

CITY COUNCIL PROCEEDINGS

The Plankinton City Council met in special session on Monday, March 15, 2021. Mayor John J. Staller called the meeting to order at 6:30 p.m. Council members present: Jim Hinckley, Pam Vissia, Jason Schurz, and Terry Schuldt. Absent was Brad Kehn. City employees present were Eileen Sorsen, Darin Cranny and Chance Boyd. Visitors present were Gayle Van Genderen Studeny from SD Mail, Rodney Faulhaber, representing Plankinton School Board, Jeff and Natalie Briggs, and Clinton Powell, from Brosz Engineering.

The Pledge of Allegiance was recited.

Mayor Staller entertained a motion to approve the agenda. Motion was made by Schurz, to approve the agenda, as read. Seconded by Vissia. All voted aye. Motion carried.

EQUALIZATION MEETING—As required by SDCL 10-11-13

The Mayor called the meeting to order as a Board of Equalization at 6:35 p.m. Mayor Staller, Council Members Schurz, Schuldt, Vissia and Hinckley, were in attendance. And, Rodney Faulhaber, from the Plankinton School Board also attended. As no one came in with any re-assessment requests, Mayor Staller adjourned the Equalization meeting at 6:40 p.m., subject to call.

SPECIAL MEETING

The Council returned to special session at 6:40 p.m.

BILL APPROVAL:

Mayor Staller entertained a motion to pay the bills. Vissia made the motion, and Hinckley seconded it. All voted aye. Motion carried.

EFT BILL LIST- PD. AFTER MARCH 1, 2021 MEETING

BI-WEEKLY PAY 5--\$7,550.53; GW BANK—Bucket Truck Pay #16--\$3,186.19; HEARTLAND--#21 ELECTRIC LOAN--\$2,483.36; IRS—Pay 5 941 Taxes Due--\$2,460.74; POSTALIA—Postage--\$500.00

BILLS PAID AFTER MARCH 1 MEETING AUTHORIZATION

CNH INDUSTRIAL CAPITAL—Mini Excav./Skid Steer Payment--\$1,346.54

BILLS TO PAY AFTER MARCH 15 MEETING

A-OX WELDING SUPPLY—Oxygen--\$51.30; ABM EQUIP. & SUPPLY, LLC—2 Bucket Truck Inspections--\$1,934.45; ARAMARK—Rug Contract--\$42.97; AVERA HEALTH—April Empl. Health Ins.--\$ 5,483.55; BARNES & NOBLE—Library Books--\$66.31; BORDER STATES—Elec. Supplies/Mat.--\$392.58; CENTRAL ELECTRIC—Feb. Wheeling--\$2,806.39; CITY OF PLANKINTON—Met. Dep. (J. Valdes) Applied to #00-99-07-7--\$250.00; CITY OF PLANKINTON—Met. Dep. (M. Edwards) Applied to #00-93-23-3--\$10.00; DEMCO—Library Supplies--\$91.84; DEPT. OF ENERGY—Feb. Power Purchase--\$17,884.38; EAST RIVER ELEC.—Feb. Wheeling--\$7,619.90; GT SANITATION—Garbage Service--\$65.00; HEARTLAND—Feb. Power Purchase--\$71,206.57; MENARDS—Elec. Supplies--\$6.37; OVERWEG AUTO—Hydraulic Filter--\$672.33; PLANKINTON AMBULANCE ASSOC.—2021 Funding Request--\$5,000.00; ROADSIDE C-STORE—Feb. Fuel--\$225.68; RON’S MARKET—Supplies--\$54.17; SOUTH DAKOTA 811—Feb. Message Fees--\$3.15; STEVE’S WELDING—Labor--\$25.00; TECH SOLUTIONS—3/1-3/31 IT Contract--\$695.00; TITAN MACHINERY—Fuel Filter--\$33.75; VERIZON WIRELESS—Feb. Tower Int./Surface Pro--\$75.16.

OLD BUSINESS:

NUISANCE PROPERTIES:

Mayor Staller talked about the inspection of nuisance properties at State Street and 6th Street. He has been in touch with city attorney, Mr. Jim Taylor, on how to proceed. He also mentioned that the owner of property on 5th Street has until April 30 to tear that abandoned house down.

CITY HALL ROOF INSURANCE:

The Council discussed the quote for siding, new windows, and new back doors on the east side of City Hall. They wish to discuss the quote with Mr. VanLaecken at the April 5 meeting.

GARBAGE ORDINANCE:

Mayor Staller and the Council will make some minor changes to the Garbage Ordinance, and send it off to American Legal Publishing, for printing in the new Ordinance Book.

SICK LEAVE VERSUS PTO:

The City employees would like to keep the vacation and sick leave hours separate. But would like to change sick leave to P.T.O (Paid Time Off), so they could use that time at their discretion. Payments would remain the same as before. Vissia feels that giving P.T.O. instead of sick leave is good. Schurz feels that it just trades sick leave to more vacation time. The Finance Office was directed to contact the HR Dept. at SDML, to see what the State says on this topic. There will be further discussion at the April 5 meeting.

