M Anderson. Motion carried with Morgan abstaining. (**Note: this paragraph was amended per motion by Stan Anderson and second by Welsh in the September 21st Wall City Council meeting minutes.*)
- Shared the Five-Year Street Plan and the need to keep this in mind when working on 2024 budget.
- Mentioned the SDHDA Housing Loan Draw for \$403,620.17 on Echo Valley project should be received by the city tomorrow. This loan has 1% interest and the first payment is due in June of 2024.

Public Works Director (PWD) Bryan report:

- They are currently working on curb stop replacements.
- Bryan is working with Dave Jedlicka on getting the large potholes on 4th Avenue fixed effectively for long term results.

Items for discussion: None

Motion by Husted, second by S Anderson to move next city council meeting to August 21st at 6:30pm. Motion carried.


Motion by Husted, second by M Anderson to move into executive session for the purpose of discussing legal/personnel issues according to SDCL 1-25-2 at 8:13pm. Motion carried.

Mayor Williams declared the meeting out of executive session at 8:41pm.

Motion by Hauk, seconded by Welsh to hire Ashton Swift for the Community Center position starting at \$20 per hour. Motion carried.

Motion by Husted, seconded by Morgan to approve the Quit Claim deed to transfer Lot 2 in the Industrial Park to Wall Economic Development. Motion carried.

With no further business to discuss, Mayor Williams declared the meeting adjourned at 8:43pm.


Mary Williams, Mayor


Carolyn Anderson, Finance Officer

Published once at the approximated cost of \$ _____