

Wall City Council Meeting
Community Center Meeting Room
September 15, 2016 6:30pm

Members Present:

Marty Huether, Mayor
Rick Hustead, Councilman
Dan Hauk, Councilman
Jerry Morgan, Councilman
Dar Haerer, Councilman
Gale Patterson, Councilman
Members Absent:
Stan Anderson, Councilman

Others Present:

Carolynn Anderson-Finance Officer
Garrett Bryan-Public Works Director
Cheyenne McGriff-Economic Development Director
Del Bartel-Pennington Co. Courant
Steve Griesert-Community Partners Research, Inc.
Marsha & Norm Eisenbraun; Mary Williams
Bruce Dunker; Robert & Norma Juedes
Tim & David Eisenbraun; Brett & Blair Blasius

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

Mayor Huether called the meeting to order at 6:33pm; roll call was taken and a quorum was present.

The Pledge of Allegiance was recited.

Motion by Haerer, second by Morgan to approve the agenda. Motion carried.

Motion by Hustead, second by Haerer to approve the consent agenda. Motion carried with Morgan abstaining from the Dakota Mill payment.

- Minutes of September 1st, council meeting
- City of Wall, Fire Department, Library and Cemetery claims
- Budget report
- Review
 - Cash & MM Balance

Steven Griesert, Researcher for Community Partners Research, Inc., thanked everyone that helped provide the information he needed for the housing study. The study provided data on the history of housing in Wall from CY2000 to CY2010 and projected future needs from CY2010 to CY2020. The study gave recommendations for the best houses to build over the next five years for the projected population growth. Councilman Haerer commented this study provides important data and should help to move forward with needed housing in Wall. The Mayor and council thanked Steve for his time and the summarized overview of the study results.

Economic Development Director (EDD) McGriff spoke of a meeting she attended this week on housing issues. You have to know your project to begin looking for funding options. You should have more than one project in mind and be ready to move forward when the opportunity becomes available for one of them.

Tim Eisenbraun addressed the council with information he found while researching for the correct zoning of his property on Creighton Road, north of the Hillcrest Motel. According to the Equalization Office and the Register of Deeds; Rapid Map is not a reliable resource for zoning of properties in Wall. Zoning is controlled locally and records should be kept accordingly. Finance Officer (FO) Anderson stated the zoning map on the wall in her office was created in 2005 and changes have been made to several of the properties and can't be updated on the map. FO Anderson explained she has tracked zoning changes since 2007, when she started in the position, but for changes prior to that, she has been using Rapid Map to verify zoning. Mayor Huether stated, regardless of the zoning the property needs to be cleaned up. Eisenbraun agreed, but stated the zoning would regulate if he can even have commercial material on a residential lot. Councilman Morgan questioned if zoning the property residential should be an option, based on the prior use of the lot being used as a dumping ground. Mayor Huether stated a fence should be built regardless to hide things from view and the Planning & Zoning should meet to give a recommendation on the zoning of the property. A meeting will be scheduled.

Mayor Huether addressed the Fire Department requests in the absence of Fire Chief John Kitterman. First request was to surplus the 1974 Chevy Tender and to transfer to another Fire department if they are interested. Motion by Patterson, second by Hauk to declare the 1974 Chevy Tender surplus and to appoint Terry Mohr, Brett Blasius and Jerry Mooney for the appraisal committee. Motion carried. Second request was to cost share the upgrade of the Fire Alarm System at the Fire Station and City Shop. Estimated cost is \$850 to replace the panel and wire in the existing alarm heads. Mayor Huether commented since it's a City Building; should the City be covering the complete cost. Motion by Patterson, second by Haerer to approve the City covering the complete cost for the upgrade on the Fire Alarm System at the Fire Station and City Shop. Motion carried.

Public comments were taken at this time. Robert Juedes asked the council to remember there was a house on the lot owned by Eisenbraun and to consider that when a decision on the future zoning for the property. Bruce Dunker questioned if the final decision on zoning the property is residential, what the timeframe would be for getting the property cleaned up. Councilman Patterson stated the timeframe will be given when the decision is made. Norm Eisenbraun wondered if neighbors have any input on the zoning, and it was explained the Public is welcome to attend the hearing with the Planning & Zoning.