VISITORS:

Jeff and Natalie Briggs, representing Briggs Development, and Mr. Clinton Powell, Sr. Engineer from Brosz Engineering, arrived at 7:05 p.m. Jeff said he was here to address concerns he has received on the expenses of installing infrastructure at the Briggs Development. The Briggs have put covenants on the style of family homes that can be built there. They must be stick built, no shouses, and the square footage of their outbuildings will be restricted. There are 2 sections in the development, of 8 lots each, and he has 3 people interested in buying lots. He needs 2 blocks of water & sewer currently. Mr. Powell talked about financing this project. He mentioned a TIF, which we do not normally see in small towns. He has worked on projects in Kimball, and Platte that used Special Assessments. Those are also called frontage assessments on the homeowner's property . They will pay for the house over time and can be put on it for 20 years. The Assessor's Office would help them figure that. Their frontage would include how much extra taxes they pay. Mr. Powell spoke about TIF's, - which allows the City to use County revenue until the debt is retired. The City can do a TIF (Tax Increment Financing) by itself, without asking the County. The State built this into the school state aid, so it does not impact them badly at all. He suggests doing the development in 2 phases, so there is 5 years, from a TIF standpoint, to build out. The TIF is usually 20 years, and is like an operating line of credit, with the goal being the City does not use its General or Enterprise Funds to fund the project. There is not a yearly payment set, based on taxes. The City can pass a resolution for whatever size project it wants. For the Briggs Development lift station, and infrastructure funding, the City starts with TIF cost, and looks for grants, like Rural Development. Hinckley said, "there is no risk in the future?" Mr. Powell has only seen one town get in trouble with a TIF, due to deciding on too large of a project, and then the houses never

came in. In layman's terms, there are zero dollars charged to the City's residents on their taxes. Mayor Staller asked how long it would take to get a TIF going. It is passed by an Ordinance, which requires two publishings. Mr. Powell would bring a cash flow statement for us and obtain a bond attorney. From start to finish, it is a 2- or 3-month project. Jeff added that "it is zero dollars out of the City's pocket, paid for with taxes on the new homes in the development". Natalie asked if there was a "fast-track" way to sell some lots, as they have a list of people interested. Clinton's suggestion was to move the TIF to the Development Corp or Jeff, and they could take it on their shoulders. Jeff said he will hire someone to help tap in the lines to the houses, so the City does not have to. Mr. Powell also discussed community chip seal, where several towns get together to have a company do their chip seal on one bid. He feels that they get a better quality of chip seal that has around a 7-year lifespan, for a better price. There will be more discussion at the April 5 Council meeting. The Briggs and Mr. Powell departed at 8:25 p.m.

SAFETY EQUIPMENT:

Darin got a second quote from Dakota Riggers for the safety equipment (first quote was from Stan Houston) needed for going down manholes, and at the lagoon. He said it is not MSA rated, but he was told that is not a necessity. We can get a \$1,000 grant to help with cost. Safety Benefits will do the training with the equipment after it comes. Vissia said Darin should use his best judgment, and order what he wants from either company. It was the consensus of the Council to allow Darin to order what he needs.

SURPLUS SALE:

The Council was given a list of surplus items to approve to sell at an upcoming public auction. Aurora County surplus may also be included in the auction. Vissia made a motion to declare the list as surplus. Seconded by Schurz. All voted aye. Motion carried.

PRELIMINARY CITY SURPLUS LIST—3/15/21

- +- 20 USED POWER POLES
- 6 ROW CULTIVATOR
- 2004 CREW CAB LONG BOX 2500HD CHEVY PICKUP
- 6' X 6' 2-WHEEL BOX TRAILER
- ARMY LIGHT GENERATOR
- 16' STORAGE TRAILER
- CASE INT'L 385 TRACTOR- Bad Injector Pump
- BOOM TRUCK BOX AND BUCKET
- 1989? L8000 FORD DUMP TRUCK—Brakes, Water Pump, Turbo all shot
- OLD METAL SLIDE FROM WEST SIDE PARK
- FORKLIFT
- 5' TRACTOR MOWER
- OLD SCOREBOARD
- 5 WOOD BLEACHERS—At the Racetrack
- ROUGHLY 100' OF 2.5" SEALTIGHT
- ROUGHLY 100' OF 1/2" BRAIDED METAL CABLE
- MISC TOOLS
- MISC NAILS
- MISC HYDRAULIC OIL, ENGINE OIL, AND FUEL FILTERS

NEW BUSINESS:

LIFEGUARD APPS:

Terry Schuldt said there were two more applicants since the March 1st meeting, Nyomi Mahrt and Rylan Bush. Neither one has their certification but are signed up for classes. The Pool Committee has 8 total applicants, if they all get certified. Schuldt and Schurz recommend hiring the 2 new applicants. Schuldt made a motion to hire Nyomi and Rylan, pending certification. Schurz seconded the motion. All voted aye. Motion carried.

SUMMER HANDYPERSON:

Breann Schabot has applied for the handyman summer position. Vissia would like her to come in for an interview. Vissia and Hinckley will set it up.

DISCOVER I-90 AD:

The Council agreed to run the ad again this summer.

R-U SITE OPENING:

The R-U (east dump by ball fields) Site is scheduled to open the 1st Saturday in April, depending on the conditions of the grounds.

CLEAN-UP DAYS:

Clean-up Days have been set for May 3 & 4. Rain dates will be May 10 & 11.

POLE TRAILER:

Boyd informed the Council that MMUA will donate a used pole trailer to the city. They bought a new one and were willing to donate their old one to Plankinton. He also asked Council if he could attend a 3-day class in Rapid City (leaving on April 28), to obtain his Contractor's License. Mayor & Council agreed that hands-on is good, and money well spent.

EXECUTIVE SESSION PERSONNEL (as per SDCL 1-25-2 (1), and LEGAL (As Per SDCL 1-25-2 (3):

Mayor Staller entertained a motion to enter into Executive Session for Personnel and Legal at 8:50 p.m. Vissia made the motion, and Schurz seconded it. All voted aye. Motion carried.

Mayor declared the Council out of Executive Session at 9:02 p.m., with no action taken.

Mayor Staller adjourned the meeting at 9:02 p.m.

Signed: John J. Staller, Mayor _____

Attest: Eileen, Finance Officer _____