

Town of Keystone  
Board of Trustees  
April 6, 2023

The Board of Trustees met at 6:00 pm, Thursday, April 6<sup>th</sup>, 2023, for a regularly scheduled board meeting in the Keystone Community Center meeting room – delayed by one day due to a blizzard. Present were President Rick Greene, Trustees Bill Babcock, Matthew Fullilove, Casey McNulty, Sandra McLain. Also present was Finance Officer Cassandra Ott, Public Works Jerry Przybylski, City Attorney Mitch Johnson. Town Engineer Zach Grapentine was absent. Other interested citizens in attendance were: Lynette and Sid Tyon, Jon Veltman, Susan Alumbaugh, Robin Pladson, Kristi Nemetz, Sherry and Rick Smith, Will Parks, Bernard Cordes, Derek Alexander, Dafna Brown.

6:00 pm Meeting called to order by President Greene. Pledge of allegiance was recited.

CALL FOR CHANGES TO THE AGENDA: None

MINUTES: Motion by Trustee McLain to approve the March 15<sup>th</sup> 2023 minutes. Second by Trustee Babcock. Vote – all aye. Motion by Trustee Fullilove to approve the March 20<sup>th</sup> Board of Equalization Minutes. Second by Trustee Babcock. Vote – all aye.

CLAIMS: Motion by Trustee McLain, to approve the April 6<sup>th</sup> 2023 claims. Second by Trustee Fullilove. Vote – all aye. **General Fund:** Payroll, payroll 6, \$5,042.27; Aflac, supplemental insurance, \$154.30; BH Energy, power utility, \$2,811.52; Century Business Products, Kyocera rent, \$118.09; Delta Dental, dental insurance, \$286.80; Employee Reimbursement, phone and mileage, \$646.31; First Interstate Bank, fees, \$56.00; HPSD, health insurance, \$2,845.84; Interstate Engineering, plat review, \$497.50; IRS, payroll 6 taxes, \$1,489.10; Jobman Studio, park design, \$1,100.00; Mastercard, services/supplies, \$1,432.70 (Ace Steel and Recycling, fence materials, \$978.41; CarQuest, oil change, \$53.88; Hardware Hank, shop supplies, \$26.47; Menards, supplies, \$98.30; Powerhouse, plow supplies, \$131.94; RDO, oil change, \$99.86; Sams/Walmart, supplies, \$43.84); Mid America Books, library books, \$229.50; Nelsons Oil and Gas, gas for shop, \$610.85; NTEC, repair plow, \$49.09; Rapid City Landfill, pallets, \$10.20; SD DOT, sand for roads, \$264.00; SDPAA, property and liability insurance, \$28,392.97; SD Retirement, march retirement, \$1,520.96; SDRS SRP, supplemental retirement, \$59.00; Windstream, long distance, \$10.88. **General Fund Total \$47,627.88. 204 FUND: 204 Fund Total \$0.00. 211 FUND:** Amick Sound, fire alarm monitoring, \$20.00; Heart of the Hills Booster Club, prom donation, \$200.00; Mastercard, services/supplies, \$924.72 (Menards, shop supplies, \$839.68; Sams/Walmart, supplies, \$85.04). **Total 211 FUND: \$1,144.72. 300 Debt Service:** US Bank, SRF Loan, \$10,758.55. **Total 300 Fund: \$10,758.55. WATER FUND:** Payroll, payroll 6, \$1,909.08, Aflac, supplemental insurance, \$76.08; BH Energy, power utility, \$2,054.33; Delta Dental, dental insurance, \$59.60; Employee Reimbursement, phone and mileage, \$40.00; HPSD, health insurance, \$1,138.33; IRS, payroll taxes 6, \$585.25; SD Retirement System, march retirement, \$612.58; SDRS SRP, supplemental retirement, \$70.50; USA Bluebook, chlorinator pump, \$1,399.95. **Total Water Fund \$7,945.70. SEWER FUND:** Payroll, payroll 6, \$2,398.49; Aflac, supplemental insurance, \$170.56; BH Energy, power utility, \$6,900.83; Dakota Pump, repairs on backup pump, \$321.43; Delta Dental, dental insurance, \$128.50; Employee Reimbursement, phone, \$40.00; HPSD, health insurance, \$2,292.28; IRS, payroll taxes 6, \$879.94; Mastercard, services/supplies, \$819.99 (D & M Supply, sewer feed, \$780.00; Menards, shop supplies, \$39.99); SD Retirement System, march retirement, \$997.64; SDRS SRP, supplemental retirement, \$33.00. **Total Sewer Fund \$14,982.66.**