Motion by Hauk, second by Morgan to approve the building permit for Eric & Natalie Hansen to move a mobile home into the Wall Drug trailer court. Motion carried with Hustead abstaining from the vote.

Dave Eisenbraun explained to the council he would like to relocate his proposed building plans at 114 Creighton Road to 428, 430 and 432 Fourth Avenue. He recently purchased the 432 lot and the other two are owned by his son. Tim, his son has agreed to let him build on them. They have plans to check on the best option for releasing the properties; whether it is a quick claim deed or another option. There is a concern on which sewer line to use, but feels the sewer line at the 428 lot has been rebuilt in the last few years and may be the best option. They will work with PWD Bryan and agree to remove the lines that won't be used. Motion by Patterson, second by Hauk to approve Eisenbraun relocating to Fourth Avenue to build his house. Motion carried.

D Eisenbraun stated he plans to tear down the structures at 432 Fourth Avenue and would like to request waiving the rubble site fees. Motion by Hauk, second by Morgan to approve waiving the rubble site fees with PWD Bryan's approval of all items that will be accepted.

Mayor Huether called for a break at 8:14pm. Huether declared the meeting back in session at 8:18pm.

Motion by Hustead, second by Hauk to approve the building application from Dean Schulz to build a garage behind his house at 703 Dorothy Street. Motion carried.

Motion by Patterson, second by Hustead to approve the Fourth Avenue Floral sign change at 402 Norris Street. Motion carried with Hauk abstaining from the vote.

Motion by Morgan, second by Haerer to approve the three-year renewal for Ronda Hamann's conditional use permit to have a daycare business in a residential area at 303 Glenn Street. Motion carried.

Motion by Haerer, second by Hauk to approve the three-year renewal for Heather Schuller's conditional use permit for a dog grooming business in a residential area at 401 Glenn Street. Motion carried.

Economic Development Director, Cheyenne McGriff gave her report:

Home Address Plus Gathering

- Great information – I will follow-up with my housing committee and other community groups to start planning for housing

- **Wall in the Fall update**
 - Wall in the Fall planning is going well. Please spread the word that we are looking for businesses and groups to host booths.
- **Archery Range Update/Funding**
 - Grants will be submitted this week for a total of (hopefully) \$15,000 in funding
- **Business Walk**
 - WEDC Board of Directors will be surveying seasonal businesses September 30th as part of our Business Retention and Expansion program

McGriff commented her first year anniversary was yesterday, the 14th and can't believe how fast the time went. The council complimented McGriff on what has been accomplished in her first year.

Motion by Morgan, second by Hauk to approve the set up and clean up fees to be additional charges when renting the community center. Motion carried.

Motion by Patterson, second by Hauk to approve the 1st reading of Ordinance 16-04; amending Banner Ordinance. Motion carried.

Discussion was held on whether there was a need to include additional verbiage in the Golf Course contract for locating the Archery Range within the area. It was the consensus of the council to not make any changes to the contract. Insurance coverage is the main concern for both parties.

Motion by Husted, second by Haerer to approve moving forward with the FAA grant and Master Plan for the Airport. Motion carried

FO Anderson explained the propane contract price with De's Oil will be \$1.259. They are offering to fill all tanks at the summer rate of .999 cash price. Motion by Patterson, second by Husted to fill all tanks and to make a decision at the next meeting on the amount of propane to contract for. Motion carried.

FO Anderson proposed changes in the handbook policies for Pay Period & Pay Day and Performance Evaluations. After lengthy discussion it was the consensus to leave policies the same with no changes and to contact other HR departments for suggestions.

FO Anderson shared a proposed change to the Water System Ordinance. It was the consensus after lengthy discussion to make the discussed changes to the ordinance and bring back to the next meeting for further review.

PWD Bryan presented a quote from Associated Pools for repair on the bottom seal and for repainting the pool. The council instructed Bryan to contact other vendors for a quote to compare cost.

Councilman Husted questioned if the center curb parking could be repainted. It has faded over time and PWD Bryan stated he would add it to the fall duties list.