**VOLUNTEER/BUSINESS RECOGNITION:** Trustee McNulty wanted to thank Lynette and Sid Tyon for their hard work in putting on the Community BINGO games. They were well attended and raised money for a lot of good causes.

**PUBLIC WORKS REPORT:** Jerry and his crew have been plowing snow, repairing equipment, got material for the railings near the new pedestrian bridge. Joe and Devin worked on repairing plows and trucks. They are working with the state on the discharge permit for the Roy St well. They are going to replace the pump in well 1 with the old pump from well 5. Jerry proposed that Cody Siemonsma cut some trees out of the hillside near Watson park to open up the forest and provide a good fire break. Cody would do the work without charge but would be allowed to keep the trees. Motion by Trustee Fullilove to approve this proposal. Second by Trustee McLain. Vote – all aye. Cody Siemonsma also presented a proposal to cut some dead trees in the cemetery. Motion by Trustee Fullilove to table until Cody could attend a meeting. Second by Trustee Babcock. Vote – all aye.

**FINANCE OFFICER REPORT:** Finance Officer presented her report. She also presented the sales tax report. She asked if the Board wanted to donate to the Black Hills Mining Museum in Lead again this year. Motion by Trustee McLain to donate \$100.00. Second by Trustee Babcock. Vote – all aye.

**CITY OFFICIALS:** Trustee Babcock – none. Trustee McNulty – none. Trustee McLain – spoke about higher taxes in Keystone. She also wants to see something done about Metro-plains poor management of the Elderly Housing Building. Trustee McNulty, who is on the Elderly Housing Commission stated that their group will hold a special meeting to see what can be done. Trustee McLain also mentioned the Black Hills Clean Water Alliance meeting coming up. Trustee Fullilove - discussed his plan to include 501C3 as a category on the building permit as it would help entities in the community to be able to build more easily. Trustee McNulty was concerned about the lack of commercial standards affecting the safety of students in those buildings. Motion by Trustee McLain to table the issue until they get it figured out. Second by Trustee Babcock. Vote – all aye. Trustee Greene – wanted to see an ordinance on limiting items being hung outside businesses. He wants to see something like 5% can be merchandise. There were questions about ADA concerns and the Finance Officer and the Fire Chief will look into those concerns in May when the businesses open up.

**ITEMS FROM CITIZENS:** Bernard Cordes read a letter which highlighted 8 issues he wanted to see addressed. The Board requested that those items be added to the first two meetings in May once the new board took office. Lynette Goshman – Tyon presented \$175 from BINGO proceeds to donate to the Cemetery.

**Bernard Cordes Letter:**

Good Morning, My name is Bernard Cordes and I have been a citizen of Keystone for 70 years. Many of us who are still here remember the town how it was in the past and of course have memories of it at that different time. I am aware that the past cannot be reclaimed and do not expect it to reoccur. However, living with the immediate situation demands that I say a few things about the present conditions in the city. I want it to be clear I do not intend to cast undue criticism on the city personnel and believe their work is sincerely done with the welfare of the city in mind. However, there are a number of issues that need to be addressed and are as follows. Area on Harney Street used as a dump. At one time this was an attractive homesite of the Shirmer Family- with a garden spot, underground water system that watered many plants, flowers etc. There was green grass

and huge oak trees. That of course has been gone and in its place are discarded appliances- piles of asphalt and general rubbish. It is unprotected from dumping by the general public and produces odors and dust and possible environmental hazards from the petroleum based asphalt. To those of us with respiratory difficulties this is an imminent health care concern. The city has alternate areas, this eyesore can be relocated to - The sewer lagoon has ample area for the relocation of this dump and could easily be secured. The reclaimed area could again be a greenway for recreation or some useful purpose. Your consideration of this would be appreciated.

2. Chamber of Commerce- The 160,000 budgeted to the chamber may be necessary, but an exact accounting of those funds must be available for layman to understand. To my mind the primary attraction that draws people to town is obviously Mt. Rushmore. Consequently, advertising to entice people to the location of the city is unnecessary. Furthermore, individual businesses should rely on their own advertising dollars to promote their individual endeavors and tax money should not be used. Instead the advertising should be to enhance the qualities the town has to offer - parks, walking trail, historical places - school, mines ect... - The chamber office should be located in the Community Center where year around 8 hour a day access is available to tourists at any time. At one time the finance office and sheriff's office were in the shop building- perhaps that could happen again. Perhaps there is still room for the chamber and the finance officer to again be in the same location at the back of the Community Center. There is also room for an additional structure to be built adjacent to the existing building.

Maintenance Personnel - For many years we had one maintenance person with part time help needed. Perhaps the need has grown over the years, but three full time workers in the Winter seems excessive. On snow events part time help could be employed but the lack of mowing and small amount of garbage demand seems to be enough for one person to accomplish. A part-time employee could be on call to help if needed.

Street to Watson Park Playground- Curb & gutter and black top would be an improvement.

Noise Ordinance - The commercial helicopter business in the city limits has always been a contentious issue. Accidents have occurred and lives have been lost. Many residents complain of the noise especially over the residential district. This apparently cannot be changed due to flight plan rules. One recommendation to at least make the event less dangerous would be to require fire crash tanks on the helicopters. This is resisted due to extra weight that would not allow them as many passengers. This seems like a reasonable requirement that could save lives. If the flight plans could be amended to curtail flights over homes that would seem a reasonable safety and noise abatement solution.

Senior Citizens - Considering the several million dollars the city has in savings and an apparent surplus in sales tax collected as opposed to expenditure it would seem some extra appropriations could be given to the senior citizens. Money in savings could and should be used for direct benefit to our citizens. The park could be improved. Some out of the box thinking could be considered -water bill forgiveness for the month of December to allow the family extra money for Christmas. A bandstand in the park, soccer nets in the park. Tax money is meant to be spent on citizen benefits and not unnecessarily hoarded.

Hydrants - In the past, the Fire Department would start at the far end of town and begin to flush the hydrants, using the water to wash the parking lots and the streets. Everything then looked quite nice and dirt free for the beginning of the year. This was accomplished several times during the year and as a result the lines stayed clear of dirt and sludge as well as using the water for a purpose. It seems reasonable this could be explored and coordinated with the Fire Department. I would like to see an evaluation of the accomplishments and performance of all town employees done

on a five-year basis. This should be done by a non-biased group of citizens. In conclusion -As an older citizen, I am proud of the many projects accomplished in the past few years and commend the present administration for their conscientious attendance to the town affairs. It is hoped that these recommendations are accepted as a polite request and not as recrimination. I would request this letter to be in the minutes.

#### OLD BUSINESS:

SWANZEY STREET BATHROOM LOCATION AND APPRAISAL OF LOT: Trustee McNulty asked to table the Appraisal until executive session at the end of the meeting for SDCL 1-25-2.4 contract negotiation. Trustee Greene spoke strongly about needing the bathrooms in that area of the main street. Motion by Trustee McNulty to start the process of designing bathrooms for the current location. Second by Trustee Fullilove. Vote – all aye. A committee was chosen to help an architect with Bathroom design. Bernard Cordes, Derek Alexander, Casey McNulty, Bill Babcock, Rick Smith.