Items for discussion were as follows:

- Parking blocks for the Wall School usage
- Gloria Street is not a City street, it's located on private property
- The alley to the west of Dorothy Street was questioned for being too high for drainage. It has been looked at several times and has no resolution unless a storm drain would be installed for better drainage

The next City Council meeting will be Monday, October 3rd at 6:30pm, with the personnel meeting starting at 5:30pm.

Mayor Huether declared the meeting adjourned at 9:50pm.


Marty Huether, Mayor


Carolynn M. Anderson, Finance Officer




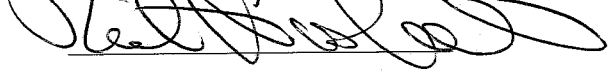
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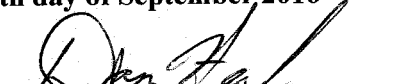
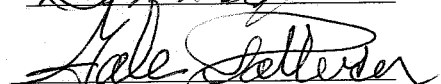
CITY BILLS
September 15, 2016

September 15, 2016 Bills:

Dakota Mill & Grain	chemical	\$304.88
De's Oil	oil/filter for mower	\$100.97
HD Supply	well #1 repairs	\$231.65
Jenner Equipment	blade/spring for mower	\$139.06
MidContinent	water testing	\$249.00
One Call	locate requests	\$19.04
Power House	trimmer repair	\$44.94
Rapid Delivery	shipping for water test	\$12.08
Servall Supply	CC rugs	\$55.95
SDSWMA	membership	\$100.00
TKDA	Independent fee review-airport	\$3,800.00
Waste Connections	garbage service	\$8,369.97
Wall Food Center	airport supplies	\$14.39
	Additions	
Swiftec	repairs on Well #1	\$97.65
TOTAL BILLS:		\$13,539.58

Approved by the Wall City Council this 15th day of September 2016






LIBRARY BILLS
September 15, 2016

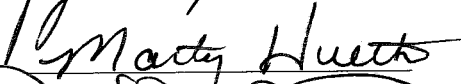
September 15, 2016 Bills:

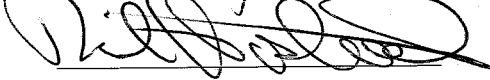
Pennington Co. Courant	subscription	\$38.00
Wall Food Center	supplies	\$32.32
TOTAL BILLS:		\$70.32

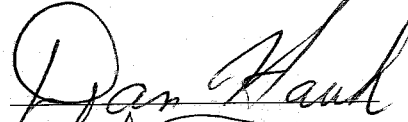
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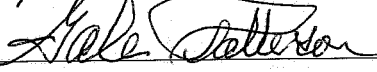














FIRE DEPARTMENT BILLS
September 15, 2016

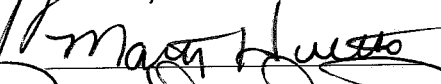
September 15, 2016 Bills:

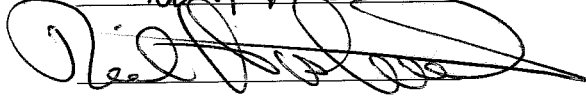
Common Cents	fuel	\$99.91
Golden West	phone-internet	\$206.45
Hofer Fire Stuff	drip torches	\$450.65
	Additions	
Verizon	mobile broadband	\$40.03
Swiftec	outlet for pressure washer	\$932.37
TOTAL BILLS:		\$1,729.41

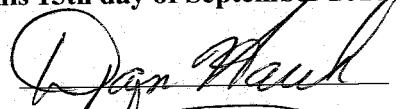
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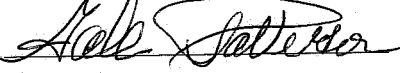