317 ROY ST BRIDGE NEXT STEPS: Finance Officer presented 2 options to the Board going forward. Option 1 is a CLOMR which would cost somewhere between \$20-30K. The Town could utilize the current bridge design. Option 2 is a re-design of the bridge which would cost more that \$30K and still might need a CLOMR. After much discussion, including topics such as building in a floodway. Motion by Trustee Babcock to pursue Option 1. Second by Trustee Fullilove. Vote – all aye.

HARNEY ST LOT TREES QUOTE: Tabled until more discussion on the Harney St Lot.

#### NEW BUSINESS:

FIRST READING: ORDINANCE CHAPTER 96 TO PROHIBIT FEEDING WILDLIFE AND WATERFOWL: Motion by Trustee McNulty to deny the first reading. Second by Trustee Babcock. Heated discussion concerning safety of children, bus stops, bird feeders, enforcement. Substitute motion by Trustee McNulty to direct the attorney to do a redraft of this ordinance with the changes of no feeding deer in Town Limits and only a \$100 fine to do a First Reading at the First Meeting in May. Second by Trustee Babcock. Vote – Trustee Babcock – aye, Trustee McNulty – aye, Trustee McLain – aye, Trustee Greene – nay, Trustee Fullilove – nay. Motion carried.

BUILDING PERMIT RENEWAL: BP3-23-22-6 Erik and David Holmgren, 725 Gold St, 4 conex containers. Motion by Trustee Babcock to approve. Second by Trustee McLain. Vote – all aye.

BUILDING PERMIT: BP4-5-23-1 Brandi Hunsaker, 407 Swanzey St. Build roof over trailer house and apply metal roofing. Motion by Trustee McLain. Second by Trustee Fullilove. Vote – all aye.

BUSINESS LICENSES: Motion by Trustee Fullilove to approve the following licenses: American Pines, Battle Creek Lodge, Baymont Inn and Suites, Benky's, Black Hills Gifts & Gold, Black Hills Glass Blowers, Black Hills Wilderness Edge Adventures, Borglums Hideaway, Corky's Carved Signs, Dairy Queen, Dakota Leather Outlet, Dee'z Inn, Dreamcatchers by Tracy Harrison, Earth Treasures, Emporium, Eno's Pizza, Forever Rock Candles, Grapes and Grinds, Halley's Store, Halley's West, Hills Hospitality Management, Holy Terror Antiques, Holy Terror Coffee, Holy Terror Mini Golf, Iron Creek Leather, Janes Pizza, K Bar S Lodge/Hotel, K Bar S Lodge/Restaurant, Keystone Boardwalk Inn & Suites, Keystone Convenience, Keystone Country Store, Keystone Crossing, Keystone Shirt Shack, Keystone Super 8, Magnuson Grand Rushmore View, Maverick Black Hills Souvenir, Michelle's Tacos, Mount Rushmore Telephone Co, Mt Rushmore T-shirts, National Presidential Wax Museum, Quality Inn Keystone, Ramada Mt Rushmore,

Red Garter, Roosevelt Inn, Rushmore Borglum Museum, Rushmore Tramway, Rushmore View Campground, Sirloin Steak Tips, Sleep Land LLC, Sprockets Fun Foundry, Subway, Tanager Brook Inn, The Rock Shed, Turtle Town, View Mt Rushmore From Your House, Xanterra Parks and Resort. Second by Trustee Babcock. Vote – Trustees Babcock, McLain, Greene, Fullilove – aye. Trustee McNulty abstained. Motion carried.

Meeting adjourned 7:54 pm.

Town of Keystone, Board of Trustees

By \_\_\_\_\_

Richard Greene, President

ATTEST:

\_\_\_\_\_  
Cassandra Ott, Finance Officer

(SEAL)