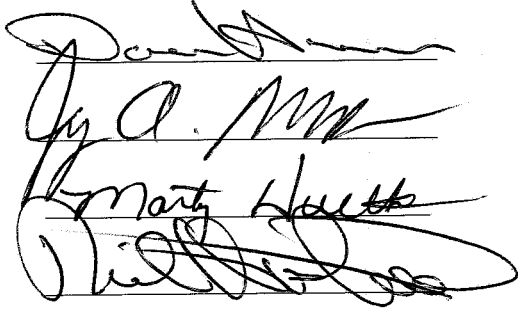


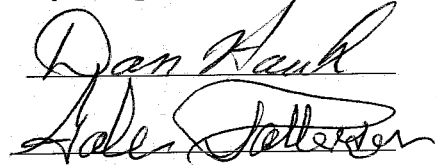
CEMETERY BILLS
September 15, 2016

September 15, 2016 Bills:

Corner Pantry	fuel	\$32.51
TruGreen	weed control	\$693.00
TOTAL BILLS:		\$725.51

Approved by the Wall City Council this 15th day of September 2016


Four handwritten signatures are present on the left side of the page, each written over a horizontal line. The signatures are written in cursive and appear to be: 1. [Illegible], 2. J. A. [Illegible], 3. Marty [Illegible], and 4. [Illegible].


Two handwritten signatures are present on the right side of the page, each written over a horizontal line. The signatures are: 1. Dan Hawk and 2. Dale Jetterson. Below these are two more empty horizontal lines.

Checking - Savings Account

Balances

Checking/Money Market/CD Accounts

FUND	ACCOUNT	Previous Balance	MTD Debit	MTD Credit	Current Balance
CASH IN BANK					
GENERAL FUND	G 101-1010	-9,681.18	229,637.75	202,982.14	16,974.43
LIQUOR,LODGING,DINING TAX	G 211-1010	0.00	0.00	0.00	0.00
WATER FUND	G 602-1010	5,000.00	22,074.27	22,050.53	5,023.74
WASTEWATER FUND	G 604-1010	5,000.00	183.96	172.46	5,011.50
SOLID WASTE FUND	G 612-1010	5,000.00	9,148.52	9,139.26	5,009.26
Cash In Bank Balance					32,018.93
MONEY MARKET SAVINGS					
Airport Reserve	G101-1012	50,667.59	0.00	0.00	50,667.59
Street Reserve	G101-1013	0.00	0.00	0.00	0.00
Combined Reserve					
Beautification - \$734.10	G101-1014	1,734.10	0.00	0.00	1,734.10
BB lights - \$1,000					
Sewer Reserve	G604-2519	0.00	16,100.00	0.00	16,100.00
GENERAL FUND	G 101-1040	2,740,836.32	135,353.32	111,637.75	2,764,551.89
LIQUOR,LODGING,DINING TAX	G 211-1040	167,107.85	18,701.99	0.00	185,809.84
WATER FUND	G 602-1040	207,351.19	26,706.15	23,616.98	210,440.36
WASTEWATER FUND	G 604-1040	185,563.93	15,500.07	172.46	200,891.54
SOLID WASTE FUND	G 612-1040	327,052.51	11,027.62	9,139.26	328,940.87
MM Savings Balance					3,743,036.19
SAVINGS CERTIFICATES					
GENERAL FUND	G 101-1050	369,288.28	365.05	0.00	369,653.33
LIQUOR,LODGING,DINING TAX	G 211-1050	33,177.96	130.91	0.00	33,308.87
CHECKING FIRE DEPT					
FIRE DEPT	G 280-1200	86,876.00	5,468.53	15,303.64	77,040.89
FD RETIREMENT SAVINGS					
FIRE DEPT	G 280-1203	17,387.85	0.00	0.00	17,387.85
MM CEMETARY					
CEMETERY	G 282-1300	2,445.77	0.06	0.00	2,445.83
CHECKING CEMETARY					
CEMETERY	G 282-1301	17,563.18	1,060.00	2,176.30	16,446.88
CD CEMETARY					
CEMETERY	G 282-1302	87,340.92	0.00	0.00	87,340.92
CHECKING LIBRARY					
LIBRARY	G 281-1400	50,178.88	4,876.50	2,523.12	52,532.26
SAVINGS LIBRARY					
LIBRARY	G 281-1401	2,413.57	0.06	0.00	2,413.63
CD LIBRARY					
LIBRARY	G 281-1402	27,338.81	0.00	0.00	27,338.81

September-16